

right to rent checks

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how to prove your right to rent in the UK

By law, all landlords/agents must check the identity of everyone who wants to rent a property to ensure they have the right to rent in the UK.

Right to rent checks vary depending on whether you have an unlimited or time limited right to rent in the UK.

unlimited right to rent

Those with a permanent permission to remain in the UK have an unlimited right to rent. This is likely to apply to you if you:

- are a British or Irish citizen
- have status under the EU Settlement Scheme
- have the right of abode, have been granted indefinite leave to remain or have no time limit on your right to stay in the UK.

time limited right to rent

Those with a time limited right to rent have a temporary permission to be in the UK. This may apply to you if you:

- are an EEA citizen with pre-settled status
- are an EEA or non-EEA citizen with status under the points based immigration system
- have an outstanding application with the Home Office

If you have a time limited right to rent, the landlord/agent must check your right to rent no more than 28 days before the start of the tenancy.

The landlord/agent will need to make further checks after 12 months or after the period of leave expires, whichever is later.

how to evidence your right to rent

There are three types of right to rent check:

- use of the Home Office online checking service
- digital identification verification checks
- manual document-based checks.

A landlord/agent cannot dictate which check you use to prove your right to rent.

Landlords and agents must conduct right to rent checks in a fair, justifiable and consistent manner, regardless of whether they believe the tenant to be British, settled or a person with limited permission to be in the UK.

In some cases, the ID you wish to use will determine the type of check you should complete.

home office online checking service

If you have a Biometric Residence Card (BRC) or Biometric Residence Permit (BRP) then you are required to use the Home Office online checking service to obtain confirmation of your right to rent in the UK.

It is not possible for the landlord/agent to check your physical documents via a manual document-based check.

If you have settled or pre-settled status then you can also choose to use this service.

The online service can be accessed [here](#).

You will be asked to enter your date of birth and details of one of the following:

- BRP
- BRC
- passport or national identity card

The system will generate a 'share code' and you should send the share code and your date of birth to the landlord/agent to allow them to access their section of the online system and view your right to rent profile page.

Alternatively, you can choose to send the share code to your landlord/agent directly via the the service. If so, they will receive an email from right.to.rent.service@notifications.service.gov.uk. Your share code will be valid for 90 days.

The landlord/agent will then arrange a meeting to verify your right to rent, either in person or via a video call.

The landlord/agent will check your identity against the photograph on the online page.

The landlord/agent will then retain evidence of the check.

digital identification verification

If you are a British or Irish citizen with a valid passport or Irish passport card then you can request confirmation of your right to rent status via digital identity verification.

Digital identity verification conducted by identity service providers (IDSPs) is the process of obtaining evidence of a prospective tenant's identity, checking that it is valid and belongs to the person who is claiming it.

If you choose to use this system, the landlord/agent will tell you which provider they are using and you will need to register with the provider directly.

The landlord/agent must confirm the image provided to the IDSP is a true likeness (this may be completed during a face to face meeting or via a video call) and check that the biographic details are consistent with those you have provided.

The landlord/agent will retain a copy of the check for the duration of your tenancy and for one year after the tenancy has come to an end.

If your passport or card has expired, you will be required to complete a manual based check of your original documents.

Please note, this is a new service and it will take time for landlords/agents to establish relationships with providers. In the meantime, it may be necessary for you to verify your right to rent via a different type of check.

document-based check

A manual document-based check will involve meeting with the landlord/agent in person to show them your original ID.

Landlords/agents must check all original documents in your presence and keep copies with a record of the date on which the check was made.

The documents you need to show vary depending on whether you have an unlimited or a time limited right to rent but include:

Unlimited right to rent:

- UK passport
- Irish passport or passport card

Or

Two of the following:

- Full birth or adoption certificate (issued in the UK, Channel Islands, the Isle of Man or Ireland)
- A current full or provisional photo card UK driving licence
- Letter from the university confirming that the holder has been accepted on a current course of study and includes the name of the institution and the name and duration of the course (issued within the last three months)

Time limited right to rent:

- A current passport or travel document endorsed to show that the holder is allowed to stay in the UK for a time-limited period.
- A current immigration status document issued by the Home Office to the holder, with a valid endorsement indicating that the holder has been granted limited leave to enter or remain in the UK.

A full list of acceptable documents can be found in the [Right to Rent Checks: A user guide for tenants and landlords](#).

nationals of australia, canada, japan, new zealand, singapore, south korea, usa, eu, eea and switzerland who are visiting the UK

Nationals who are visiting the UK from the countries listed above can use their biometric passport to use an e-gate to enter the UK for up to six months.

Nationals of Australia, Canada, Japan, New Zealand, Singapore, South Korea, USA, EU, EEA and Switzerland are, therefore, permitted to use a combination of their passport, plus evidence of travel to the UK to demonstrate their right to rent.

Acceptable evidence of travel (establishing the date of arrival in the UK in the preceding six months) includes:

- an original or copy of a boarding pass or electronic boarding pass for air, rail or sea travel
- an original or copy airline, rail or boat ticket or e-ticket
- any type of booking confirmation for air, rail or sea travel
- any other documentary evidence which establishes the date of arrival in the UK in the preceding six months.

