

PRIVATE RENTED SECTOR OFFERS IN NEWHAM

The Council believes that the Private Rented Sector (PRS) presents an opportunity to find a sustainable alternative to temporary accommodation. We use the Housing Act 1996 (as amended by the Localism Act 2011) to find a solution to the shortage of permanent social housing where appropriate.

How the policy will be applied

All homeless or potentially homeless households are individually assessed prior to placement to determine the suitability of the offer to be made, taking into account the type and location of accommodation that should be offered, and the affordability of any accommodation offered.

We will consider whether you can afford their housing without being deprived of basic essentials such as food, clothing, heating, transport costs and all other reasonable expenditure.

Refusal

You have a right to a review of the suitability of the offer of accommodation. To request a review of the Council's decision that the property is suitable, or to request a review of the Council's decision to terminate its duty

towards you, your request must be submitted to the Council, in writing within 21 days of the offer being made or the duty having been terminated. This review would be carried out by a senior officer not previously involved in your case.

Requests for review should be submitted by email to **hpasreviews@newham.gov.uk**
Or by post to **Review Team, Newham Dockside, 1000 Dockside Road, London E16 2QU.**

Re-application

If within 2 years of accepting the private rented sector offer an applicant re-applies for accommodation, or for assistance in obtaining accommodation, then the Council will accept a new duty to secure accommodation for the household if we are satisfied that they are homeless, or threatened with homelessness, and eligible for assistance, and not satisfied that they became homeless intentionally.

MATCHING

exercise to identify specific requirements

PROPERTY SEARCH

Identify suitable temporary accommodation

DECISION

Location of any private rented offer made in line with Council's Placement Policy

OFFER

Properties are assessed for suitability and access condition of property before letting



SUITABILITY