

HORIZON HOUSING ASSOCIATION LIMITED	HOUSING SERVICES POLICY
TITLE	BUSINESS FROM HOME
DATE APPROVED	FEBRUARY 2010
DATE OF REVIEW	FEBRUARY 2013

1.0 INTRODUCTION

The Scottish Secure Tenancy does not give tenants the automatic right to run a business from home, it does however, advise that the tenant may see permission from the landlord, and if asked the landlord may give permission.

- 1.1** This policy details the circumstances under which the Association shall give its consent to the operation of businesses within its domestic properties.

2.0 SCOPE OF THIS POLICY

The Association interprets "business purposes" to include all activities carried out for financial gain within our housing stock, including the property, gardens, car parking areas and common areas. This includes an individual event or an ongoing business venture.

2.1 OBJECTIVES OF THIS POLICY

The Association aims to

- Provide housing developments where tenants and their households may live without undue disturbance from others
- Ensure that tenants and their households observe the law relating to the operation of commercial activity, particularly with regard to commercial activity within a domestic setting
- Protect its property from damage or deterioration that may arise from commercial activity
- Avoid risks that may arise from commercial activity within its housing stock
- Observe any Title restrictions attached to land in its ownership
- Promote social inclusion and recognises that home working may be compatible with the needs of disabled people, or families with young children

3.0 GIVING PERMISSION TO OPERATE A BUSINESS FROM HOME

- 3.1** The Association shall give its permission for the operation of a business from home where the information provided from the tenant indicates that it is compatible with the objectives listed above.

- 3.2** Should the business require approval or planning permission from statutory

bodies, proof that this is either in place or is in the process of being applied for, should be submitted to the association at the time of asking permission.

- 3.3** Tenants who operate businesses from home without the Association's consent, and who persist in so doing after due notice to cease such operations, are in breach of their conditions of tenancy and the Association may commence legal action to end their tenancy.

4. APPEALS

- 4.1** Where an individual has been refused assignation to a tenancy, they may appeal that decision by following the Association's complaints procedure.

5. REVIEW OF THE POLICY

This policy shall be reviewed every three years.