



Habinteg
Housing Association (Ulster) Ltd

Tackling Tenancy Fraud

It is estimated that between two and three thousand homes in Northern Ireland are occupied by someone who should not live there or by a person who has obtained the tenancy fraudulently*



What is tenancy fraud?

There are different types of housing fraud. Here are some of the most common ones.

Unlawful subletting:

This is where a tenant lets out their Housing Executive or housing association home without the knowledge or permission of their landlord. The person will often continue to pay the rent for the property directly to their landlord but will charge rent, from the person they are subletting to, at a higher rate. It is unlawful and unfair to sublet and to profit from a property which could be given to someone legally entitled to occupy it.

Obtaining housing by deception:

This is where a person obtains a Housing Executive or housing association property by providing false information in their application. This might include, for example, not telling the landlord they are renting another Housing Executive or housing association property or giving false information about somebody living with them.

Wrongly claimed succession:

This is where a tenant dies and someone, who is not entitled to, tries to take over or succeed the tenancy. They might, for example, say they lived with the tenant before they died, when in fact they were living elsewhere.

Key selling:

This is where a tenant is paid to pass on their keys in return for a one-off payment.

Why is it important to tackle tenancy fraud?

There is not enough social housing in Northern Ireland to meet the needs of people who genuinely need it. Best use has to be made of the housing that is available, to ensure that it is occupied by those who are legally entitled to do so. People waiting for social housing will have to wait even longer if homes continue to be occupied by people who have no right to be there.

HOW does Habinteg tackle tenancy fraud?

We take tenancy fraud very seriously and will take action to regain possession of properties wherever we find evidence of tenancy fraud.

Habinteg's Housing Officers will carry out regular checks as an integral part of letting and housing management activities to establish that the correct people are going to or are living in properties. We work with other social landlords and statutory agencies to detect fraud where the law requires it or where information sharing protocols are in place.

* The estimate given on the front of this leaflet is from Kieran Donnelly, the Comptroller and Auditor General [C&AG]

What can you do to help?

If you suspect someone is a tenancy cheat, please let us know. It could make a big difference to people in genuine need of housing.

You can report your suspicions to either of our offices:

Hollywood 028 9042 7411

North West 028 7136 0015

or you can email us at our designated tenancy fraud email address: **tenancyfraud@habinteg-ulster.co.uk**

All information received will be taken seriously and treated in the strictest confidence.



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22 Hibernia St
Holywood BT18 9JE

Exchange House
2nd floor, Queens Quay
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Habinteg's offices are open:
08:45 to 16:45 Monday to Thursday
08:45 to 16:30 on Fridays



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