

BELGRAVE NEIGHBOURHOOD CO-OPERATIVE HOUSING ASSOCIATION SUCCESSION POLICY

Aims of the succession policy

The following are aims of the succession policy:

- To ensure that there is clarity regarding when a resident can succeed to a tenancy following the death of a member

Delegated Authority

- 1 The co-op delegates authority to its Senior Housing Lead to implement the Succession Policy.

Policy statement

- 2 As a fully mutual housing co-op that does not issue the assured tenancies that housing associations issue, housing co-op members do not automatically have succession rights where tenancies can be inherited by partners and relatives.
- 3 However, the co-op has agreed that it will mirror assured tenancy succession rights and succession rights are included in the co-op's tenancy agreement.
- 4 These rights permit that partners and spouses (husband, wife, civil partner or cohabitee) and other family members (as listed below) may have a right to succession as long as it was their home when the member died and they had lived there usually for at least 12 months. Succession rights only apply if the existing member who has died was not themselves a successor.
- 5 Usually relatives who may be able to inherit the tenancy are one of the member's child or grandchild, brother or sister, parent or grandparent, uncle, aunt, nephew or niece, step-relations, half-relations and in-laws. However foster children are not usually included. Proof of the relationship will need to be provided and the co-op retains discretion to determine whether a succession is possible.

Implementing succession

- 6 Those who wish to succeed to tenancy will need to agree to become a member of the co-op and will have to submit an application for succession within one month of the death of the member.
- 7 Where there is more than one person who is qualified to succeed the member, the member's parent or spouse is preferred to any other member of the member's family, and the co-op will decide who may succeed regarding any other family members.
- 8 A person who becomes a sole tenant after being a joint tenant with someone else would not normally be considered a successor, particularly if their becoming a sole tenant is a result of domestic violence or abuse.
- 9 A succeeding tenant will have the same tenancy agreement, should pay the same rent and have the same rights as the member they are succeeding.

Potential risks to be avoided

- Loss of significant amounts of income from former resident arrears
- Expending significant financial and time resources into recouping debts where it will be possible to recoup only a small amount of the debt.