

Your right to a review

It is important that you give us as much information as possible, to help us to help you find suitable housing.

If you disagree that accommodation we have helped you to find is suitable for you, or that the steps we have asked you to take to find accommodation are reasonable, you have the right to request a review. You must request the review within 21 days .

Please see our separate leaflet on reviews, for further information about which of our decisions you can challenge in this way.



Standards that private rented housing should meet

If the Council accepts that you are in a priority need group, and are not homeless intentionally, we will help you to secure accommodation that meets your needs, but which also meets additional criteria. Before you sign up for a tenancy, we will check:

- * Whether the property is in reasonable repair;
- * Whether it meets health & safety requirements;
- * Whether the landlord is a 'fit and proper person' to be a landlord
- * The tenancy agreement that the landlord wants to give you.

These requirements are laid down in The Homelessness (Suitability of Accommodation) (England) Order 2012 (as amended), and apply if we actively help you to secure accommodation, or we make you an offer.

Cambridge City Council

Housing Advice Service
Mandela House
4 Regent Street
Cambridge CB2 1BY
Phone: 01223 457918
E-mail: housing.advice@cambridge.gov.uk



Cambridge City Council

Moving into Private Rented Housing

Finding private rented housing with the Council's help, if you are homeless or threatened with homelessness



Cambridge City Council's Housing Advice Service
Tel: 01223 457918

A private rented home—our policy to help you



If you are heading for a housing crisis, our first priority will be to try and prevent you from losing your home—but this is not always possible. If you do become homeless, we will have a duty to work with you to try and relieve your homelessness, for a period of up to 56 days. We will draw up a Personal Housing Plan, which lists reasonable steps you and the Council will take, to help you to secure somewhere else to live. This will include exploring the possibility of finding private rented housing which is affordable for you, is the right size, is in the right condition, and also in a suitable location.

Private renting is very expensive in the city, but becomes more affordable in areas surrounding the city. Depending on your income, you may be expected to look in surrounding areas, providing it is practical.

What help can we offer you?

We will carry out an initial needs assessment to find out what accommodation would be suitable for you. We will make every effort to help you to secure accommodation that is as close as possible to places that are important to you, such as work, schools, family and organisations that support you. We will look carefully at your potential journey times and costs, if you will need to travel into the city regularly.

We will take into account the amount of help you will be entitled to through benefits, including Housing Benefit. If you want to find out your entitlement for yourself, please go to our online calculator at: <http://www.cambridge.entitledto.co.uk/>.

We also have other schemes that could help you to get into the private rented sector. These include:

- Help with initial rent deposits or rent in advance;
- HB+ and HB Family+ - a top-up to housing benefit while you improve your income.

We will consider your eligibility for these schemes as part of your Personal Housing Plan.

What if nothing can be found?

If, after co-operating fully with us for 56 days, you haven't found somewhere to live, we need to decide if we have a duty to make you a direct offer of accommodation. We would have this duty if you are in priority need, and are unintentionally homeless. Any offer we make may be in the private sector, but again, we will be sure it is suitable accommodation. Turn over for information on the standards that this accommodation must meet.

What is expected of you?

We hope you will co-operate, as we work together to relieve your homelessness. However, if we feel you are deliberately and unreasonably refusing to co-operate with the steps in your Personal Housing Plan, we may serve a notice on you, to end our duty.

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