

Your Personal Housing Plan

Date:

Your name:

Signed:

Your email:

Your officer's name:

Signed:

Their email:

Understanding your housing problem

Why you've approached us

Please tell us about what has happened that has made you homeless or threatened with homelessness

The home you need

What accommodation do you think would be suitable for you (including anyone that lives permanently with you)?

Your support needs

What support would be needed for you to have and keep a suitable rented home? Include details of help you might need with paying the rent as well as the support needed for anyone who lives permanently with you.

Finding a home

Dacorum Borough Council’s Homelessness Prevention Team will work with you to support you in finding a home.

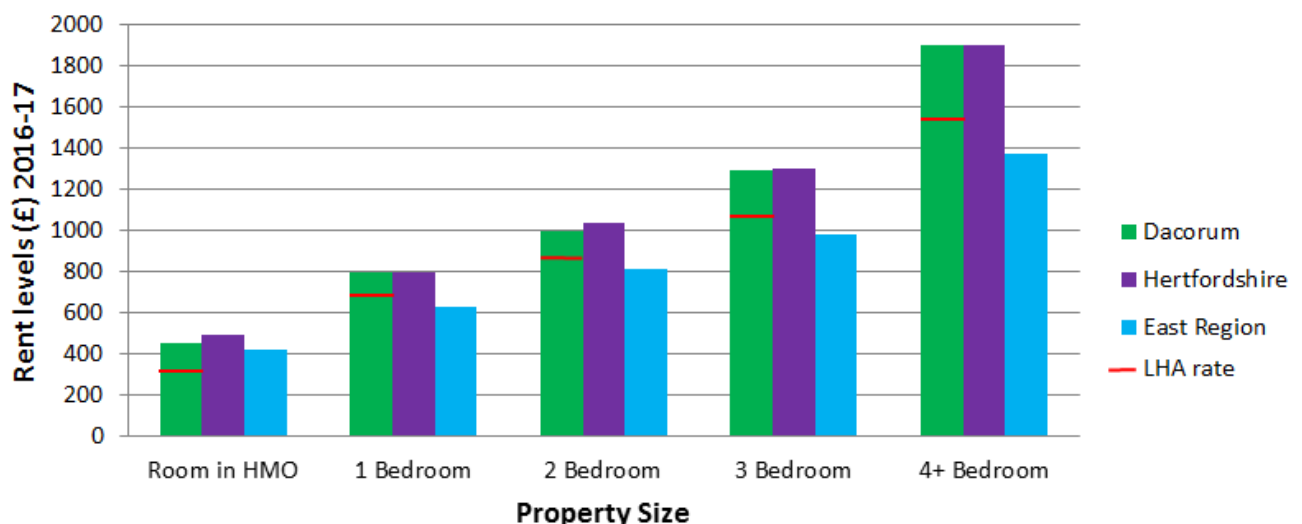
It will be important for you to follow their advice and take the agreed actions to help yourself find somewhere permanent to live.

We work across the council to provide support and advice. Our officers will do everything they can to help you find a suitable home. Whenever possible, this will be in Dacorum, but it is not necessarily going to be a council property.

Dacorum Borough Council owns around 10,000 homes for social rent, but people usually live in them for many years, so only a few hundred become vacant each year. We have around 6,000 people on our Housing Register, so most people looking for somewhere to live have to find other types of home.

You must be realistic. LHA will probably not cover your full rent and Dacorum isn’t a large or particularly cheap borough to live in. You are more likely to find something suitable if you consider other areas rather than just Dacorum.

You can see on the graph that Dacorum is on par with average rent levels in Hertfordshire; but if we’re looking across the East Region more generally it is one of the more expensive areas to rent.



Understanding what we will do to help

We will support you while you try to find or keep suitable accommodation.

We are here to support conversations between you and your family, friends or landlord. We will do our best to connect you with other people or organisations who can give the support you need.

We understand that being made homeless or facing homelessness can be stressful and upsetting. We want to help you in your search to find a suitable home.

Our duty

How we will help you find accommodation:

1. We can speak with any friends or relatives you would like us to and explain your problem. When they find out how difficult it will be for you to find accommodation to rent in Dacorum, they may be willing to allow you to stay with them whilst you look for something else.
2. We can assist you financially. Depending on your circumstances we can help with accessing funds for Deposits and Rent in Advance.
3. We can provide you with advice and assistance on where to look for accommodation
4. We can help you with negotiating with a landlord once you have found somewhere you want to rent.
5. We can refer you to any appropriate support services to assist with your search

Documents to support you finding accommodation:

1. This document is your **Personal Housing Plan (PHP)**, which sets out what steps you can take to find accommodation within your own network of family, friends or other contacts.
2. If you are being evicted by family we can provide a written agreement with them where we agree to assist you with finding somewhere else to move to if they can allow you to remain whilst we do this.
3. If you are threatened with losing your current rented home, we can also work with you and provide any appropriate written agreements to try and negotiate with your landlord around: rent arrears, rent shortfall or the property being sold to another landlord.

If you are threatened with homelessness, we have a duty to try to prevent your homelessness by doing what we can to help you to stay in your current home.

If you are already homeless, we have a duty to try to relieve your homelessness and provide you with advice and assistance to help you to find alternative suitable accommodation. This will almost certainly be a private rental.

IMPORTANT: It is not the Council's sole duty to offer you a home. You will need to work with us by following the actions set out in your **Personal Housing Plan** to help you remain in your current home or secure alternative accommodation in private sector.

You **must** contact your allocated officer regularly (and whenever asked to) so that you can tell us about the actions you have taken. Your officer will also give you updates and you may be contacted by other officers of the council who will try to prevent your homelessness.

Your Personal Housing Plan (PHP)

This is your **Personal Housing Plan**. It maps out what steps you can take to find accommodation.

In the blank spaces, record what actions you have taken against each step. This information will be used to support you in finding suitable accommodation and will be shown to the council and other agencies. We will process your information in accordance with the Data Protection Act (1998).

ACTION: Search for a property to rent
Completed by:

Your housing benefit or the housing cost element of your Universal Credit would go much further if you are able to live outside Dacorum. We can help you work out what you can afford.

Look on the on the below websites for accommodation and list what you've found

<http://www.gumtree.com/>

<http://www.spareroom.co.uk/>

<http://www.roombuddies.com/>

<http://www.zoopla.co.uk/>

<http://www.rightmove.co.uk/>

<http://www.newsnow.co.uk/classifieds/houses-flats-for-rent>

<http://www.dssmove.co.uk>

<http://property.mitula.co.uk/property/to-rent-private-landlord-dss-hemel-hempstead>

Accommodation details	Cost

ACTION:
Completed by:

List Below the steps you have taken to achieve this

ACTION:
Completed by:

List Below the steps you have taken to achieve this

ACTION:
Completed by:

List Below the steps you have taken to achieve this

THE ACTIONS WE WILL TAKE TO HELP YOU

Below are the steps that the council will take to assist you

Whenever possible, we work with you to write a PHP that you are happy to agree to.

If you are not satisfied with this plan you have the right to ask for a review.

If you wish to request a review you should contact: