

Cube Housing Association

How we let our homes

Legislative changes

Assignment

If a tenant wishes to assign their tenancy to a household member both the tenant and the person looking to take over the tenancy must have been living in the home as their only or principal home during 12 months prior to application. Previously there was no qualification period for a tenant assigning and a 6-month qualification period for the assignee.

Joint tenancies

If a tenant wishes to apply to become a joint tenant the proposed joint tenant must have lived in the home as their only or principal home for 12 months before the tenant applies, previously there was no qualifying period. The 12 month period will not commence until the tenant or proposed tenant has notified Cube that they are living in the home. The 12 month period applies to anyone wanting to be a joint tenant including a spouse, civil partner or co-habiting partner.

Succession

The qualification period for succession to tenancy for the following persons; partners, members of the tenant's family aged 16 or over and carers aged 16 or over who have given up a previous or only principal home has increased to 12 months from 6 months. The 12-month qualification period will only start from the date the tenant notified Cube the person had moved into their home.

Subletting

If a tenant applies to sublet their home they must have been the tenant for 12 months immediately before applying to sublet or a household member in cases where they succeeded the tenancy. Previously there was no qualification period to sublet.

Homeowners

Property ownership and the value of heritable property can now be considered.

A short secured tenancy will be offered to home owners if their home is not suitable for their immediate needs or they cannot access their home e.g. property is rented out and the lease term is not ended.

Looked after and accommodated children

'Looked after and accommodated children' will be included within homelessness prevention.