



KATE OSAMOR MP

HOUSE OF COMMONS

LONDON SW1A0AA

Miss DB
7 Tennyson Close Scotland Green Road
Enfield
Middx
EN3 4SN

26 January 2023
MP Case Ref: KO41*****

Dear Miss DB

I write further to my previous correspondence and enclose a copy of the replies that I have now received from Enfield Council and L&Q in response to the enquiries and representations I have been making on your behalf.

Enfield Council

Enfield Council inform me that you were provided with interim accommodation in the Travelodge on the 28th of December 2022 as further investigations were made into your homelessness application. They state that on the 14th of January an incident occurred with another customer at the Travelodge.

The Council tell me that following the incident and the discovery of disrepair in the hotel room, empty gas canisters and evidence of smoking you were asked to leave.

Enfield Council says they have issued a S184 letter which explains their decision not to continue to accommodate you. I understand this letter details options to appeal if you wish to do so.

The Council tell me that they will work with you for the remainder of your Relief Duty and will take steps to secure accommodation. They say they will also work with L&Q to assess what assistance can be given to make your property safe to return to.

L&Q

L&Q inform me that following the incident at your property which you reported to them on the 6th of December, they considered that due to the immediate risks to you, they needed to secure temporary accommodation at the Travelodge in Enfield. They state that to consider you for a move, they would need to take a number of steps but say that due to the lack of available properties, these can take sometimes over 12 months to conclude.

As a result of the lack of available properties, L&Q say that residents are encouraged to explore alternative housing arrangements such as the mutual exchange scheme and rehousing within the borough. They have given details of the person who can help refer you to these schemes in the full response.

L&Q tell me that as a result of an incident at the Travelodge where the police were involved, you were asked to leave the premises. They confirm their Anti-Social behaviour team are working with Enfield Council and looking into the matter to agree on next steps. They reassure me they will be in touch with you imminently to discuss this, and your tenancy status at 7 Tennyson Close.

In light of the Council's decision not to accommodate you, it is vital that you seek legal advice on any appeal options should you wish to do so.

Unfortunately, as a Member of Parliament, I am unable to provide legal advice, however, the organisations below are very well placed to advise on the matters such as this.

Please ensure you approach one of the organisations for legal advice without delay should you wish to appeal the decision made by Enfield Council:

Shelter London:

Telephone: 0344 515 1540

https://england.shelter.org.uk/get_help/webchat

Citizens Advice Enfield:

Telephone: 0300 330 1167

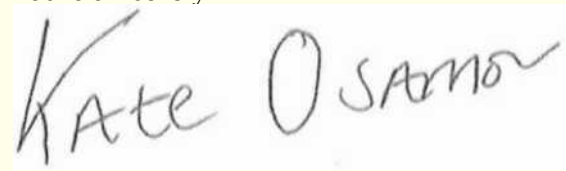
<http://citizensadviceenfield.org.uk>

Housing Law Practitioners' Association:

<https://www.hlpa.org.uk/cms/find-a-housing-lawyer/>

Thank you again for approaching me about this issue.

Yours sincerely

A handwritten signature in black ink that reads "Kate Osamor". The signature is written in a cursive, flowing style. The first name "Kate" is written in a larger, more prominent script, and the surname "Osamor" follows it. The signature is set against a plain white background.

KATE OSAMOR MP (Edmonton)

Enfield Council

Dear Kate Osamor MP,

Case Reference: 101000374610

Thank you for your enquiry, the contents of which have been noted.

Ms Benjamin was provided interim accommodation in Enfield Travel Lodge on the 28th December 2022 pending further investigations into her homelessness. On the 14th January. Enfield Travel Lodge management staff contacted The Housing Advisory Service to advise that Ms Benjamin and her partner had been involved in an altercation with another customer of the hotel. Both parties blamed each other and offered different accounts to what happened.

This is currently under police investigation to determine both liability and ongoing legal action if applicable and I understand that Ms Benjamin is proactive in assisting the investigations.

Further to the above altercation, Travel Lodge management staff also asked Ms Benjamin to immediately vacate the property due to disrepair issues inside the hotel room, empty gas canisters found in the room and admission of cigarette smoking in the premises.

As of today, The Housing Advisory service have issued Ms Benjamin with a s184 decision letter explaining our decision not to continue to accommodate her. Our full reasons can be found in the letter addressed to Ms Benjamin and if she wishes to do so, details to appeal are enclosed in the decision.

We will of course continue to work with Ms Benjamin for the remainder of her Relief Duty in order to take reasonable steps to secure accommodation for her and will be liaising with her landlord, L&Q, to establish what assistance can be provided to ensure her property is safe for her to return to.

I trust this satisfies your query but if you require more information, please do not hesitate to contact me.

Yours sincerely, Chris Farrell

L&Q

Dear Kate Osamor MP,

RE: Miss Deon Benjamin- 7 Tenneyson Close, Enfield, EN3 4SN

Thank you for your correspondence dated 23rd December 2022 in regard to your constituent, Miss Benjamin, of the above address. I sincerely apologise for the delay in responding to you.

The matter is pertinent to an incident that took place in November 2022.

Having now reviewed the information provided to me by my team, I can now provide you with the following update:

Anti-Social Behaviour

I can confirm that a report was received by Miss Benjamin on Tuesday 06 December 2022 where it was reported that individuals living within her building were fighting elsewhere, and on attempting to stop this fight, Miss Benjamin was unfortunately assaulted and required hospital treatment. I have instructed our Neighbourhood Housing Lead to contact the Metropolitan Police and request full disclosure on this incident, which will include what steps they are taking to support Miss Benjamin.

To consider Miss Benjamin for a management move, we require a risk assessment that sets out the ongoing risk to her and what actions we can take as a landlord to reduce this risk.

On receipt of this, we can progress the matter to our high harm panel for further consideration on the level of priority that can be given to Miss Benjamin considering these events. Due to a lack of available properties, management moves can take some time to conclude, sometimes over 12 months. Residents are therefore encouraged to consider alternative means of rehousing. This includes utilising the mutual exchange scheme and rehousing within a local authority. Our Neighbourhood Housing Lead, Joel Prospere (joelprospere@lqgroup.org.uk) can help complete referrals in these instances.

Given the immediate risks to Miss Benjamin, we were able secure her with temporary accommodation with a local Travelodge in Enfield. I am informed that Miss Benjamin has been involved in further Anti-Social Behaviour, where the Metropolitan Police were called, and Miss Benjamin was asked to leave the premises.

I can confirm that our ASB service are currently reviewing the matter with partners within Enfield council to agree the next step. Joel and the ASB team will be in contact with Miss Benjamin imminently to discuss her personal circumstances including her tenancy status at 7 Tennyson close.

I do hope this letter clarifies our position on this matter and has fully addressed your enquiry. If you require any further information or wish to discuss the matter further, please feel free to contact me.

Yours sincerely,
Mairead Lynch Head of Housing London North & West