



## **Haig Housing Succession Rights: Our Policy**

This leaflet is a summary outlining who may take over any tenancy on the death or absence of the originally named tenants.

This leaflet also covers lodgers, assignment of tenancy, sub-letting and the Right to Buy

## SUCCESSION

The tenancy can pass to another person in certain circumstances but it will only be passed on ONCE

**Death of the original tenant:** the tenancy can pass to

- their spouse or legal civil partner
- a family member who is a close relative, may have the right to take over the tenancy, provided they have lived with the tenant for the previous twelve months. This does not apply if the tenancy has already been passed on once and any claim to succeed to a tenancy must be put in writing to the Trust.

**Relationship breakdown:** If the named tenant leaves home, the tenancy may be transferred to the remaining partner's name at the Trustees' discretion or if a court of Law orders it as part of divorce or judicial separation proceedings. There may be a serious housing and/or domestic violence problems when relationships break down. You may need urgent advice from a Solicitor, Citizens' Advice Bureau (CAB) or Law Centre. Your Tenants Liaison Officer at the Trust will be able to advise on where to seek help.

## SUBLETTING AND LODGERS

### Definitions:

A **sub-tenant** has their own room and lives independently of the tenant who also lives in the house. A sub-tenant may not have exclusive use of the property

A **lodger** lives with the tenant and receives meals, laundry or some other service without exclusive use of part of the home.

**You must have the Trust's written permission before you sub-let and you must provide the names, gender, ages and family composition of proposed sub-tenants and lodgers with details of the rent they will be charged.**

A sub-tenant or lodger will have no claim to the tenancy

## ASSIGNMENT

**Definition:** Assignment of a tenancy is where the named tenant no longer wishes to live in the property and allows someone else to live there.

**This option is not available to Haig Housing Tenants. The Trust will take legal action to repossess the home if this is found to have happened.**

## RIGHT TO BUY

As a Charitable Trust by Deed, the Trustees are not required to grant tenants the right to buy their homes. The Trustees believe that to grant the right to buy would have a negative effect on the geographic spread and small numbers of properties in each location