

EastendHomes

SUCCESSION POLICY

1. STATEMENT OF INTENT

- 1.1 EEH will deal with all applications for succession sensitively and efficiently.
- 1.2 EEH tenants will have assured tenancies. With this type of tenancy, statutory succession rights are limited to one succession right to a husband/wife or partner of the tenant. EEH will ensure its tenants have the same rights of succession as secure tenants of the London Borough of Tower Hamlets. EEH will give tenants additional contractual rights through their tenancy agreements.
- 1.3 EEH will ensure that applications from people with a statutory or contractual right to succeed are dealt with promptly, taking account of the legislation, the requirements of the applicant and the requirements of EastendHomes.

2. DETAIL

- 2.1 The following people have the right to succeed on the death of a tenant of EEH, provided there have been no previous successions:
 - (i) The surviving joint tenant, upon the death of a joint tenant;
 - (ii) A tenant's spouse living with the tenant at the time of death
 - (iii) A person who lived with the tenant for at least the preceding 12 months at the time of his/her death (this includes cohabiting, heterosexual, gay and lesbian couples);
 - (iv) A family member who was living with the tenant at the time of his/her death and for at least 12 months prior to his/her death, where the property was their only or principal home. For these purposes, a family member is defined as parents, grandparents, children, adopted children, grandchildren, brothers and sisters, uncles and aunts, nephews and nieces. Step and half relatives have equal rights.
- 2.2 Where a succession would result in a potential successor under-occupying the accommodation, or the property has been adapted for a person with special needs, the successor may be made a reasonable offer of alternative accommodation.

e.g. a single person succeeding to a 3 bedroom property would be offered an alternative one bedroom property.

If an alternative offer of accommodation is to be made, then a Notice of Seeking Possession will be served no earlier than 6 months and no later than 12 months after the death of the tenant. The successor will

be registered on the Common Housing Register and an offer of suitable alternative accommodation will be made as soon as possible. Assistance will be given, where appropriate, to support the successor in making bids for alternative accommodation.

- 2.3 Where the succession would result in the potential successor under-occupying the accommodation by just one bedroom or the potential successor is aged 60 or over and has been resident in the property for at least 12 months, the successor will be allowed to remain in the accommodation.
- 2.4 Where there has already been one succession, EEH will grant a new tenancy to someone who would have qualified to succeed had the previous succession not taken place.
- 2.5 An applicant wishing to appeal against a decision to refuse a succession will be able to do so using EEH's complaints procedure or may seek independent legal advice.