

From: Lorraine Dadzie <Lorraine.Dadzie@enfield.gov.uk>
Sent: 03 July 2024 16:36
To: DB@yahoo.com
Cc: TAaccess; Gulhan Tankisi; lorraine32@blueyonder.co.uk
Subject: (TL) Offer of interim accommodation - Ms. DB - Housing refs: 91**** (JIG); 1162376 (CX)
- Address: #2 Travelodge Braintree, Victoria Street, Braintree, CM7 3BA - TSD: 3rd July 2024
Attachments: TNPA Licence Agreement 22- Ms. DB.pdf; 12. S188(3) Interim Offer TA- Ms. DB.pdf

Importance: High

Dear Ms. DB,

We apologise as we are not able to accommodate you in a Temporary Property at the moment. This is a temporary measure until we/you can source an accommodation according to your needs. Within this email you should be able to find attached a copy of your booking for your interim accommodation.

Please note we require you to accept this accommodation, enabling us to set up a rent account for Housing Benefit to instate payments, given you are eligible.

Please read all the documents carefully and ensure you understand them. Once you have done this, please accept the offer by signing the license sent via Nitrosign.

Hotel Address: 2 Travelodge Braintree, Victoria Street, Braintree, CM7 3BA

Booking confirmation: 1588412246

If you do have further queries, please do not hesitate to refer back to your casework copied into this email (if applicable).

Many thanks in advance for your cooperation and understanding.

We strongly urge you to seek independent legal advice before making any decisions. You must think very carefully about refusing this offer. *THE CONSEQUENCES OF REFUSAL ARE VERY SERIOUS.* If you refuse this offer, the Council will end its duty towards you and *you will be made homeless as the Council will cancel your current accommodation and you will be evicted.* Even though you may seek a review of the suitability of the accommodation, we are not obliged to house you during this process. If you are not successful with the review, no further offers of accommodation will be made.

Please be aware that the review process is not immediate. *IT IS IN YOUR BEST INTEREST TO ACCEPT THE OFFER AND MOVE INTO THE PROPERTY.* You may still request a review of the suitability of the property. If your review of suitability is not successful, you will not be made another offer *HOWEVER YOU WILL BE ABLE TO REMAIN IN THE PROPERTY.* If your review is successful you will be made one further offer of accommodation.

Kind regards

Lorraine Dadzie

Housing Access Officer
Market Management
Enfield Council
Silver Street
Enfield

EN1 3XY

Email: lorraine.dadzie@enfield.gov.uk

Tel: 020 8132 2395

'Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities'

[Campaign](#)

[Follow us on Facebook Twitter www.enfield.gov.uk](#)

Enfield Council is committed to serving the whole borough fairly, delivering excellent services and building strong communities. Opinions expressed in this email are those of the individual and not necessarily those of the London Borough of Enfield. This email and any attachments or files transmitted with it are strictly confidential and intended solely for the named addressee. It may contain privileged and confidential information and if you are not the intended recipient and receive it in error you must not copy, distribute or use the communication in any other way. All traffic handled by the Government Connect Secure Extranet may be subject to recording/and or monitoring in accordance with relevant legislation.

This email has been scanned for viruses but we cannot guarantee that it will be free of viruses or malware. The recipient should perform their own virus checks.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).



Ms DB

DB@yahoo.com

Please Reply to: -
TAaccess@enfield.gov.uk

Housing Ref: 91**** (JIG); 11*** (CX)

Date: 3rd July 2024

Dear Ms DB

Re: Emergency Temporary Accommodation Placement Provided Under Part VII of the Housing Act 1996 (as amended)

The council has arranged emergency temporary accommodation for you and the persons we have decided are reasonably expected to reside with you at:

New Address Details: #2 Travelodge Braintree, Victoria Street, Braintree, CM7 3BA

This will commence on: 3rd July 2024

This property is not owned by the London Borough of Enfield. The Managing Agent for this property is: Travelodge

All repairs or issues of disrepair/defect regarding this property must be reported to the managing agent named above.

Suitability

The law says that any offer of accommodation the Council makes **must be suitable for your needs however, this does not mean that it must meet your expectations or your preferences**. It is for the Council to decide whether the offer is suitable.

We have considered all the information you have provided to date along with your personal circumstances and concluded that this property is suitable for you.

