
Unlawful Sub-letting

When a tenant lets out their Housing Association /Housing Executive home without the knowledge or permission of their landlord they are unlawfully sub-letting. They often sub-let the property at much higher costs. It is illegal to sub-let and profit from a property which should be given to someone with greater need.

Obtaining Housing by Deception

When a person gets a Housing Association/Housing Executive, for example not telling the landlord that they are already renting another Housing Association/Housing Executive property they are committing housing fraud.

Falsely claimed succession - *When a tenant dies, there are rules about what should happen to the tenancy. Falsely claimed succession is where someone who is not entitled tries to take over the tenancy. For example, they might say they have lived with the tenant before they died, when in fact they were living somewhere else.*

Abandonment - *A tenant of a Housing Association or Housing Executive home who ceases to live at the address provided by their landlord may lose their right to other social housing.*

Further information can be found at

Woodvale & Shankill Community H.A.
182-188 Cambrai Street BT13 3JH
Tel: (028) 90741618 Fax: (028)
90351922Email.info@wscha.org

Tenancy Fraud



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What is Tenancy Fraud ?

“ The use of social housing by someone who is not entitled to it”

(Tackling Social Housing Tenancy Fraud in Northern Ireland NIAO 2013)

Report
Tenancy
Fraud



Types of Tenancy Fraud?

- False Representation
- Abandonment
- Unauthorised subletting
- Succession Fraud
- Unlawful assignment
- Right to buy Fraud

How is the Government attacking Tenancy Fraud?

The government are now tackling housing fraud with investigators using data matching including credit reference agencies to carry out checks on individuals. Checks can happen at any time during a person's tenancy.

If you need further information please contact the office



Why Tackle Tenancy Fraud?

Unfortunately there is not enough social housing properties to meet current demand. In the Woodvale area there is a strong demand for vacancies and individuals will have to wait even longer if homes continue to be occupied by people who have no right to be there.

What can you do to help?

Please contact the office if you suspect anyone is committing tenancy fraud.