

Privately rented housing

Private rented homes play an important role in meeting housing need in the borough. Most people in housing need will find themselves renting from a private landlord.

Where a housing applicant is already living in the private rented sector there will be very few reasons for agreeing a move to a social rented home. A tenant living in a home that is too small for them and their family will be advised to look for an alternative larger home in the private rented sector. Advice and assistance will be offered to do this.

Applicants can contact local lettings agents and use the local newspaper papers to find privately rented properties.

Applicants on a low income and claiming benefits are strongly advised to check they can afford the rent from their own income or benefits before moving in. This is especially important for applicants wholly reliant on benefits who may be affected by government's welfare reforms. Go to the Direct Gov website and tap in Benefit caps to see if you are affected.

Serious Harassment

The Council and its Partner Housing Associations will not tolerate sexual, racial, homophobic or disability related harassment. Wherever possible, a social landlord will seek to resolve issues of anti-social behaviour and harassment by taking action against the perpetrator, rather than moving the victim. It is however recognised that in extreme cases it is no longer safe for the victim to remain in the property.

If a Council tenant pursues an application through the Council's Housing Register, it may be appropriate for Exceptional priority to be awarded on the grounds of preventing homelessness. In very exceptional cases, such as where the police believe that there is a serious danger to you in remaining in the home, the applicant's case can be referred to the Exceptions and Special Housing Panel to be considered for Emergency Priority and we may be able to assist applicants with temporary accommodation or a permanent home/

Housing Association Tenants are advised to contact their landlord for advice on their housing options for moving in exceptional circumstances.

Domestic Violence

If an applicant is suffering from domestic violence we will work with them to try to identify the best solution. This may include offering support to remain in the current home and excluding the perpetrator. Anyone experiencing domestic violence should seek advice immediately from their landlord, Refuge or the Housing Options and Advice Service. Go to the Council's website www.enfield.gov.uk and type "domestic violence" in the search box to get more information and advice on the options.