

Women's Pioneer Housing Succession Policy

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1. Introduction

- 1.1. This policy outlines WPH's approach to succession and is supported by the following tenancy management procedures:
- Succession procedure

2. Purpose of this document

- 2.1. This policy outlines the approach to succession requests for general needs housing.¹
- 2.2. The policy covers our approach to granting succession.

3. Succession

- 3.1. WPH offer succession to tenancy in line with legislation for secure and assured tenancies.²
- 3.2. Succession will be administered in line with our Succession Procedure.
- 3.3. Women's Pioneer Housing is likely to ask an occupier to move to alternative accommodation even if they have the right to succeed if:
- The property has been adapted for someone with physical disabilities and the successor does not need the adaptations
 - The successor would be under-occupying by one or more bedrooms.
 - If a reasonable offer of suitable accommodation is refused, Women's Pioneer will seek to recover possession of the original property and will not offer further accommodation

¹ For leasehold and market rent see Leaseholder Management Policy and WPH Homes Tenancy Management Policy respectively.

² Secure tenancies: Housing Act 1985 Section 88

² Assured tenancies: The Housing Act 1988 Section 17

- 3.4. If there are rent arrears at the time of the tenant's death, these should be treated as a former tenant debt and are payable by the estate (if there is one) or written off in accordance with our former tenant arrears procedure.
- 3.5. Only one succession is allowed for all tenancy types.

Succession for secure tenants

- 3.6. A spouse or family member is qualified to succeed the tenant if they occupy the property as their only or principal home at the time of the tenant's death.
- 3.7. Additionally, in the case of a family member, they must have resided with the tenant in the property as their only or principal home throughout the twelve months prior to the tenant's death.
- 3.8. The term "spouse" includes spouse, civil partner, couple living together as husband and wife or as civil partners (including same sex partners).
- 3.9. The term "family" includes parent, grandparent, child (including adopted or stepchild), grandchild, brother, sister, uncle, aunt, nephew, niece. Relationships through marriage are treated as relationships by blood, step relationships and children of common law relationships count as if full blood.
- 3.10. If more than one family member is qualified to succeed, they should agree who is to succeed and if they cannot, WPH will make a decision.

Succession for assured tenants

- 3.11. A spouse or someone living with the tenant as his or her husband or wife is qualified to succeed an assured tenancy. These categories all include same sex partners. Family members have no statutory right to succeed to an assured tenancy granted by Women's Pioneer Housing.
- 3.12. In some circumstances and only if the tenancy terms and conditions allow it we may consider allowing a family member to succeed an assured tenancy, for example if a family member or household member has lived with the tenant in the property as their principal home for 12 months up to the date of the tenant's death. Details can be found in the Succession Procedure.

Children or persons under 18 years old

- 3.13. If the successor is under 18 years old and meets the relevant succession criteria, the tenancy will be held in trust for them by a trustee until they are 18 years old.

Succession for starter or assured shorthold tenants

- 3.14. No rights of succession exist for starter or assured shorthold tenancies.

Death of a tenant and no succession rights

- 3.15. In the event of the death of a tenant and where there is no right and application to succeed the tenancy, we will serve a Notice to Quit, on the executors of the Will/estate. In the case where there is no Will, we will serve the notice on the



Personal Representative of the deceased and the Public Trustee, to bring the tenancy to an end.