

# ABANDONED HOUSES

INFORMATION SHEET 6



The leaflet explains what Easthall Park Housing Co-operative will do when we believe one of our houses has been abandoned.

## **Abandoned Tenancies**

We can serve an abandonment notice on tenants when we have reasonable grounds for believing their house is empty and the tenant does not intend to return.

Before serving this notice, we would carry out detailed checks to make sure that the house has been abandoned. Even after the notice has been served, we continue to carry out checks to ensure that the tenant does not intend to return.

After four weeks have passed, we serve a second notice that immediately ends the tenancy.

We can enter the house at any time to secure the property and protect it and its contents against vandalism.

## **Appeals**

A tenant who feels they have been treated unfairly or wrongly can use the Co-operative's complaints policy.

You can also appeal to the court up to 6 months after the date when the tenancy ended if you think we have acted wrongly in recovering possession of a property.

## **Abandonment by Joint Tenant**

Where there are joint tenants we can also start abandonment procedures in respect of the joint tenant who has abandoned the property. We again would only take this course of action if we had reasonable grounds to believe the joint tenant did not intend to return to the property.

We serve an abandonment notice on the joint tenant who has abandoned the property. After 4 weeks have passed, we will serve a second notice. The notice states that the tenant's interest will end eight weeks from the date the second notice was served. At the end of the eight-week period, we will serve a third notice confirming the end of the joint tenant's interest in the property.

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## Appeals and Joint Tenancies

Again, if a tenant feels they have been treated unfairly or wrongly, they can use the Co-operative's complaints policy.

In these situations, the joint tenant has only 8 weeks to appeal to the court after the tenancy has ended.

## Abandoned Property

If we find property in abandoned houses, we serve a notice advising where the property is available for collection and what will happen to it if its not collected.

We cannot dispose of property until at least twenty-eight days have passed from the date the notice was served.

If the property is worth at least both the cost of storage and the tenant's debt owed to the Co-operative, we will store the property for six months. If the property is not worth this value, we will dispose of the property.

We always welcome your views and comments about improving our service.

If you would like this leaflet in another format, for example in large print or on tape, or in another language, please contact reception.

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