Accommodation Charges

I understand and agree that:

- I am responsible and liable for the weekly charges as set out below:

Occupation Charges: £182.96

Total charges: £182.96

- It is my responsibility to make a claim for Housing Benefit online at www.enfield.gov.uk.
Failure to do so will mean I must pay the full charges above.

- If I have difficulty in making a payment, will contact the Income Recovery Team on **0208 379 1000 (option 4) for advice.**

If you have difficulty making a claim for Housing Benefit online, Enfield Libraries will be able to help you. Please call 020 8379 1000 to book a supported session in advance at one of the libraries.

If you are placed outside the Borough of Enfield, you still need to claim Housing Benefit from Enfield Council. Please contact the Council in your local area to find out where you can get support to complete your application form.

Any Water and Amenity charges included in your Accommodation charges will not be paid by Housing Benefit and you must pay these in full.

Accommodation charges can be paid online at www.enfield.gov.uk, by standing order payments, by direct debit or at any shop or post office with the pay zone sign using the rent card which will be supplied to you. If you would like to discuss how to make payments toward your rent, please call 020 8379 1000, option 4.

If you are placed outside the Borough of Enfield, you must make a claim to help pay your Council Tax in the area in which you are placed.

Terms of Occupation

This letter sets out the terms of your stay:

I understand and agree that -

- This accommodation is provided only for those individuals included as part of my homeless application.
- The Council must be informed of any changes to your household or circumstances immediately.
- I will report repairs or issues of disrepair/defect to the managing agent using the details provided above.
- If the property suffers from condensation or damp, I will inform the managing agent and follow any reasonable advice given by them to help prevent condensation.
- I must not cause damage to the property.
- I must not display anti-social, nuisance or unlawful behaviour - *the Council operates zero tolerance to racist or anti-social behaviour, and any such breach will result in the termination of your accommodation.*
- I am fully accountable and responsible for any anti-social or unlawful behaviour displayed by any visitors to your accommodation.
- I must inform the Council of any absences from the accommodation, by email to: TAaccess@enfield.gov.uk
- I must not have pets in the accommodation.

Please be advised that:

- You must **NOT** prevent or hinder the Managing Agent / council's licensor, council's officers, agents, workmen or other employees entering the premises at any time to examine the state and condition thereof, and not to prevent or hinder the Managing Agent / council's licensor, his agents, workmen or other employees from entering the premises at any time for the purpose of discharging the obligations owed by the Managing Agent / council's licensor to the council in

Initial (S):

respect of the premises.

- The Council is not responsible for any valuables or belongings you take into the accommodation. You should make your own arrangements for adequate insurance cover.
- You may be moved to alternative temporary or private sector accommodation when it becomes available. **Any such move will be arranged at short notice.**
- On vacating the accommodation, you must return the keys to the managing agents, otherwise you will continue to be charged.

IMPORTANT INFORMATION:

Interim Housing Duty

If you refuse this offer and have yet to receive a decision on your homeless application, our duty to provide you with interim accommodation will come to an end. This is in accordance with section 15.22 of the Homelessness Code of Guidance for local authorities 2018.

Any breaches of the above terms of occupation could result in the termination of your placement and you will be required to make your own arrangements until a decision is reached on your homeless application.

Main Housing Duty

If you refuse this offer after the main housing duty has been accepted, it is likely the duty will come to an end and your application will be closed.

If the main housing duty has been accepted towards you under section 193 (2) of the Housing Act 1996, Part VII, you may ask for a review of the suitability of your accommodation. All requests for a review of the suitability of your accommodation must be sent to the housing reviews email address: housingreviews@enfield.gov.uk.

You must state clearly that you are requesting a review of the suitability of the accommodation. If you do not have access to email, please contact the TA Allocations Team on 020 8379 1000 for further information.

Any breaches of the above terms of occupation or, failure to meet your weekly accommodation charge will also result in the main housing duty being brought to an end. Should such action be taken you will lose your entitlement to housing and any accommodation that has been provided to you will be withdrawn. Any future housing applications to this, or any other local authority, may result in a decision that you have become homeless intentionally.

