

Important to note

To make sure you have the right to pass on your tenancy (through succession) you must keep your household details up to date.

Inform Lochaber Housing Association as soon as someone moves in to your property, including anyone who is caring for you, otherwise we may refuse any succession request.

A Scottish Secure Tenancy can only be inherited twice through succession. After that, the Scottish Secure Tenancy will usually end.

If you or any member of your household or family are unsure or wish to discuss the right of succession further, please contact your Housing Officer.

Telephone: 01397 702530

Email: info@lochaberhousing.org.uk



101 High Street, Fort William
PH33 6DG
Telephone: 01397 702530

Useful Contacts

My Home:

Your online tenant portal:
<https://myhome.lochaberhousing.org.uk>

Allpay rent payment line:

You can pay by debit card over the
Telephone: 0844 557 8321

Housing Benefit, Council Tax Benefit and Council Tax enquiries:

Freephone: 0800 393 811

Lochaber Citizens Advice Bureau:

Dudley Road, Fort William, PH33 6JB
Telephone: 01397 705311

Shelterline:

Free, impartial and independent housing advice
Freephone: 0808 800 4444

Welfare Support Team:

Can help you apply for benefits
Freephone: 0800 090 1004

Help and advice for relatives or friends of a tenant who has died

What is succeeding to a tenancy?



Your Voice
approved

When someone close to you dies, it is a particularly difficult time if you are also responsible for sorting out their affairs.

We will ensure that we support you and deal sensitively with any enquiries you make. Our staff will provide advice and assistance to ensure that you are able to resolve any tenancy matters promptly.

What happens to the tenancy if I die?

If you die, your Scottish Secure Tenancy can be taken over by another member of the household. This is called succession.

Your Scottish Secure Tenancy can be succeeded to by:

- ⇒ your husband, wife or civil partner
- ⇒ an opposite-sex or same-sex partner, provided they have lived with you for at least twelve months
- ⇒ another joint tenant.

If you don't have a partner or joint tenant, or if they choose not to succeed, another member of your family can succeed to your Scottish Secure Tenancy.

They must be living with you at the time of your death **and** also have lived with you for the previous 12 months (with Lochaber Housing Association's permission).

What happens if no one will be succeeding to my tenancy?

If no-one is qualified to or wants to succeed, the Scottish Secure Tenancy will end. If someone living in your home who is qualified to succeed chooses not to take on the Scottish Secure Tenancy, they must give Lochaber Housing Association four weeks notice in writing and leave the property within three months.

What happens if the house has adaptations?

If your home has been adapted because of any disability or additional needs, the successor may be transferred to alternative accommodation if they do not require the adaptations.

Restart Lochaber CIC provide a way to have unwanted furniture and household goods reused for the benefit of others in the community.

All reusable items are collected free of charge.

Contact Restart Lochaber on 01397 701624 if you would like to donate any unwanted items of furniture, household goods or electrical appliances.

The following advice may be helpful:

- ⇒ Advise Lochaber Housing Association straightaway. As with all our tenants we ask for four weeks notice: this will give you some time to clear the property.
Rent will only be payable on the last 2 weeks, so if you can clear the property and hand in the keys within 2 weeks, no rent will be charged.
- ⇒ Tell us when you hope to return the keys and, on your authorisation, we will remove any items in the property you wish to have cleared.
- ⇒ Remember to take the electricity meter reading before returning the keys.
- ⇒ Keys should be handed in by 10am at the end of the 4 week period to avoid another week's rent being charged.
You will be given a receipt for the keys at Reception.
- ⇒ If there is a balance on the account when the notice period ends we will either refund the balance or, if there is an outstanding balance, we will send you a letter within 3 weeks advising you of the amount due.
We would only expect payment if there is an estate out of which monies can be paid; please let us know.