

RIGHT TO RENT CHECKS

A Quick Guide for Landlords from CB ESTATES

WHAT ARE RIGHT TO RENT CHECKS?

BY CHRIS BUCKLE, DIRECTOR AT CB ESTATES

The right to rent scheme was introduced to tackle and deter illegal immigration. It was intended to prevent individuals without lawful immigration status in the UK from accessing accommodation in the private rented sector; and to support efforts to tackle those who exploit vulnerable migrants, often housing them in very poor conditions.

Since 2015 landlords and letting agents have been required to establish that prospective tenants can legally rent their property, before entering a tenancy agreement. This involved the physical checking of relevant documents such as passports or biometric residence permits. These would be compared to the tenant in person

NEED FURTHER INFORMATION?

PLEASE CONTACT ME ON
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WHAT DO YOU NEED TO DO?

KEY POINTS:

You must check that a tenant or lodger can legally rent your residential property in England.

You can use the Home Office online checking service on GOV.UK to view the immigration status of existing and prospective tenants. The service is simple, secure, free to use and enables checks to be carried out by video call. You do not need to check physical documents if you use the online checking service, as information about an individual's right to rent is provided in real time directly from Home Office systems.

From 6 April 2022, the right to rent online checking service must be used for biometric residence card and permit (BRC/P) holders, as they will no longer be able to use their BRC/P for a manual right to rent check, even if it shows a later expiry date.

Also from 6 April 2022, landlords will be able to use certified Identification Document Validation Technology (IDVT) service providers to carry out digital checks on behalf of British and Irish citizens who hold a valid passport (or Irish passport card).



WHAT IS A SHARE CODE?

To carry out an online right to rent check, you will need the applicant's date of birth and their 'share code'. You can then complete the check online on GOV.UK. •

Your tenant's share code is issued to them by the Home Office and will be valid for 30 days from when they create it. At the end of the 30 days, the code will no longer be valid, and you will no longer have access to your tenant's immigration information, unless they provide you with another, new share code.

WHAT ARE THE PENALTIES?

If you fail to carry out the proper checks and you rent your property to someone who does not have the right to rent then you could face a civil penalty.

Contact the team at CB ESTATES and we will be happy to answer any questions that you may have regarding right to rent checks and how they are carried out.

At CB ESTATES we carry out right to rent checks on every tenant over 18 as part of our comprehensive referencing and ID checking procedures before we offer any new tenancies. Call 01752 917458 for more information



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