



**HomeWorld**  
**Management Ltd**  
we deliver what we promise

# HOW TO RENT A PROPERTY IN THE **UK**

# TENANTS **GUIDE**



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## INTRODUCTION

Here's **HomeWorld Management's** comprehensive tenant's guide. Whether you're renting for the first time or have been a tenant for years, this guide is designed to help you quickly understand the renting process.

We'll walk you through every stage, from finding a property to understanding your rights and responsibilities, while ensuring you stay compliant with UK laws and regulations.

At **Homeworld Management**, we are committed to making renting simple for tenants across the UK. With our property management and maintenance expertise, we help tenants find suitable rental homes and provide ongoing support throughout the tenancy.



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## 1. RIGHT TO RENT THE RESIDENTIAL PROPERTY

In **February 2016**, the UK government implemented the **Right to Rent** regulations, which mandate that landlords or agents verify that all tenants have the right to rent residential properties in the UK.

Before a tenancy begins, prospective tenants or anyone over 18 must provide the landlord or agent with documentation confirming their right to reside in the UK. This can be done in several ways:

**Single Document:** A single document that demonstrates an unlimited right to rent.

**Combination of Documents:** A set of documents that collectively show an unlimited right to rent.

**Time-Limited Right:** Documents indicating a temporary right to rent.

**Landlords or estate agents are required to take the following steps:**

- Identify all adults who will occupy the property as their primary residence.
- Collect original documents from the tenant or occupant that confirm their legal residency in the UK.
- Verify the authenticity of these documents in the presence of the tenant.
- Keep a photocopy of the documents on record, along with the date the check was performed.

At **HomeWorld Management**, we take the initiative to perform right-to-rent checks for all tenants before initiating the tenancy on behalf of our landlords. We also conduct additional checks for landlords who have entrusted us with property management.

Landlords managing their properties are accountable for performing follow-up checks during the tenancy.



## 2. UNDERSTANDING THE RENTAL PROCESS

### Finding a Suitable Property

When searching for rental properties, consider different channels, such as online property portals (**HomeWorld Management**, Rightmove, Zoopla), local letting agents, and local newspapers. Ensure that you view properties in person to assess their condition.

### Types of Properties Available

**Common property types for tenants in the UK include:**

**Flats (Apartments):** Popular in urban areas, they can be furnished or unfurnished.

**Houses:** Provide more space, often suitable for families.

**Shared Accommodation/HMO:** Common among students and young professionals, offering affordability.

**Studios:** Small, self-contained units, ideal for single occupants.

### Considerations for Location

Consider your daily commute, access to public transport, nearby schools, healthcare facilities, and amenities like supermarkets. Factors to consider include:

**Proximity to Work/School:** Reduces commuting time and expenses.

**Nearby Amenities:** Access to shopping centres, schools, hospitals, and green spaces.

**Crime Rates:** Verify the safety of the area using local crime statistics.

**Transport Links:** Convenient access to public transport can be crucial, especially in larger cities.

### Questions to Ask During Viewings

When attending property viewings, ask relevant questions to understand the condition and suitability of the accommodation:

- Are the appliances in working order, and does the landlord's insurance cover them?
- Is there any recent history of mould, dampness, or pest problems on the residential rental property?
- How much is the average monthly utility bill?
- Is the property wholly or partially furnished?





## Budgeting

Setting a realistic budget is essential when renting a property. You must consider other expenses, in addition to the rent, to avoid financial strain.

## Rent Costs

Rental prices vary greatly depending on the region, property type, and amenities. Generally, the cost of living is higher in major cities like London than in rural areas.

## Council Tax

A council tax is a local tax that contributes to funding public services. The amount payable depends on the property's band, which the local council determines based on its value.

## Discounts and Exemptions

Students, single occupants, and low-income individuals may qualify for discounts. Full-time students are usually exempt from paying council tax.

## Utilities

These include gas, electricity, water, and broadband/Internet. It is advisable to compare utility providers and consider fixed-rate contracts to avoid unexpected price hikes.

