



Right To Rent – A Tenant’s Guide

Landlords or their Agents have a legal duty to check that every tenant has the right to live in the UK.

To do that, we need to both take copies of documents which prove your nationality, and show that you have the right to rent a property here, and to see the original versions.

Why does this rule affect me?

The same checks apply equally to all adults residing in the property – including British citizens, nationals from the European Economic Area (EEA) and people from elsewhere in the world.

What is the information used for?

The information only helps us to confirm your legal status. We will not discriminate for or against you because of your nationality. We will not use information for marketing or other purposes.

Why do you take copies of the documents?

We need to see your original documents to confirm they are genuine. We are also required to make a clear copy of each document, record the date on which the check was made and retain the copies securely for at least one year after the tenancy has ended.

British citizens and nationals from the European Economic Area (EEA)

If you are British, a citizen of the UK and Colonies with right of abode in the UK or a permanent resident of an EEA country or Switzerland, you automatically have the right to rent in the UK. We do still need to take copies of documents proving your nationality.

Countries in the EEA are: Austria, Belgium, Bulgaria, Croatia, Republic of Cyprus, Czech Republic, Denmark, Estonia, Finland, France, Germany, Greece, Hungary, Iceland, Ireland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Sweden and the UK.

Nationals from outside the EEA

As well as confirming your nationality, we need to check that you have the right to stay in the UK. If your permission has a time limit, we will need to check it again in future once that time limit has ended or after 12 months, whichever occurs later.

What happens if I cannot provide documents?

We are not permitted to rent to you if you do not have the necessary documents and will be fined if we do so.

Why do you need to see me?

Document checks must be carried out in the presence of the holder so we need each person aged 18 or older who will be occupying the property as their only or main home to personally attend our offices with one or more original documents that prove they have the right to rent a property here.

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Which documents can we accept?

List A (Group 1): if a prospective tenant can produce one document from this group then a continuous statutory right to rent will be established.

A passport (current or expired) showing that the holder is a British citizen, or a citizen of the UK and Colonies having the 'right of abode' in the UK.

A passport or national identity card (current or expired) showing that the holder is a national of the European Economic Area (EEA) or Switzerland.

A registration certificate or document (current or expired) certifying or indicating permanent residence issued by the Home Office, to a national of the European Economic Area country or Switzerland.

A 'permanent' residence 'indefinite leave to remain', 'indefinite leave to enter' or 'no time limit' card issued by the Home Office (current or expired), to a non-EEA national who is a family member of an EEA or Swiss national.

A biometric 'residence permit' card (current or expired) issued by the Home Office to the holder indicating that the person named has 'indefinite' leave in the UK, or has 'no time limit' on their stay in the UK.

A passport or other 'travel document' (current or expired) endorsed to show that the holder is either 'exempt from immigration control', has 'indefinite' leave in the UK, has the 'right of abode' in the UK, or has 'no time limit' on their stay in the UK.

A current immigration status document issued by the Home Office to the holder with a valid endorsement indicating that the holder is either 'exempt from immigration control', has 'indefinite' leave in the UK, has the 'right of abode' in the UK, or has 'no time limit' on their stay in the UK.

A certificate of registration or naturalisation as a British citizen.

List A (Group 2): If a prospective tenant can produce any 2 documents from this group then a continuous statutory right to rent will be established.

A full birth or adoption certificate issued in the UK, Channel Islands, the Isle of Man or Ireland, which includes the name(s) of at least one of the holder's parents or adoptive parents.

A current full or provisional photo card UK driving licence.

A letter from HM Prison Service, the Scottish Prison Service or the Northern Ireland Prison Service confirming the holder's name, date of birth and that they have been released from custody of that service in the 6 months prior to the check.

A letter issued within the 3 months prior to the check by a UK government department or Local Authority and signed by a named official (giving their name and professional address), confirming the holder's name and that they have previously been known to the department or local authority.

A letter issued within the 3 months prior to the check from an officer of the National Offender Management Service in England and Wales confirming that the holder is the subject of an order requiring supervision by that officer; from an officer of a local authority in Scotland confirming that the holder is the subject of a probation order requiring supervision by that officer; or, from an officer of the Probation Board for Northern Ireland confirming that the holder is the subject of an order requiring supervision by that officer.

Evidence (identity card, document of confirmation issued by one of HM forces, confirmation letter issued by the Secretary of State) of the holder's previous or current service in any of HM's UK armed forces.

A letter from a UK police force confirming that the holder is a victim of crime and has reported a passport or Home Office biometric immigration document stolen, stating the crime reference number, issued within the 3 months prior to the check.

A letter issued within the 3 months prior to the check signed by a representative of a public authority, voluntary organisation or charity which operates a scheme to assist individuals to secure accommodation in the private rented sector in order to prevent or resolve homelessness.

A letter issued within the 3 months prior to the check confirming the holder's name signed by the person who employs the holder (giving their name and business address) confirming the holder's status as employee and employee reference number or their National Insurance number.

A letter issued within the 3 months prior to the check from a UK further or higher education institution confirming the holder's acceptance on a current course of studies. This letter should include the name of the educational establishment, as well as the name and duration of the course.

A letter issued within the 3 months prior to the check from a British passport holder who works in (or is retired from) an acceptable profession as specified in the list of acceptable professional persons. The letter should confirm the holder's name, and confirm that the acceptable professional person has known the holder for longer than three months.

List B: if a prospective tenant can produce one document from this group then a time limited statutory right to rent will be established.

Disclosure and Barring Service Certificate (criminal record check) issued within the 3 months prior to the check.

A current passport or other 'travel document' endorsed to show that the holder is allowed to stay in the UK for a time-limited period.

A current biometric 'residence permit' card issued by the Home Office to the holder, which indicates that the named person is permitted to stay in the UK for a time-limited period.

A current 'residence card' (including an accession residence card or a derivative residence card) issued by the Home Office to a non-EEA national who is either a 'family member' of an EEA or Swiss national or has a 'derivative' right of residence.

A current immigration status document issued by the Home Office to the holder with a valid endorsement indicating that the named person may stay in the UK for a time-limited period