

RIGHT TO RENT IN THE UK

TOP TIPS
TO SAFEGUARD
YOUR BUSINESS

THRINGS

SOLICITORS

RIGHT TO RENT IN THE UK

TOP TIPS TO SAFEGUARD YOUR BUSINESS

- 1 Make reasonable enquiries into any prospective tenant before entering into an agreement. Establish who the relevant occupiers will be and whether they will be living in the property as their only or main home.
- 2 Visit the Home Office website and familiarise yourself with the lists of acceptable documents for right to rent checks and the images of those documents on the website. Alternatively, seek advice from an immigration solicitor.
- 3 In all cases, conduct the prescribed document checks for adult occupiers and keep proper records of the checks carried out.
- 4 Do not let the property if a prospective tenant cannot produce satisfactory documents, or if the documents appear to be forgeries.
- 5 Contact the Home Office if repeat checks show an occupier with a limited right to be in the UK has lost that right because their leave to remain expired during the tenancy.
- 6 If you are in any doubt, or have any concerns about potential penalties in the event that things go wrong, contact the Home Office.
- 7 Where more than one person is responsible for the right to rent checks and any potential penalties, agree in writing who is liable for fulfilling the requirements of the scheme beforehand.
- 8 Establish whether agreements between landlords and letting agents, occupiers who sub-let and superior landlords, and old and new landlords of properties with sitting tenants are required.
- 9 Consider instructing an immigration lawyer to carry out an audit of the landlord's / agent's right to rent procedures, and to advise on the wording of agreements to ensure clarity about where responsibility for any non-compliance with the new scheme lies.
- 10 Ensure you comply with landlords' and agents' obligations under UK equality (and data protection) legislation.

To discuss the right to rent in the UK or any other immigration related matter please contact Andrew Dekany, Partner:

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