



Tel: 0203 877 0867
Email: office@pilc.org.uk

Lambeth Council's Temp 2 Settle Scheme What has changed & what happens now?



Housing Action Southwark & Lambeth

Text/Whatsapp: 07930062282
Email: HASLemail@gmail.com

Were you homeless and housed by Lambeth council outside of the borough?

Did your housing register bidding account get closed?

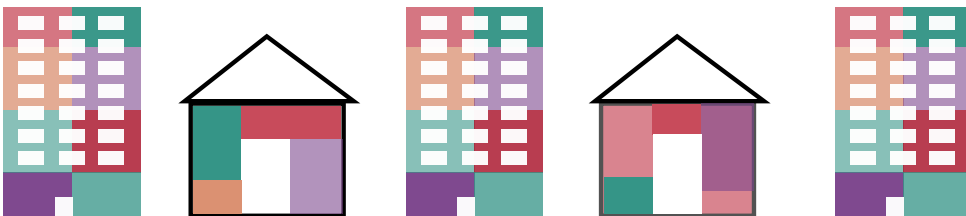
Did you hear about HASL and PILC's successful legal challenge which means your bidding account should be re-opened?

Our leaflet can help you understand your situation and your rights.

Since 2014 Lambeth Council have been running a "homeless prevention" scheme called Temp 2 Settle where they encouraged or tricked homeless people into accepting private housing instead of continuing with a homeless application. Homeless families who accepted private housing would be placed in band B of the housing waiting list. But if the private housing was outside of Lambeth, the families would be removed from the housing waiting list after 2 years and were no longer able to bid on social housing. This scheme resulted in 100s of families being removed from the housing waiting list before they could get social housing. This meant that these families had difficulties returning to their home borough of Lambeth. They could try joining the housing waiting list of their new borough but they would be starting with a new bidding account at the bottom of the new waiting list. Some families may not have lived in the new borough long enough to qualify to join the waiting list.

However, in June 2020 our campaign and legal action against this scheme was successful and Lambeth council have agreed to make major changes. 100s of families who were moved out of the borough and had their bidding account closed will now be put back on the housing waiting list. Unfortunately, families could still face problems in the future. Lambeth's new rule means that your bidding account will remain open for **'as long as you remain living at this address'**. This is the address of the private tenancy that Lambeth council found for you when you approached as homeless. So if a family is facing eviction and is forced to leave, they could face being removed from the housing register again and losing their bidding account.

If you are affected by this scheme or if you are stuck in temporary accommodation provided by Lambeth Council, please join Housing Action Southwark and Lambeth and we can support you with your housing case, help you to enforce your rights and fight for the social housing we all need.



Don't struggle alone!

I was kicked off the waiting list after 2 years

If you were placed in private housing outside Lambeth and you still live in that original private housing then you should be allowed back onto the waiting list with your original bidding account. You should have received a letter from Lambeth council about this in June this year. You will be able to remain on the housing waiting list while you continue to live in the original private housing. If you have moved address, then it looks like Lambeth Council will say that you no longer have a connection to the housing waiting list and they may not let you back on the waiting list.

I still live where Lambeth placed me, but my landlord is trying to evict me

If your landlord is trying to evict you there are a number of options and you should seek legal advice to find out which option is best for you and to get assistance with following through with that option.

1. The notice from your private landlord could be invalid. This means you could challenge the court proceedings and try and stay where you are living as long as possible. While you remain at the property, Lambeth council will not remove you from the housing waiting list.
2. You could make a homeless application with Lambeth Council. You will need to satisfy the normal homeless criteria but also demonstrate that you have a local connection with Lambeth. This is automatic if you have lived 3 of the last 5 years in Lambeth. Or if you work in the borough. If you do not meet these two criteria it could be more difficult. We can help you fight for a local connection in Lambeth. If you are awarded the main housing duty and move to temporary accommodation then you may be moved down into Band C (see below).
3. If you make a homeless application with Lambeth council, they may offer the “homeless prevention” option again where you will remain in band B if you accept a private tenancy.
4. If you do not stay in the original private housing, if you do not get a homeless duty with Lambeth council or you do not agree the “homeless prevention” option with Lambeth council as part of your homeless application then you are at risk of being removed from the waiting list.

I think I need to move out from my private housing, but I don't want to be kicked off the waiting list.

There are lots of reasons people may need to leave the original private housing Lambeth Council placed them in. This could be because you are suffering domestic violence, your housing is in serious disrepair, you have serious medical problems or you are very overcrowded. You could try and do a homeless application with Lambeth Council because you cannot continue living where you are. But if you are awarded the main housing duty and move to temporary accommodation then you will probably be moved down into Band C. If you simply leave the original private housing, without doing a homeless application with Lambeth council, then technically Lambeth can remove you from the housing waiting list. Of course, this situation is very unfair because you should not have to choose between living somewhere dangerous or unsuitable and staying on the waiting list.

I am in temporary accommodation and I am worried I will never get permanent social housing

Lambeth's housing allocations policy puts homeless households in temporary accommodation at the bottom of the waiting list in band C. Most people in Band C have very little chance of getting social housing. This leaves people suffering for years in poor quality temporary accommodation, and also forces people to take a gamble with the Temp 2 Settle scheme to try and get social housing. We have been supporting people stuck in temporary accommodation to try and get Band B for welfare, but this requires serious health problems and people are repeatedly denied this priority.

All homeless households and others suffering from bad housing need social housing! Instead of misleading and confusing “homeless prevention” schemes, anyone who has become homeless should have access to safe, secure, social housing. The council could easily do this by putting all homeless households into band B.

We will continue campaigning and building legal challenges to make sure that we can all get the safe, secure, social housing we need!