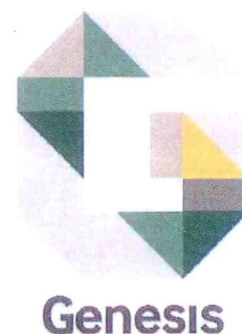


11 April 2013



As you are aware there are significant changes being currently introduced to the Welfare Benefit system. Some of those changes affect the way that the Housing Benefit is calculated which means that some tenants may no longer receive a maximum entitlement to Housing Benefit even if they do not work.

In view of the changes, Genesis may need to return some of our properties to their owners. This is because our tenants may not be able to afford the rent that we charge. However, Genesis is working very hard with our partner Local Authorities to manage this process very carefully.

The Local Authority that referred you to your current accommodation advised us that your property will be affected by the changes to benefits. I understand that you were also contacted by the Haringey Council in this matter.

In view of this Genesis will now need to start legal proceedings to obtain a Possession Order on the property as we may need to terminate our lease with the property owner early. Under the terms of the lease we are required to obtain a possession order to ensure that we can return the property with vacant possession.

Your tenancy is an assured shorthold tenancy and in order for us to obtain a possession order we need to issue a claim for possession of property at the County Court. You will receive a form from the court asking if you think there are reasons why the court should not make a possession order. If you wish to make a defence you can get advice from a solicitor, Citizens Advice Bureau or Law Centre and complete the defence form within 14 days of receiving it.

Generally the court will make a possession order without a hearing. If the court decides that a hearing is required they will write and tell you of the date so you can attend the hearing. When the court makes a possession order, it will tell you when you have to leave the property. This will usually be within 14 days of the order.

Obtaining a Possession Order is the first step in the process of Genesis obtaining vacant possession. During this process it is very important that you remain in contact with Genesis and your Local Authority in order for you to get the advice and assistance that you may need regarding your housing and benefits.

If you have any queries regarding this letter, please contact your Housing Officer on 033 3000 3000.

Yours sincerely

  
**Ursel Francis-Loving**  
Legal Administrator

CUSTOMER  
SERVICE  
EXCELLENCE



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