



Dalmuir Park
Housing Association



A Guide to keeping lodgers

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What is a lodger?

A lodger is someone whom you wish to live in your house. The term "lodger" can mean people who are not relatives or members of your family.

Can I take in a lodger?

Yes. Under the Housing Scotland Act 2001 an association tenant has the right to keep a lodger but he/she must have the landlord's written permission.

Can the Association, as my landlord, refuse permission to keep a lodger?

Yes. The association can refuse permission if they feel, for instance, that you may overcrowd your house or that you are overcharging. The Association, however, cannot unreasonably withhold permission.

If I receive housing benefit will this be affected if I take in a lodger?

Yes. A fixed monthly deduction will be made from any housing benefit you receive. This amount varies according to the circumstances of the lodger.

Must I notify the D.W.P if am allowed to take in a lodger?

Yes. You must notify them as it may affect any benefits you receive.

If I already keep a lodger would I be given permission to take in another?

Normally, permission to take in a second or subsequent lodger would not be given. However, if there were exceptional reasons the Association would consider these before taking any decision.

What action must I take if I decide I no longer wish to keep a lodger?

A lodger has no rights of security in your house. If you no longer wish to keep a lodger you simply ask him/her to leave. As far as the association is concerned you must notify us immediately the lodger has left in order and, if appropriate, tell the Council in order that any housing benefit you receive may be re-assessed.

How do I apply to keep a lodger?

1. You must complete an application form and return it to the association.

If you require any help to fill in the form please ask at the association.

2. The application will then be considered and various standard checks will be made. This includes things like whether the rent is up to date, the size of the house and who is already living in the house.
3. You will then be notified of the decision.

Do not take in a lodger until you have written permission from the association.

We are committed to equality and diversity, valuing people's differences and aim to provide a service to all of our customers. We are happy to make any of our information available in other formats and languages. If you need this information in Braille, on audio tape, in large print or in a different language, please let us know. We will also be happy to arrange a sign or language interpreter on request. If you need any more help or advice, our staff will be happy to help.