

A close-up photograph of four light-colored wooden blocks arranged in a row on a wooden surface. The blocks are marked with the letters 'R', 'E', 'N', and 'T' in a dark, sans-serif font.


Guide

to

Right To Rent -
What Is It And What
Landlords Should
Know!

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Currently at the time of writing, landlords are responsible for vetting their tenants and establishing their legal right to rent in the UK. Right to Rent is a government scheme which has come into effect since the UK left the EU. It outlines rules that landlords and letting agents have to adhere to as well as the post-Brexit changes.

WHAT IS RIGHT TO RENT?

Right to Rent is a set of rules which requires landlords to check that their tenant is legally allowed to rent in the UK.

It was introduced in England by the Government as part of The Immigration Act 2014 to clamp down on illegal migrants.

It applies to all landlords and their tenancies from and including 1 February 2016.



AM I A LANDLORD & DOES THIS APPLY TO ME?

According to the government a landlord is someone who, "lets accommodation for use by one or more adults as their only or main home".

If you act on behalf of a landlord, sublet or even take in lodgers, this applies to you.

If you use a letting agent, Right to Rent checks will be their responsibility but it must be agreed upon in writing otherwise you could still be liable.





WHO SHOULD I CHECK?

Any potential tenant over the age of 18 must be checked, even if they are British and even if they are not named in the tenancy agreement. If they will be living there they must be checked.



WHO HAS THE RIGHT TO RENT?

Those with unlimited right to rent

- British citizens
- People who have the right of abode in the UK
- Those who have been granted indefinite leave to remain, or have no time limit on their stay in the UK.

It does NOT apply to EU, EEA (European Economic Area) nationals or Swiss nationals.

Time-limited Right to Rent

Anyone who falls outside the above categories will have a time-limited right to rent (so long as they also have valid leave to enter or remain in the UK for a limited period of time. Time-limited right to renters also include people that are permitted to enter or remain in the UK as a result of Acts of Parliament, European Union Treaties and Immigration Regulation.

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