

## Right to Rent Checks: A guide for LSE students renting in the private sector.

### 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.

#### Does this only affect non-UK nationals?

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

#### What will landlords be required to check \*

1. What adults will live at their property as their only or main home?
2. The original documents that allow the tenant to live in the UK.
3. 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>

The checks will be very similar to the checks made when you registered for your programme at LSE. Preparing the documentation in advance will help both you and the landlord.

#### How much will a check cost?

It is free to complete the check. If you are renting through an agency, they may include this in the agency fee. We would be like to hear if any students are charged for a right to rent check.

There are already companies offering their services on the internet. They may offer to help you prepare your documents or assist your landlord. However, these services are likely to come with a fee. If you are unsure about any charges, contact the Students' Union for advice.

#### What documents do you need to provide your potential landlord with?

This does depend on your nationality, the documents you have and your status in the UK e.g. if you require a visa. The Home Office have provided a useful [guide for landlords](#), which you can refer to and prepare your documentation.

You must show them the original documents when your eligibility is being checked.

#### Can the LSE provide me with a letter confirming that I have the right to rent in the UK?

Your landlord will need to make the correct checks and keep copies of the documents you submit so that they have a "statutory excuse". This means they can justify what they have done should their records be checked.

Prospective students can use their original offer letter as evidence that they will be studying at the LSE. If you require a new letter please contact the relevant admissions team.

Registered students can request a certificate of registration from the Student Services Centre as evidence that they are registered at the LSE.

We cannot provide a letter which confirms your right to rent in the UK and this is not an accepted form of evidence for the checks. If your landlord requests a letter of this nature, please refer them to our [guide for landlords](#).

#### The LSE has my documents on file. Can you provide me with copies for my landlord?

You can take copies to support your original documents, but you will need to prepare and pay for these yourself.

**If I have 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 provide documentation for the Right to Rent checks?**

No, the landlords and private properties registered on LSE Studentpad are completely independent from the School. If you do find housing either with one of the properties registered on LSE Studentpad or in a property registered on the University of London Housing Lists, you will still need to provide documentation to your landlord for the Right to Rent checks.

**If I have a confirmed offer of accommodation for a hall of residence will I be exempt from the need to provide documentation for the Right to Rent checks?**

Yes, all LSE halls of residence and those provided by its partner organisations (the University of London intercollegiate halls, Urbanest halls and Lilian Knowles Hall, managed by Sanctuary Students), are exempt. If you have found accommodation in a private hall of residence (e.g. a residence that is not linked to LSE or the University of London, and is run by a private housing provider), you may be required to provide documentation for the Right to Rent checks and are recommended to check directly with the hall.

**I have a visa application in progress and my landlord needs a reference number for the checking tool. What can I provide?**

Your landlord can check if you have a valid immigration application in progress using the gov.uk checking tool. You will need to provide them with the application reference number from your document checklist or the Case ID, which you can find on letters from the Home Office regarding your most recent application.



**Key contacts at LSE**

- [International Student Immigration Service](#) – 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.

**Where can I go if I have any problems?**

The Students' Union Advice Service provides free, independent advice on a variety of matters, including housing. If you do encounter any difficulties relating to right to rent checks we're here to help. The following are potential problems you may encounter and our tips for dealing with them.

- 1) *A landlord refuses to meet you in person and wants you to send your documents in the post*

This may be perfectly innocent however sending important documents, such as your passport, in the post is risky. If the landlord refuses to meet you in person to carry out the check then you may want to look for a property elsewhere.

- 2) *A landlord is refusing to show you their property as they only want to rent to British tenants to avoid right to rent checks*

This landlord is breaking the law, as they should be checking any prospective tenant's right to rent (regardless of nationality). If you feel you are being discriminated against then let us know.

- 3) *You have already signed a tenancy agreement and your letting agent is now charging additional fees in order to complete a right to rent check. This fee was never mentioned before.*

Letting agents are allowed to charge fees however they should communicate these with you before you sign a contract. If you think an agent has deliberately hidden a fee from you then contact us and we can advise on your options.

**Contact us:** Phone: 020 7955 7158

Email: [su.advice@lse.ac.uk](mailto:su.advice@lse.ac.uk)

Person: We have daily drop in sessions (Monday-Friday 11-1). Outside of these times we ask that you email or call to book an appointment.