

Right to Rent Checks: A guide for landlords letting to LSE students

Right to rent checks

Who needs to complete a right to rent check?

From 1 February 2016, anyone who rents out private property in England should make right to rent checks. This includes subletting a property or taking in lodgers. Currently, it is only required for new tenancies.

Do I only need to check the right to rent for non-UK nationals?

No. The UK government advise that you should check the right to rent for any potential tenant regardless of their nationality and immigration status. This includes UK and EU citizens.

The government have provided a helpful [code of practice](#) for landlords to help them avoid unlawful discrimination when completing the right to rent checks.

How to complete a check *

1. Check which adults will live at your property as their only or main home.
2. Check the original documents that allow the tenant to live in the UK.
3. Check that the documents are genuine and belong to the tenant, with the tenant present.
4. Make and keep copies of the documents and record the date you made the check.

* Taken from <https://www.gov.uk/check-tenant-right-to-rent-documents>



Quick links:

- [Gov.uk](#)
- [Right to Rent Check Tool](#)
- [Residential Landlords Association](#)

How do I know which documents I can accept?

The Home Office have produced a [“Landlords’ Guide to Checking Immigration Documents”](#). This helpfully explains the process you need to follow and how to check if a document is genuine.

You may also find the [“Summary Guidance for Landlords”](#) helpful.

Can the LSE verify a student’s right to rent for me?

The LSE is unable to verify a student’s right to rent. We will only be able to provide either an unconditional offer letter prior to the student starting their programme or a Certificate of Registration after they have registered for their programme.

We are unable to provide bespoke letters for landlord’s confirming the information required by the Home Office.

Can I use a company to verify a person’s right to rent?

It is free to verify a person’s right to rent with the Home Office. We have noted that a number of companies are advertising this service for a fee. If you choose to use a company to make these checks, we advise that you confirm any verifications made will legally protect you. Immigration is big business in the UK. Not all companies offering this service may be reputable.



If an LSE student has found my property via LSE Studentpad (LSE's online property letting service for students looking for private housing) will I be exempt from the need to undertake the Right to Rent checks?

No, an LSE student's use of the LSE Studentpad service is not evidence of either their current study status or their right to reside in the UK. LSE will only be able to provide either an unconditional offer letter prior to the student starting their programme or a Certificate of Registration after they have registered for their programme (see key contacts).

What are the potential consequences if I don't complete the checks?

If the checks aren't completed as required, you may be subject to a civil penalty up to a maximum of £3,000.

I'm concerned about possible discrimination. How can I avoid this?

The easiest way to avoid possible discrimination is to check all of your potential tenants in the same way regardless of whether you believe the person to be British, European or requiring an immigration status in the UK.

The Home Office have provided a [Code of Practice](#) on how to avoid unlawful discrimination when conducting these checks.

Is there any information available for students about the "Right to Rent" scheme?

The LSE is providing a guide for students on how to prepare for the "Right to Rent" scheme. This includes information on:

- What documents they need to prepare;
- How to find private sector accommodation;
- Who to go to if they need housing advice e.g. unfair renting practices.



Key contacts at LSE

- [International Student Visa Advice Team](#) – we can advise any non-UK/EU LSE students who have any queries about their immigration status and their right to rent.
- [Student Services Centre](#) – we will be able to provide potential tenants with a Certificate of Registration as evidence of their registration status.
- [Residential Services](#) – we can work with you to find student tenants for your properties.
- [Students' Union Advice Service](#) – we can help any students who may need housing advice.

