Brent Housing Management

SUCCESSION & ASSIGNMENT POLICY

GLOSSARY OF KEY TERMS

ASSIGNMENT	Assignment is the legal transfer of a tenancy whilst a tenant is alive. It includes assignments by mutual exchange, court order and assignment to someone who has a statutory right to succeed.
DEED OF ASSIGNMENT	A legal document confirming the transfer of a tenancy to someone else, making them the tenant of the property.
DISCRETIONARY TENANCY	Within this policy is the provision to award discretionary tenancies in certain circumstances in line with our allocations scheme. The council may also grant discretionary tenancies in extraordinary situations that fall outside of the allocations scheme.
INTRODUCTORY TENANCY	An introductory tenancy is a trial tenancy issued by the council and lasts for 12 months from when your tenancy starts or when you move in, whichever is later.
MUTUAL EXCHANGE	A scheme for people who live in a council property to swap their home with another tenant.
SECURE TENANCY	The definition of a secure tenancy and the rights of secure tenants are contained in Part 4 of the Housing Act 1985. It applies to all tenancies whether or not they were created before the Act came into effect.
STATUTORY SUCCESSION	the legal right of a surviving spouse, civil partner, or qualifying family member to take over a secure or regulated tenancy automatically upon the death of a tenant, as defined by the Housing Act 1985.
SUCCESSION	A succession occurs when a sole tenant dies and another household member may be entitled to take over (“succeed to”) the tenancy under statute or may be considered for a discretionary tenancy.
SURVIVORSHIP	Survivorship is the transfer of a tenancy to the surviving joint tenant when the other joint tenant dies.