

TENANCY FRAUD

Grove Community H.A. will take action to prevent, detect and tackle tenancy fraud where it exists within Grove Community H.A. properties to ensure the people living in our homes are entitled to live in them.

What is tenancy fraud?

Tenancy fraud is when someone is living in a property that they are not entitled to. Some of the most common types of tenancy fraud are:

- Telling lies to get a home
- Not updating us about an important change to your circumstances, including your household make up
- Leaving your Grove Community property without letting us know and living somewhere else, either leaving your property empty or selling the key to a relative or another person
- Letting your Grove Community property to someone who is not entitled to live there
- Telling lies on an application to buy your Grove Community home

What happens if a Grove Community tenant commits tenancy fraud?

- If a tenant of Grove Community commits tenancy fraud they may be stopping someone in greater need of housing from getting a home.

What happens if someone is found guilty of tenancy fraud?

- If a Grove Community tenant is caught committing fraud, they are likely to lose their home and could lose their right to social housing in the future.
- Depending on the seriousness of the fraud, they could also be fined and/or sent to prison.

What is Grove Community doing to help prevent tenancy fraud?

- When a tenant signs for their new tenancy Grove Community will check the photographic ID of the new tenants. Make sure

you bring documents with your photo on them for e.g. driving licence or passport, when you are signing for your new home. If you do not have photographic I.D. your photo may be taken at the sign up.

- Grove Community staff carry out a visit on new tenants during the first 4 weeks of their new tenancy. The visit helps to detect possible fraud at an early stage. It helps to confirm household details. It is also useful for confirming that the new tenant is living at the property and is using it as their only and principle home and that the tenancy is being managed well and rent paid.
- Grove Community staff will try to carry out an unannounced visit on all its tenants once a year. This will help staff to confirm tenancy details and update the records.
- Grove Community trains its staff to inform them of the various types of housing fraud and how to spot it. This makes staff more aware of tenancy fraud, how to help prevent it and shows them how to deal with reported cases of fraud.
- Grove Community takes part every 2 years in the UK wide National Fraud Initiative and shares information with other relevant bodies to help prevent and detect fraud.
- Grove Community will place information on fraud on its website to increase awareness of fraud among tenants. It will place articles on fraud on social media and in newsletters and take part in publicity campaigns.
- Grove Community reports all suspected cases of tenancy and benefit fraud to the Department for Communities.

What can you do to help?

Grove Community Housing Association is working to prevent tenancy fraud and ensure its homes are given to those in genuine housing need. If you suspect that someone is committing tenancy fraud, you can help by letting us know. All reports will be held in the strictest confidence, investigated and the necessary the action taken.

Contact us:

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