

Resident Summary

When a tenant dies

Version: 08/2007

Introduction

This resident summary explains what happens to a tenancy when a tenant dies.

This summary applies to all rented tenants with:

- Southern Housing Group Ltd,
- Southern Home Ownership Ltd.

Different rights apply to different groups of tenants so you should also refer to your tenancy agreement.

Passing on a tenancy

If a joint tenant in a secure or assured tenancy dies, then the surviving tenant always becomes the sole tenant and the tenancy passes to them. The surviving joint tenant is responsible for any rent arrears on the property.

If there is no surviving joint tenant, there may be other circumstances where the tenancy will pass onto the deceased tenant's partner or another member of their household. This process is called succession and more information is available in a separate resident summary.

How a tenancy ends when a tenant dies

When a tenant dies and the tenancy cannot be passed on, then it does not automatically end. Instead, it becomes part of the tenant's estate.

We will need to know if anyone is the executor of their will or the administrator of their estate.

We will contact this person and ask them to end the tenancy by giving notice to quit. The deceased tenant's next of kin cannot end the tenancy unless they are executors or administrators.

If an executor or administrator cannot be identified we have to notify the Public Trustee, a government

appointed official, and bring the tenancy to an end that way.

If there are any arrears on the account we will let the executor or administrator know.

Payment of rent following death

Rent and other charges will still be charged to the account of the deceased tenant following death. We will agree to waive all rent and other charges during the notice period, as long as those acting on behalf of the deceased are able to return the property cleared of personal effects by the end of that notice period.

If there are any arrears on the account we will let the executor or administrator know.

What will happen to the deceased tenant's possessions?

Furniture and other property will usually pass to the next of kin unless the deceased tenant's will says otherwise.

If there are no next of kin the furniture and other belongings of the deceased goes to the Crown.

If this applies then we will send a list of those possessions to the Treasury Solicitor in London. They will advise us whether they intend to take over the goods, whether the local authority Property Protection Officer will do so instead, or whether we can dispose of them.

Further information

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

Owner of the version: PST

Date of next review: TBC

Resident Summary: When a tenant dies

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
servicecentre@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.