

Resident Summary

Absence from property

Version: 2008/07

Introduction

If you are planning to be away from your property this resident summary details what action you need to take and how we deal with your absence.

This summary applies to all rented tenants with Southern Housing Group Ltd and Southern Home Ownership Ltd.

Different groups of tenants have different obligations and you should also refer to your tenancy agreement.

Information for homeowners is also provided.

Staying in your home

You have the right to live in your home for as long as your tenancy lasts. However, if you fail to use it as your only or main home you may lose your special rights under your tenancy and we may take steps to end your tenancy.

Letting us know you will be absent

If you plan to be away from your home for more than six weeks (30 days if you are living in intermediate rented housing or are a resident in the Isle of Wight region) you need to let us know.

You will need to satisfy us that:

- you have a genuine reason for going away,
- you have arrangements in hand for looking after the property and paying the rent while you are away and;
- you will continue to treat it as your main home.

If you can show this, we are not likely to refuse your request.

What happens if you do not let us know or are away for a long time without our agreement?

If you do not let us know, or we do not agree to your absence and you leave your home for a long period, we may treat it as abandoned. We will do this because we do not believe you have an intention to return to the property or you are not using the property as your main home. In these situations we will take steps to end your tenancy.

If you are a homeowner

If you are a homeowner, and plan to be away from your property for more than three months, we will want to make sure you have a direct debit set up to make payments during your absence. We will also ask you for a forwarding address in case there any issues relating to your home arise during your absence.

Residents who are detained or are serving prison sentences

If you have been detained or are serving a prison sentence then you need to let us know the details – just the same as for any other absence.

However the Group may decide that the reasons for your detention or prison sentence mean that you are in serious breach of your tenancy and we will seek a Court Order for possession if you do not terminate your tenancy first.

You must seek independent legal advice if you are at all unsure of your rights in this situation.

Further information

If you would like any more information on this or any of our other policies please contact us using the details on the next page.

Resident Summary: Absence from Property

Owner of the version: PST

Date of next review: TBC

Contact us

If you live anywhere in the UK except the Isle of Wight, phone us on **0300 303 1771**

If you live on the Isle of Wight, phone us on **0300 303 1772**

All residents

Service Centre opening hours
8am to 8pm, Monday to Friday

Email us at
service.centre@shgroup.org.uk

Write to us at **Service Centre,**
Southern Housing Group,
PO Box 643, Horsham RH12 1XJ

Visit our website at
www.shgroup.org.uk

For help with translations, or if a large type, Braille or audio summary would be useful, please contact the Service Centre.

Arabic

لمساعدتك في الترجمة يرجى الاتصال بمركز الخدمة على هاتف 0300 303 1771.

Bengali

অনুবাদ সাহায্য পেতে হলে সার্ভিস সেন্টারে 0300 303 1682 নম্বরে ফোন করুন।

French

Si vous souhaitez recevoir de l'aide avec vos traductions, appelez le 0300 303 1771.

Somali

Wixii ah caawimo turjumaan ka soo wac Xarunta Adeegga telefoonka 0300 303 1771.

Spanish

Si necesita que le ayudemos con alguna traducción, llámenos al 0300 303 1771.

Turkish

Tercüme konusunda yardım için 0300 303 1683 'den Hizmet Merkezi'ni arayın.