

2.3.7 Becoming Ineligible for Housing with Women's Housing Company



Preamble

Women's Housing Company is a not for profit housing association as part of the social housing system in NSW. Women's Housing Company provides long term housing for single women and medium term housing through support partnerships. Tenure is linked to remaining eligible according to Women's Housing Company criteria and specific program guidelines. Some properties have strict income levels to qualify.

Women's Housing Company guarantees adherence to all landlord responsibilities as stated in the [NSW Residential Tenancies Act 2010](#).

Women's Housing Company recognises that applicants' and tenants' needs and expectations differ based on a variety of factors such as past experiences, independent living skills, cultural and language backgrounds, age, and health. As a social housing provider we are committed to providing best quality services at all times. Women's Housing Company recognises that it may not be possible to meet all needs and expectations.

Women's Housing Company understands that tenants' circumstances can change over time. We aim to provide flexible service provision within the limitations of our eligibility criteria, funding guidelines and tenancy law. When Women's Housing Company is unable to continue long term housing for existing tenants we aim to minimise housing hardship to the best of our abilities.

POLICY

Women's Housing Company offers housing to single women without dependants choosing to live alone.

At times, tenants' circumstances may change and they become ineligible for housing with Women's Housing Company. These may include:

- The birth of a child and the intention to become the main carer of the child;
- Full time care of dependent children through fostering, adoption or other reasons;
- Living with a partner, or any other person (there are, however, allowances for full time carers within Women's Housing Company Policy; see [2.3.7.1 Additional Occupants and Carers](#)).

Tenants who become ineligible for the above reasons are required to notify Women's Housing Company as soon as possible. Women's Housing Company will work, where possible, with ineligible tenants to identify suitable alternative housing options. Tenants who are ineligible and do not inform Women's Housing Company risk the withdrawal of their rental subsidy and the termination of their lease.

Date developed: 2004

Date/s policy was ratified and/or changed by Board: 28/8/07; 31/10/11

Date/s policy reviewed and implemented: 28/8/07; 31/10/11

NB: For historical reasons a number of Women's Housing Company tenancies are exempted from the above; the guidelines for these tenancies are maintained by management on a case by case basis and as per [2.3.7.1 Additional Occupants and Carers](#).

Additionally, some programs within Women's Housing Company have income eligibility criteria; these tenancies have fixed term leases with renewal eligibility assessed annually.

PROCEDURE

At the time of offer, all applicants are informed that Women's Housing Company offers housing to single women without dependants choosing to live alone and that, if their circumstances change, they may not be eligible to continue in a Women's Housing Company tenancy.

Tenants who become ineligible for the above outlined reasons are required to notify Women's Housing Company as soon as possible. Tenants who are ineligible and do not inform Women's Housing Company risk the withdrawal of their rental subsidy and the termination of their lease.

Tenants who become ineligible for Women's Housing Company but remain eligible for social housing will be encouraged to apply for a Transfer through [Housing Pathways](#). Information regarding Housing Pathways policies can be found on the [Housing Pathways](#) website: <http://www.housingpathways.nsw.gov.au/>. Arrangements may be made for ineligible tenants applying for a transfer through Housing Pathways to remain in the Women's Housing Company property until a suitable property is offered by an alternate provider; this will be assessed on a case by case basis by the Operations Manager or the Chief Executive Officer with arrangements confirmed in writing. Women's Housing Company will not provide approvals for adults without care needs to be additional occupants in these circumstances. All interim arrangements will be reviewed regularly.

Tenants who become ineligible for Women's Housing Company and are ineligible for, or decline to apply for, a transfer through Housing Pathways or those who breach interim arrangements will be given a Notice of Termination ending their tenancy with Women's Housing Company; this will allow three months for the arrangement of alternative housing. After the three months the rental subsidy will be withdrawn and the termination will be enforced through the [Consumer Trader and Tenancy Tribunal](#).

Tenants who become ineligible for Women's Housing Company while on a fixed term lease may remain in the Women's Housing Company property until the end of their lease period; this will be assessed on a case by case basis by the Operations Manager or the Chief Executive Officer with arrangements confirmed in writing. Women's Housing Company will not provide approvals for adults without care needs to be additional occupants in these circumstances. Leases will not be renewed for ineligible tenants.

Properties with income eligibility criteria will be dealt with as per [2.2.8 Rebated Rent, Income Reviews, & Market Rent](#); tenants not meeting income eligibility criteria will not have their lease renewed.