## Insurance

While not mandatory, insurance is recommended to protect your belongings against theft, fire, or accidental damage.

## Average Rental Prices by Region

Below is a table showing the average rental prices across different regions of the UK. This data helps set expectations when budgeting for your next move.





## Legal Rights and Responsibilities

### Tenants' Rights

UK laws protect tenants from unfair treatment and guarantee safe living conditions:

#### Right to a Safe and Habitable Property

Landlords are legally required to maintain the property's structural integrity and provide safety certificates for gas and electrical installations. Properties must meet the Housing Health and Safety Rating System (HHSRS) standards.

#### Right to Privacy

The landlord cannot enter the property without your permission, except in emergencies. The landlord should give you at least 24 hours' notice for routine inspections or repairs.

#### Right to Be Informed

By law, tenants must receive certain documents at the start of the tenancy, including: Energy Performance Certificate (EPC): This document shows the property's energy efficiency rating.

**Gas Safety Certificate:** Provided for properties with gas appliances, ensuring their safety.

**How to Rent Guide:** A government-issued guide explaining tenant rights and landlord responsibilities.

#### Latest Updates (2024)

New laws introduced stricter requirements for CO detectors in all rooms with gas appliances.

#### Right to Fair Rent Increases

Any rent increase must be reasonable and in line with average market rents. Tenants should be given at least one month's notice for monthly rental agreements.

#### Protection from Eviction

Landlords must follow legal eviction procedures. Under the Deregulation Act 2015, retaliatory eviction (e.g., evicting a tenant who requests repairs) is prohibited.





## Tenants' Responsibilities

### As a tenant, you must:

#### Pay Rent and Bills on Time

Paying the rent fully and on time is essential, as failure could lead to eviction.

#### Maintain the Property

While landlords are responsible for significant repairs, tenants must take care of daily maintenance tasks, such as keeping the property clean, replacing light bulbs, and testing smoke alarms. Notify the landlord of any issues that require attention to prevent the situation from worsening, which may increase repair costs.

#### Report Problems Promptly

Notify the landlord of any issues that require attention to prevent the situation from worsening, which may increase repair costs.

## Landlord's Responsibilities

Landlords must adhere to the following obligations:

#### Ensure the Property is Safe

This includes addressing health hazards, maintaining plumbing and heating systems, and ensuring that electrical installations are safe.

#### Protect the Deposit

Deposits must be held in a government-approved scheme, such as the Deposit Protection Service (DPS), MyDeposits, or the Tenancy Deposit Scheme (TDS). This ensures your deposit is safeguarded against misuse.

Legislation	Key Details
Landlord and Tenant ACT 1985	Sets the landlord's duty to repair the structure and exterior.
Housing Act 2004	Covers tenants' right and enforcement of housing standards.
Deregulation Act 2015	Outlines eviction procedures and tenant protection measures.
Renters' Reform Bill (Expected 2024)	Proposes abolishing Section 21 "no fault evictions and introducing a landlord registration system.





## Types of Tenancy Agreements

### Assured Shorthold Tenancy (AST)

The most common type of tenancy in England, UK, is a short-term tenancy, typically lasting 6-12 months. After this, the landlord can regain possession if they give appropriate notice (Section 21).

### Notice Periods for Ending the Tenancy

The tenant should give at least one month's notice if they wish to leave, and the landlord must provide at least two months' notice if they want to regain possession after the fixed term ends.

### Excluded Tenancies or Licences

These usually apply when a lodger rents a room in the landlord's home. Tenants in this arrangement have fewer legal protections against eviction.

### Assured Tenancy

More secure than an **AST**, assured tenancies do not have a fixed end date, offering the tenant long-term stability.

### Regulated Tenancy

This is an older type of tenancy in which the tenant may have lived in the property for many years. Rent increases are strictly controlled.





## Moving In Rental Property

### Inventory and Condition Report

Complete a detailed inventory report to document the property's condition. This will protect you from unfair deductions when you move out.

### Utility Setup

Contact utility providers to set up gas, electricity, water, and internet accounts. Take meter readings on move-in day.