The right to rent check will be valid for 12 months. If an individual extends their stay and remains in the accommodation then the landlord/agent must schedule a follow-up check before the end of the 12 month period.

right to rent checks when you are outside of the UK

If you are currently living outside of the UK then it may not be practical to undertake a full right to rent check before you sign your tenancy agreement.

The landlord/agent may agree to a tenancy in principle and check your right to rent when you take up occupation of the property, rather than before the start of the tenancy agreement.

They must check your right to rent before you move in. This could happen when you meet to collect your keys.

This is unless you have a BRP or BRC in which case you must use the Home Office online checking service. The landlord/agent may complete the check via a video call whilst you are still outside of the UK.

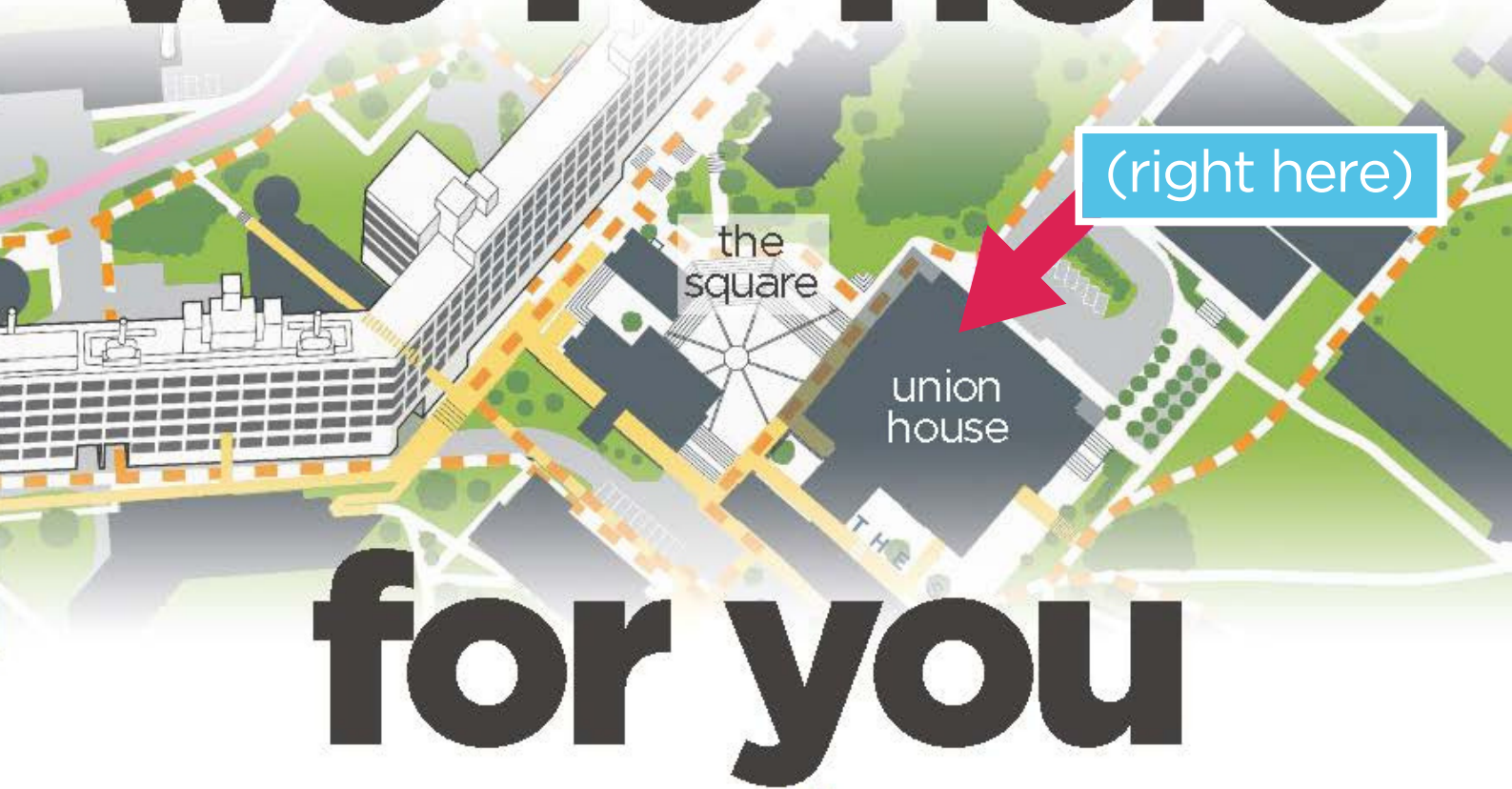
first time students from overseas

If you are studying in the UK for the first time and have not collected your BRP yet, the endorsement in your passport allowing you to travel to the UK will be sufficient to prove your right to rent (as long as the endorsement has not expired).

The landlord/agent may request a further check once you have collected your BRP. If so, you should use the Home Office online checking service.

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we're here

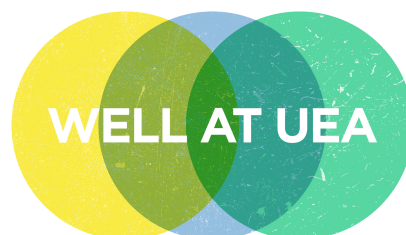


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**free, confidential,
impartial advice**

mon - fri
10.00 - 15.00

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