



## [Right to Rent checks: COVID-19 guidance factsheet](#)

### **Guidance on conducting Right to Rent checks during the COVID-19 pandemic.**

Right to Rent checks have been temporarily adjusted to make it easier for landlords to carry them out during the coronavirus outbreak.

The adjustments mean that until further notice, landlords do not need to see original documents and can complete checks over video calls.

#### **How to conduct a Right to Rent check during COVID-19 measures:**

- Ask the tenant to submit a scanned copy or photo of their original documents via email or using a mobile app
- Arrange a video call with the tenant – ask them to hold up the original documents to the camera and check them against the digital copy of the documents
- Record the date you made the check and mark it as 'adjusted check undertaken on [insert date] due to COVID-19'.

The latest guidance is available [here](#) on GOV.UK.

[Sign up for email updates](#) about the Right to Rent policy.

## **Frequently asked questions**

### **What is the Right to Rent Scheme?**

The Right to Rent scheme was introduced to restrict immigration offenders from accessing the private rental sector in England. Landlords can check prospective tenants have a legal right to rent by conducting simple document checks. By carrying out checks, landlords ensure they would not be liable for a civil penalty.

### **Why are you adjusting the Right to Rent checks in England?**

We are committed to supporting landlords and tenants during this national emergency. Social distancing measures mean it is not possible to do Right to Rent checks in the usual way, so we are adjusting the checks to allow them to be done without having the original documents.

### **What will happen after the COVID-19 measures end?**

We will let you know in advance when these measures will end. After that date, you must revert to the checking process set out in: [Code of practice on illegal immigrants and private rented accommodation](#) and [Right to Rent document checks: a user guide](#).

### **What happens if a tenant cannot provide the right documents?**

You must contact the [Landlord Checking Service](#) if the tenant cannot provide documents from the [prescribed lists](#).

Once you have submitted your request to the service, please do not try to contact them again. You will get an answer within two working days. You must keep the response in order to protect against a civil penalty.