

SUCCESSION POLICY



MONITORING INFORMATION:

POLICY/PROCEDURE/STRATEGY:	SUCCESSION POLICY
DATE APPROVED:	SEPTEMBER 2021
EXPIRY DATE:	SEPTEMBER 2024
OWNER:	COMMUNITIES AND COMPLIANCE MANAGER
APPROVAL ROUTE:	EXECUTIVE MANAGEMENT TEAM

Succession Policy

Introduction:

Succession is the transfer of a tenancy from one tenant, upon their death, to another.

Succession can only take place where a tenant has died, and only certain individuals qualify to succeed. Succession rights depend on what is laid out in the tenancy and other individual circumstances.

Teign Housing will respond to requests for succession in a timely, sensitive manner in accordance with relevant legislation. Each application will be considered on an individual basis, considering both the needs of the applicant and Teign Housing.

Policy:

Teign Housing will advise a tenant of their personal succession rights at any time on request. Teign Housing will respond promptly and sensitively should they receive notification that a tenant has died. We will make contact with anyone who remains in the property, the next of kin or the executor of the any will. We will advise them of any actions they need to take and what the probable outcome will be if they wish to succeed to the tenancy.

There are **five** types of succession.

1. Survivorship - the immediate transfer of the tenancy to the remaining joint tenant.
2. Statutory succession is the transfer of a sole tenancy to the tenant partner following the death of the partner, where no previous succession has taken place. A partner is a spouse, civil partner or an individual living as a spouse or civil partner.
3. Post localism act tenancies containing a succession clause passing the tenancy to someone who is not the partner, where the tenant has not previously succeeded, will also class as a statutory succession.
4. Contractual succession is where the tenancy agreement rather than the law gives a right of succession. In this instance the current tenancy is ended, and a new tenancy granted.
5. Discretionary succession is where there are no rights of succession but due to circumstances Teign Housing grant succession. In these cases, Teign Housing will consider the need of the resident as well as the needs of association in relation to housing need in the area.

Performance Standards:

Business Support Manager and **Senior Neighbourhood** Services Advisor to review and audit 15% of cases per year.