

Liz Davies

- RIGHT TO RENT
- IMMIGRATION ACT 2014
- PROCEEDS OF CRIME ACT 2006

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AVERAGE TENANT

Usually :

White

Aged between 18 -65

Working/benefits

British origin

75% of movers, move within 5 miles of where they currently live.....

Do you visit them in their current rental property?

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RIGHT TO RENT LEGISLATION

- Rolled out as a Pilot in West Midlands Dec 2014
- Government introducing same requirements during England and Wales in 2015
- Code of practice can be used as evidence in legal proceedings
- Right to rent 'tool'

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EQUALITY ACT 2010

Checks carried out by Landlords should be performed without regard to race, religion or any other protected characteristics as specified in the Equality Act 2010.....

Minimise the risks of accusations of discrimination

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Immigration Act 2014

- Immigration Minister James Brokenshire MP
- ‘the national implementation will be informed by the evaluation project underway and due to report from July 2015

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STATISTICS TO DATE

- 911 Calls to the Home Office
- 114 checking requests for checks in cases where tenants were unable to verify –THEIR RIGHT TO RENT
- 36,000 visits to the guidance webpages
- 75 referrals
- 4 payment notices issued to Landlord/agents
- 1 payment has been made

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LANDLORDS

9 OUT OF 10

Don't fully understand the immigration checks they will have to carry out

A further 9 out of 10 Landlords believe that the new legislation places too much responsibility on them

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Statutory Requirements

- Establish the adults who will be renting
- Obtain original versions of the acceptable documentation, and check in the presence of the holder
- Make clear accurate copies date them
- Check for Time-limited occupation
- Check for children – attaining 18

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Meanwhile

- 100% of Landlords intend to rely on letting agents
- 93% of landlords don't feel confident in making the checks
- Themselves
- 10% of landlords think the new legislation will cause homelessness for some immigrants

- The vast majority of landlords say that they will be much more wary about taking on immigrant tenants.

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PENALTIES

£3,000 FINE.....

You will be issued a Civil Penalty notice and have 28 days to appeal, after the 28 days you will lose your right to appeal against it

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