Possible Consequences of acceptance or refusal – Accepted Main Housing duty cases only

We strongly urge you to seek independent legal advice before making any decisions. You must think very carefully about refusing this offer. The consequences of refusal are very serious. If you refuse this offer, the Council will end its duty towards you, and you will be made homeless. If you have already been provided with accommodation, the Council will cancel your current accommodation, and you will be evicted. Even though you may seek a review of the suitability of the accommodation, we are not obliged to house you during this process. If you are not successful with the review, no further offers of accommodation will be made.

Please be aware that the review process is not immediate. It is in your best interest to accept the offer and move into the property. You may still request a review of the suitability of the property. If your review of suitability is not successful, you will not be made another offer, however you will be able to remain in the property. If your review is successful, you will be made one further offer of accommodation.

Agreement

You must sign this agreement confirming your understanding and acceptance of this offer and its terms and conditions unless we inform you that you may provide written confirmation of your acceptance.

Initial (s):

I/We have read this letter and understand the conditions covering my/our stay in emergency temporary accommodation.

I/we will comply with the conditions.

Tenant Name: **Signed:**

Joint Tenant Name: **Signed:**

Date:

Yours sincerely

L Dadzie

Housing Access Team
LONDON BOROUGH OF ENFIEL

Please reply Edmonton Green Library
to: 36-44 South Mall Edmonton N9 0TN
E-mail: TAaccess@enfield.gov.uk
Your Ref: 915*** (JIG); 11*** (CX)
Date: 3rd July 2024

Ms. Deon Benjamin
Sent by email:
deonbenjamin@yahoo.com

Dear Ms. DB

RE: Interim Accommodation Offer (S188(1) Housing Act 1996 as amended)

You applied to this Council on the 15th December 2023. Having assessed your initial application the Council has reason to believe that you are homeless, eligible for assistance and have a priority need.

This places a duty on the Council to provide you with suitable interim accommodation pending enquiries into your case and relevant duties. In addition to using its own stock to provide interim accommodation, the Council has entered into arrangements with accommodation providers to provide self-contained accommodation, hostel and hotel accommodation which is provided on a day to day basis.

Your Interim Accommodation will be at #2 Travelodge Braintree, Victoria Street, Braintree, CM7 3BA- Accessible room and will start on 3rd July 2024. The provider of the accommodation is Travelodge. The cost of the accommodation is **£182.96**. As interim accommodation we consider it to be suitable as it meets your basic requirements.

Important Information:

1. The only people allowed to occupy your accommodation are:

2. Name	3. Date of
4. DB	6. 26th Aug
5. (Applicant)	1989

7. If you refuse this offer no other offer of interim accommodation will be made unless you have a change in circumstances that would have rendered this accommodation unsuitable.

1. You occupy interim accommodation on a day to day basis and it is not considered to be a dwelling. You do not, therefore, have the rights of security of a tenant and can be moved to alternative accommodation at any time.
2. As you do not enjoy the rights of a tenant, if you are required to leave the interim accommodation and refuse, there is no obligation on the accommodation provider or the Council to obtain a Court Order requiring you to leave the premises. You will simply be given **28** days' notice and you will have to leave by the given date or the locks will be changed.
3. You must contact Gulhan Tankisi (gulhan.tankisi@enfield.gov.uk) if you will not be staying at the Interim Accommodation on any day.
4. You must abide by the rules governing the use of the accommodation. A copy of these rules will be provided to you. If you breach any of the rules you may be evicted and you will not be offered any other interim accommodation unless you have a change in circumstances that would have rendered this accommodation unsuitable.
5. You must allow the accommodation provider and the Council's authorised representative access to your accommodation at any reasonable time without prior notice.
6. You may be entitled to housing benefit for the occupation charge. A member of staff will assist you to complete an application form for this before you are provided with your interim accommodation. Should any additional information be required to assess your claim for Housing Benefit you must supply this without delay. If you fail to do so this may result in the accommodation being cancelled.
7. You must look after your own things at all times. Accordingly, please consider whether you should have suitable insurance for your possessions.
8. By signing your occupation agreement you also agree to the Council sharing information that you have provided that may be relevant to the management and provision of the accommodation with the provider of that accommodation.
9. You do not have a right to request a review of the decision that the accommodation is suitable for you. However, you may seek a judicial review.

Yours sincerely,

L Dadzie
Housing Access Officer
Housing Access Team