

# Succession Policy

## 1.0 Policy Summary

Stonewater will ensure that it meets its statutory obligations when processing successions of tenancy.

## 2.0 Policy Objectives

Stonewater will deal promptly with successions of tenancy and in addition to meeting its statutory obligations will also:

- Ensure best use of stock
- Apply best practice
- Deal sensitively with customers

## 3.0 Policy Details

- 3.1 A succession is the transfer of the tenancy, not the property, to a qualifying person following the death of a customer.
- 3.2 There can only be one succession and the succession provisions do not apply if the deceased tenant was him /herself a successor tenant.
- 3.3 The right of succession does not apply to Assured **S**horthold tenancies during any fixed term tenancy, for example a Starter Tenancy, but does apply when the fixed term has expired.
- 3.4 The statutory right to succeed is a right granted by act/acts of parliament (legislation) and is not subject to the consent of the landlord.
- 3.5 The contractual right to succeed is a right granted by the contract (the tenancy agreement) between the tenant(s) and the landlord.
- 3.6 Full details of the statutory and contractual rights of successions are detailed in the procedure and guidance notes that accompany this policy.

## 4.0 Key Outcomes

- 4.1 Successions of tenancy will be
  - Dealt with promptly,
  - Compliant with legislation, the requirements of the applicant and Stonewater.
  - Investigated to ensure the applicants eligibility.

## 5.0 Equality and Diversity

We will apply this policy consistently and fairly and will not discriminate against any person on grounds of their race, colour, ethnic or national origins, religion, sexual orientation, disability, gender, age or any other matter that may cause a person to be treated with injustice.

## 6. Version

Version	Date	Description
2.0	22.11.16	Reviewed by Housing Committee and confirmed as remaining fit for purpose.