

If the property is refused it will be offered to the next bidder with the highest priority.

Circumstances in which an applicant will **not** be shortlisted for, or offered a social rented home

Enfield Council reserves the right to refuse to shortlist or to make an offer of a social rented home to an applicant, for example, new information becomes available which requires a fresh assessment of the applicant's housing need.

Direct Offers

Where the Council matches an applicant to a suitable available home and makes them an offer of it, this is called a Direct Offer. There are some types of social rented homes that will usually be let by Direct Offer. There are also some types of applicants who will usually be made a Direct Offer. These are set out below:

Homes which will be let by direct offer

Where a home has been advertised through the CBL system once and has not attracted a successful bidder then it will be let by Direct Offer. This will ensure the property is let quickly to a household in need. We will have regard to an applicant's preference for the areas in the borough they want to live in but will not always be able to take this into account, e.g. the applicant has specified an area in which there are few social rented homes. Refusing a direct offer of a home on the grounds that it is not in the applicant's area of preference will not be accepted as a reason.

Applicants to whom a Direct Offer will be made

Direct Offers are designed to help an applicant to find a home if they need to do so urgently or have been unable to find a home themselves. The circumstances for a Direct Offer include:

- The applicant is a Council tenant who needs to move for exceptional and emergency reasons. Reciprocal arrangements may apply for Housing Association Tenants. The offer made will be 'like for like', that is, it will be similar to the applicant's existing accommodation. However, discretion will be used to alleviate severe overcrowding at the same time.

An applicant who is not engaging with the Choice Based Lettings System and not bidding, even after the Council has provided or offered help and support as set out in the section on **Reviewing who is and who is not placing eligible bids**

- An applicant has been awarded a High Health and Well-being need and the Council decides an urgent move is more likely to be achieved quickly with a Direct Offer than through the Choice Based Letting System
- An applicant placed in accommodation because they are owed a full housing duty by Enfield Council under the homelessness law, and the Exceptions and Special Applications Housing Panel decide a Direct Offer should be made for exceptional reasons. Exceptional reasons include: