



Report from the Corporate Director of Resident and Housing Services

**Lead Member - Cabinet Member for
Housing, Homelessness & Renters
(Councillor Robert Johnson)**

Succession & Assignment Policy

Wards Affected:	All
Key or Non-Key Decision:	Key
Open or Part/Fully Exempt: (If exempt, please highlight relevant paragraph of Part 1, Schedule 12A of 1972 Local Government Act)	Open
List of Appendices:	Two Appendix A: Succession and Assignment Policy Appendix B: Succession and Assignment Equality Impact Assessment
Background Papers:	None
Contact Officer(s): (Name, Title, Contact Details)	Spencer Randolph Director of Housing Service 020 89372546 Spencer.randolph@brent.gov.uk

1.0 Executive Summary

- 1.1. This report seeks approval for the adoption of Brent's Succession and Assignment Policy following consultation. This policy sets out the housing services approach to the administration of tenancy successions, assignments, and the granting of discretionary tenancies for secure and introductory tenants.
- 1.2 It ensures compliance with relevant housing legislation and will support the effective management of the Council's housing stock.

2.0 Recommendation(s)

- 2.1 Approve the adoption of the Succession and Assignment Policy attached at Appendix A.

3.0 Detail

3.1 Contribution to Borough Plan Priorities & Strategic Context

- 3.1.1 The Succession and Assignment Policy support the priorities set out in the Borough Plan by ensuring that council homes are allocated, managed and occupied fairly, consistently and in accordance with the law.
- 3.1.2 The policy contributes to the Borough Plan priority of “*Prosperity and Stability in Brent*”, particularly the ambition to provide safe, secure and affordable homes and to make the best use of the Council's housing assets. It supports effective tenancy management by ensuring that homes continue to meet the needs of occupying households, helping to maximise the availability of larger family homes and adapted properties for those who require them.
- 3.1.3 The policy also supports the Council's commitment to delivering high-quality housing services by promoting transparency, consistency and fairness in decision-making.
- 3.1.4 The policy contributes to the Council's wider strategic objectives of preventing tenancy fraud, protecting Housing Revenue Account assets and ensuring that housing resources are managed efficiently for the benefit of Brent residents. It also supports compliance with the consumer standards set by the Regulator of Social Housing by providing a transparent and consistent approach to tenancy management.

3.2 Background

- 3.2.1 Brent Council manages a significant portfolio of secure tenancies and is required to administer tenancy successions, survivorships and assignments in accordance with the Housing Act 1985 and subsequent legislative amendments.

4.0 Stakeholder and ward member consultation and engagement

Consultation and Resident Engagement Findings

- 4.1 A six-week public consultation was undertaken through the Council's [Have Your Say](#) portal between 30 March 2026 and 11 May 2026. Residents were invited to comment on the proposed policy and its approach to succession and assignment.
- 4.2 The feedback received from 23 residents informed a number of amendments to the policy, including:
- Additional information on support and guidance available
 - Feedback highlighted uncertainty regarding succession and assignment rights and concerns based on previous experiences. In response, additional information has been included regarding available advice and support, along with clarification on routes for appeals and complaints.
 - Greater reference to relevant legislation

- Residents indicated that it was not always clear which provisions reflected statutory requirements and which reflected Council policy. The revised policy therefore includes clearer references to relevant legislation throughout.
- 4.3 Throughout the consultation period, the Cabinet Member for Housing, Homelessness and Private Renters has been briefed on the proposed policy and approved its content.

5.0 Financial Considerations

- 5.1 There are no direct financial implications arising from the adoption of this policy. The policy formalises and clarifies existing arrangements for the administration of tenancy successions, survivorships and assignments and does not introduce any new statutory rights or tenancy entitlements. The policy does not alter rent-setting arrangements, tenancy conditions, or eligibility for statutory succession and therefore does not give rise to any additional budget requirement or financial pressure on the Housing Revenue Account (HRA).
- 5.2 The policy supports the effective management of the Council's housing stock by helping to ensure that larger family homes and adapted properties are occupied by households whose housing needs match the accommodation provided. It also strengthens verification and fraud prevention measures, helping to protect HRA assets and mitigate the risk of tenancy fraud.
- 5.3 Any costs associated with implementing and administering the policy will be met from existing HRA budgets and resources. The policy is not expected to create any additional budget pressure and is anticipated to have a neutral overall financial impact on the HRA.

6.0 Legal Considerations

- 6.1 This policy complies with our tenancy agreements, tenancy terms and conditions as well as other relevant statutory obligations such as:
 - Housing Act 1985 and 1988 (Sections 86–90) which governs statutory succession for secure tenancies and sets out persons who can succeed to a council's tenancy when the tenant is deceased.
 - Localism Act 2011 restricts succession rights for new tenancies (post-1 Apr 2012) to spouses/civil partners only.
- 6.2 Discretionary Powers - where a policy allows discretionary successions (e.g., for long-term carers or family members who have lived at the property as their only and principal home for a minimum of 10 years prior to the death of tenant and who are not meeting strict statutory criteria), the policy must establish a clear, transparent criteria to avoid challenges based on irrationality, fettered discretion, or maladministration.

- 6.3 The policy is also set within the regulatory framework as set out by the regulator of social housing.

7.0 Equity, Diversity & Inclusion (EDI) Considerations

- 7.1 An Equality Impact Assessment (EIA) has been completed to assess the potential impact of the policy on residents with protected characteristics and other potentially disadvantaged groups (see attached Appendix B).
- 7.2 The policy promotes fair and consistent decision-making and requires officers to take account of individual circumstances, vulnerabilities and protected characteristics when considering applications. Particular consideration is given to residents affected by disability, bereavement, domestic abuse, financial hardship or other vulnerabilities.
- 7.3 The council acknowledges that households experiencing financial hardship may face greater difficulty securing alternative accommodation if succession or assignment is not permitted, particularly with the affordability pressures within the private sector.
- 7.4 To mitigate this, the Council provides clear advice and information on succession and assignment rights and encourages tenants to notify changes in household composition at an early stage.

8.0 Climate Change and Environmental Considerations

- 8.1 There are no climate change and environmental considerations for this report

9.0 Communication Considerations

- 9.1 This policy will be published on the Brent Council website and accessible to all residents.

Report sign off:

Tom Cattermole

Corporate Director of Resident and Housing Services

Legal considerations provided by:
Pameel Crowther-Newman

Finance considerations provided by:
Michael Jarrett