

If you need any part of this information in large print, Braille, on audio tape or explained in your own language, please contact us on the number below.

**English**

إذا كنت ترغب في الحصول على أي جزء من هذه المعلومات مطبوعاً بأحرف كبيرة أو بطريقة برايل أو مسجلاً على اسطوانة مدمجة أو شريط صوتي أو مشروحاً باللغة التي تتحدثها، يرجى الاتصال بنا على الرقم الموضح أدناه.

**Arabic**

যদি আপনি এই তথ্যগুলোর যে কোন একটির সম্বন্ধে বিস্তারিত জানতে চান, অথবা আপনার নিজের ভাষাতে ব্রেল, সিডি, অডিও টেপ-এ পেতে চান তাহলে নিম্নলিখিত নম্বরে আমাদের সাথে যোগাযোগ করুন।

**Bengali**

Si vous souhaitez obtenir une partie de ces informations en Braille, sur CD, cassette audio ou expliqué dans votre langue, veuillez nous contacter au numéro indiqué ci-dessous.

**French**

Se necessitar de parte desta informação em caracteres aumentados, em Braille, em CD, cassette áudio ou apresentada no seu idioma, por favor contacte-nos, através do telefone abaixo indicado.

**Portuguese**

Si necesita esta información en Braille, en CD, en cinta o en su propio idioma, póngase en contacto con nosotros en el teléfono siguiente.

**Spanish**

Haddaad u baahan tahay warkan afkaaga-hooyo, afka loogu talagalay dadka aan arki karaan – afka faraha ama CD-ga ama ajeladda rekorka nala xirir. Namberkan isticmaal.

**Somali**

Bu bilginin herhangi bir kısmının büyük boyutlu harflerle, Braille alfabesiyle, CD'de, ses kaseti şeklinde veya ana dilinizle olmasını istiyorsanız, lütfen aşağıdaki telefon numarasından bize ulaşınız.

**Turkish**

اگر مایل به داشتن هر بخش از این اطلاعات به صورت چاپ شده با حروف بزرگ، خط بریل، روی CD، نوار صوتی و یا توضیح داده شده به زبان خودتان هستید، لطفاً با استفاده از شماره تلفن زیر با ما تماس بگیرید.

**Farsi**

**020 8451 8000**



**PCCHA**

Part of the Genesis Housing Group



CUSTOMER SERVICE EXCELLENCE



INVESTOR IN PEOPLE

Housing Corporation Number: LH0030.  
Industrial & Provident Societies Number: 17210R.  
Registered Office: Capital House, 25 Chapel Street, London, NW1 5DT.  
PCCHA Housing Association Limited is an exempt charity.

GHG1069

**Genesis**  
Housing Group

Building futures

Your guide to

**Succession: taking  
over a tenancy when  
the tenant dies**

## What is succession?

Succession is a legal term used when a person takes over a tenancy after a tenant dies. The person who takes over the tenancy is known as a “successor”. They take over all the rights and responsibilities included in the tenancy agreement.

There are strict rules about who can succeed to a tenancy that are set out in law and in our tenancy agreements.

## Who can succeed to the tenancy?

**A succession can only take place when we have approved the succession claim. There can be only one succession, so if the deceased tenant had taken over the tenancy from someone else through succession no-one else can succeed to the tenancy.**

A joint tenant will automatically take over a tenancy when the other joint tenant dies. This is known as survivorship. We do not count survivorship as a succession, so someone else may take over the tenancy when the surviving joint tenant dies.

## The following people can succeed to a secure tenancy

- joint tenant
- husband, wife or civil partner (also

- known as spouse)
- cohabitee (for example, partner)
- family member

## The following people can succeed to an assured tenancy

- joint tenant
- husband, wife or civil partner
- cohabitee
- family member

## Who counts as a family member?

Only certain family members are eligible to take over a tenancy.

These are:

- parent
- grandparent
- child
- grandchild
- sister
- brother
- aunt

- uncle
- nephew
- niece

Step relations, half-brothers or half-sisters are also counted as family members.

## Other eligibility criteria

**There are other eligibility requirements besides the relationship to the deceased tenant. A husband, wife or civil partner must have been living with the tenant at the time of the tenant’s death.**

Family members must provide evidence that they lived with the tenant for at least one year prior to the tenant’s death. For all eligible persons, the deceased tenant’s property must be their only or main home.

## What if more than one person is eligible?

**We give first preference to joint tenants, then to a husband, wife or civil partner. For assured tenancies, a cohabitee is treated in the same way as a husband, wife or civil partner.**

If more than one family member makes a claim for succession we will encourage them to decide who should be the formal successor. If they cannot choose, we will make the decision for them.

## Can the successor be made to move?

**This depends on how they are related to the deceased tenant and the size of the property. A husband, wife or civil partner has the right to stay at the same property.**

If the property is too large for a successor who is a family member, we can ask them to move. This is because there are many families living in unsuitable conditions who need a bigger home. We would always offer the successor suitable alternative accommodation. If they do not agree to move, we may take legal action.

## What should I do next?

If you want to apply for a succession, please contact your housing services officer. We aim to decide whether a succession can go ahead within 28 days of receiving your application. Complex cases may take longer to decide.