

Joint tenancies

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Joint tenancies

A joint tenancy is where the claimant and other tenants all signed a single tenancy agreement with the landlord and they are jointly and severally liable for paying the rent. The total rental charge for the property will usually be apportioned equally between the joint tenants.

If evidence is provided to show that the rent is split other than equally between the joint tenants, then the total rental charge may be apportioned in any other way that is equal to the claimant's liability. This can be where there are different sized bedrooms.

When there is a joint tenancy, a non-dependant can only be linked to one Universal Credit award.

When calculating the housing costs the size criteria/removal of room subsidy does not apply to other joint tenants in the property. Rooms are allocated to the claimant and members of their assessment unit.

Untidy tenancies

An untidy tenancy is where the claimant is a joint tenant with someone who no longer lives in the property.

If a joint tenant(s) abandons the property and has not been removed from the tenancy, the claimant can be treated as liable for the total rent. This can apply to both SRS and PRS cases.

Permitted Occupiers

Where someone is named on a tenancy agreement as a permitted occupier they have permission to live at the property but are not treated as a tenant. They are not responsible for paying rent or looking after the property. The tenant takes full responsibility for them. This can be when a claimant moves their partner into the property.

For further information and examples see, Tenancies.