



Right to rent - What does this mean for you?

Right to Rent was introduced under the Immigration Act 2014 and it is essential that both tenants and landlords are aware of what this encompasses. A Right to Rent check is a check that is carried out on a prospective adult occupant, anyone aged 18 years, to prove they have the right to rent in the UK.

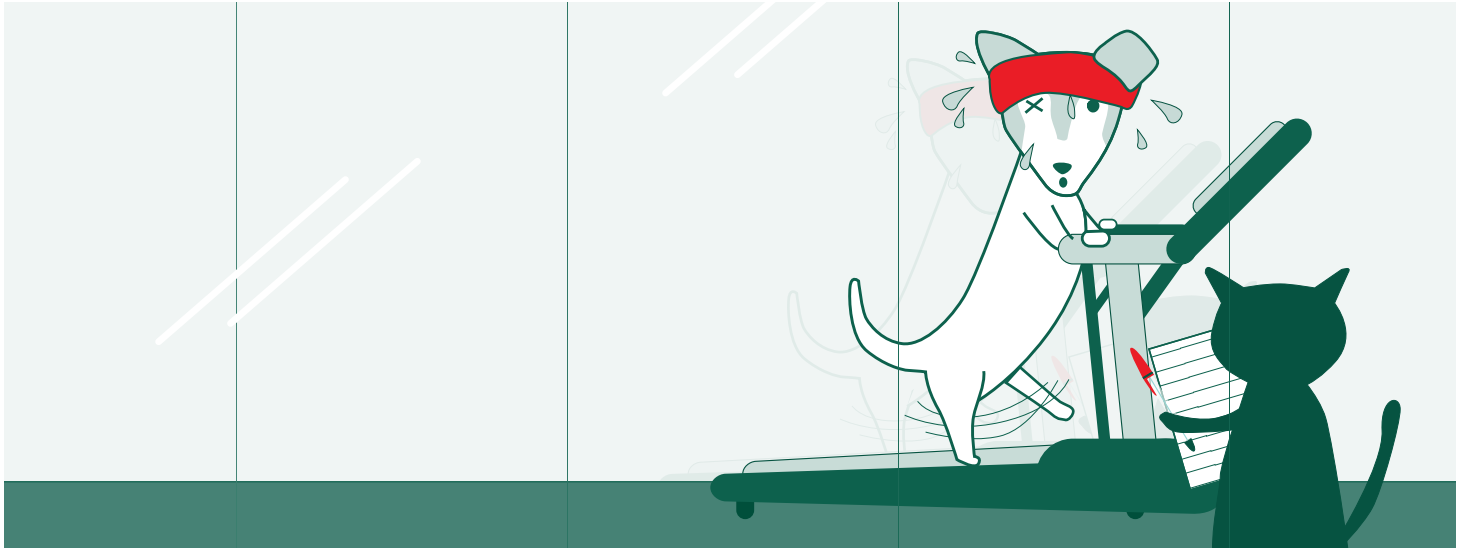
This entails producing documents in person to a landlord or letting agent for them to copy and store. These documents must be produced in person and cannot be emailed. We will take a copy of the documents seen and record the check as having been completed.

Acceptable documents that we are looking for from a tenant that they can use to demonstrate their identity and Right to Rent are dependent on their nationality. Options for EEA/Swiss citizens are as follows:

- Valid passport
- Valid EEA/Swiss national ID card
- Combination of valid UK driving licence and original UK birth certificate (British citizens only)

A tenancy can only begin on the condition that all adult occupants demonstrate their valid Right to Rent prior to the tenancy start date. If any potential applicants fail to present their documents providing a valid Right to Rent, then we will deny access into the tenancy agreement.

If a tenant has a time limited right to be in the UK, we will conduct a follow up check 12 months after the first check or at the expiry of the tenant's right to be in the UK.



Energy Performance Certificate (EPC)

Energy Performance Certificates (EPCs) are needed whenever a property is rented. EPCs present the efficiency of dwellings on a scale of A to G. The most efficient homes – which should have the lowest fuel bills – are in band A. The certificate is valid for 10 years. It is now a requirement, from April 2018, that any properties rented out in the private rented sector to have a minimum energy performance rating of an E. You cannot serve a notice on a tenant if you do not have a valid and compliant EPC.

An EPC tells the tenant the energy performance of a property so that they can gauge what the heating costs may be. A is the highest and G is the lowest. In theory a band A should have the lowest fuel bills and a band G should have the highest. Only a qualified Domestic Energy Assessor can perform an EPC inspection. All EPC's can be found on a national register. Failure to present a valid EPC can incur a civil penalty up to £4000.

A new EPC must be commissioned every ten years, prior to the preceding one expiring.

An EPC contains:

- Information about a property's energy use and typical energy costs
- Recommendations about how to reduce energy use and save money