

Tenancy Fraud Policy

Purpose

The purpose of this policy is to set out Orwell's stance on tenancy fraud, and its approach to preventing, detecting, and reporting and investigating fraud. We require our colleagues to act with honesty and integrity and to report all suspicions of tenancy fraud. This policy aims to maintain the integrity of our housing stock and to ensure housing is being provided to those in genuine need.

Tenancy fraud refers to the act of dishonestly obtaining or maintaining a tenancy, often by providing false information or misrepresenting one's circumstances. This can include subletting without permission, providing false income details, or not using the property as the primary residence as required. It is a criminal offence and can lead to eviction and legal consequences.

By adhering to this policy and procedure, Orwell aims to create a secure and fair housing environment for all tenants while deterring and addressing tenancy fraud effectively.

Legal Obligations

Orwell's policy and procedure is to comply with the following applicable laws and legislation:

- [Fraud Act 2006](#)
- [The Prevention of Social Housing Fraud Act 2013](#)
- [The Proceeds of Crime Act 2002](#)
- [The Housing Act 1988](#)
- [Data Protection Act 2018](#)

This policy should be read in conjunction with the following related guidance, policies and procedures:

- [Tenancy and Lettings Policy & Procedure](#)
- [Anti-Fraud, Corruption Policy & Procedures](#)
- Tenancy Conditions- being updated
- Mutual Exchange policy and procedure- coming soon.

Orwell's Commitment

- Orwell is committed to the prevention of tenancy fraud.
- Orwell is committed to ensuring that employees receive the right training and have the appropriate knowledge and understanding about how to deal with tenancy fraud.
- Orwell is committed to having effective measures and controls in place to detect tenancy fraud.
- All instances of tenancy fraud and suspected fraud will be investigated promptly and thoroughly.
- Further action will be taken with the relevant authorities when necessary and appropriate.