



The P.h.i.l project (Preventing Homelessness Improving Lives) was set up with the aim to identify tenants at risk at 2 months or more prior to eviction. The DCLG (Department of Communities and Local Government) have provided funding for this project and in part it will look to support individuals and families already in tenancies in the Private Rented Sector with the aim to sustain their tenancy and help tenants if they are experiencing difficulties whether it be personal or financial.

We are acting as early intervention and hope to work closely with landlords who can refer tenants straight to us directly via the referral options below.

The consent of the tenant is necessary before we contact them or they can also contact us directly themselves via the details below. We have a Facebook page (fb.me/preventinghomelessness) that tenants can use to self-refer if they wish too.

The P.h.i.l Project (Preventing Homelessness Improving Lives) works by:

- Identifying tenants at risk of eviction prior to a notice being issued
- Helping to support **ALL TYPES OF TENANTS** in the private rented sector from those in receipt of housing benefit to those in jobs and of all ages
- Providing a service that is completely **FREE** and with no charge to the landlord or tenant
- Offering support to tenants at risk of eviction by way of assisting with finance, debts and personal issues they may have by referring them to the relevant support agencies
- Offering advice and guidance regarding budgeting and ongoing property maintenance
- Setting targets with tenants that are monitored and relevant to aid in the sustainability of their tenancy
- Having frank discussions with tenants if needs be regarding the consequences of their actions that may jeopardise their tenancy
- Aiming to prevent the landlord from having void properties resulting in loss of income
- Reducing the risk of eviction and the associated time and costs for that lengthy process along with potential re decoration, maintenance, void costs and a cost of personal time the landlord may need to rectify any issues
- Aiming to reduce homelessness by helping those with an Assured Shorthold Tenancy (AST) preserve that AST and act as an extra arm of support to landlords if needed whilst acting as early prevention by offering the relevant support as and when required. i.e. If a tenant was to lose their job a few months into a contract, we may be able to help in a multitude of ways ensuring that the landlord still gets the rent whilst supporting the individual in seeking work

Please note:

- **LANDLORDS MUST** get their tenant's permission to refer to the P.h.i.l project

- P.h.i.l is not able to chase rents or dedicate the time to conduct regular quarterly property inspections

Options to make referrals to the project:

- Designated Facebook page - fb.me/preventinghomelessness
- Email - phil@rugby.gov.uk
- Telephone - 01788 533644