

HARLESTONE PROPERTY LTD

TENANT GUIDANCE: RIGHT TO RENT SCHEME

COMPANY INFORMATION & OFFICE CONTACT

Registered in England & Wales (Company No. 08978481)

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1. What is the Right to Rent Scheme?

Under The Immigration Act 2014, landlords and letting agents in England are legally required to check that all adult occupiers (aged 18 and over) have lawful immigration status in the UK before granting a residential tenancy agreement. This check applies to all adults who will occupy the property as their only or main home, regardless of whether they are named on the tenancy agreement.

2. Right to Rent Categories

• Unlimited Right to Rent:

Applies to British and Irish citizens, individuals with Indefinite Leave to Remain / Settled Status (EUSS), or those with no time limit on their stay in the UK. Initial check carried out once before the tenancy begins.

• Time-Limited Right to Rent:

Applies to individuals with limited permission to stay in the UK (e.g. pre-settled status, work/student visas). Checks must be carried out no earlier than 28 calendar days before the tenancy start date. Follow-up checks will be required prior to expiration.

• Permission to Rent / Home Office Verification:

If an applicant has an outstanding visa application or appeal, Harlestone Property Ltd will verify status directly with the Home Office Landlord Checking Service (LCS).

3. How to Prove Your Right to Rent

Depending on your nationality and immigration documentation, your Right to Rent check will be conducted using one of the following methods:

1. Home Office Online Check (eVisa): If you have an online immigration status, you can generate a 'Share Code' at GOV.UK for us to verify online.
2. Manual Document Check: Physical inspection of original acceptable identity documents (e.g., British/Irish passport) in your presence or via video link.
3. Digital Identity Verification (RtR DVSP): Verification performed via an approved Digital Verification Service Provider where applicable.

4. Fair Treatment & Anti-Discrimination

COMPLIANCE & ANTI-DISCRIMINATION POLICY

In strict compliance with the statutory Code of Practice, Right to Rent checks are applied universally and consistently to all prospective adult occupiers without exception. Harlestone Property Ltd operates in accordance with UK equality legislation to ensure fair, non-discriminatory checking procedures.