### Council Tax Registration

Register with the local council to pay council tax. Discounts are available for single occupants and students.

### Tenant Insurance

While not legally required, insurance covers your possessions in case of theft, fire, or damage.

### Tenancy Duration Trends

The most common tenancy agreements in 2024 are:

- 6-12 months fixed term: 55% of rental contracts.
- Rolling monthly tenancy (Periodic Tenancy): 25%.
- 2-year agreements or longer: 20%.

### Key Clauses to Review in Your Tenancy Agreement

The tenancy agreement is a legally binding contract between you and the landlord. Ensure it includes:

### Rent Payment Details

The agreement should specify the monthly rent, payment due dates, and accepted payment methods.

### Security Deposit Details

The deposit amount, its protection under an official scheme, and conditions for deductions should be detailed.

### Property Usage Restrictions

If there are restrictions on subletting, keeping pets, or making alterations to the property, these should be clearly stated.





## Security Deposits

### Deposit Protection Schemes

Deposits must be secured in one of three government-approved schemes. In England, Scotland, and Wales, the rules are consistent:

- **Deposit Protection Service (DPS)**
- **MyDeposits**
- **Tenancy Deposit Scheme (TDS)**

### Common Deductions from Deposits

These can be made for unpaid rent, damage beyond ordinary wear and tear, and any outstanding utility bills. Landlords can make deductions for:

#### Outstanding Rent

**Damage Beyond Wear and Tear:** Normal wear and tear do not warrant a deduction.

**Cleaning Costs:** Tenants should leave the property in a state of cleanliness similar to the one they had when they moved in.

### Steps to Reclaim Your Deposit

1. Ensure the property is clean and undamaged.
2. Attend the final inspection and dispute any unfair deductions.
3. Use the dispute resolution service provided by the deposit scheme.



# Residential Rental Property Repairs & Maintenance

## Landlord's Obligations

**Urgent Repairs:** Heating failures or gas leaks must be addressed immediately.

**Regular Inspections:** Routine checks for safety, such as gas safety certificates.

## Tenant's Obligations

**General Maintenance:** Minor repairs (such as changing fuses) and keeping the property clean.

**Reporting Issues Promptly:** Ensure problems are reported as soon as they arise.



## Handling Disputes

### Dispute Resolution Process

If a dispute arises, attempt to resolve it with the landlord directly. If that fails, use a third-party mediation service or dispute resolution scheme.

### Using Third-Party Services

A professional and experienced property management company like **HomeWorld Management** can offer guidance and support for tenant disputes.

### Eviction Rules

The landlord must provide valid notice and follow legal procedures for eviction. If you believe the eviction is unjust, seek legal advice.

Renting a home in the UK is a significant milestone that requires careful consideration, awareness of legal rights, and a proactive approach to managing responsibilities.

Throughout this guide, we've covered various essential aspects of the renting process, from understanding the legal frameworks and types of tenancy agreements to handling deposits and maintenance issues.

### Empowerment Through Knowledge

Empowerment as a tenant comes from understanding your rights and responsibilities. The UK's laws and regulations are designed to protect you and ensure that you live in a safe, secure, and well-maintained environment.

Familiarising yourself with your tenancy agreement and the legal obligations of both you and your landlord can prevent misunderstandings and disputes, allowing for a harmonious renting experience.

### Maintaining Open Communication

Effective communication with your landlord or property management company is vital. Transparency is critical in addressing maintenance issues, discussing rent payments, or negotiating tenancy renewals.

Establishing a positive relationship with your landlord can lead to a more enjoyable living situation and prompt responses to any issues.

### Preparing for Changes

Renting can involve changes and transitions, whether moving into a new property, renewing your lease, or eventually moving out. Being prepared for these changes can ease the process significantly.

Keep track of important dates, such as the end of your tenancy agreement, and ensure that you document the property's condition both when you move in and when you move out. This documentation will be invaluable when it comes time to reclaim your deposit.



## Conclusion

At **HomeWorld Management**, every tenant deserves a positive renting experience. Our commitment to providing clear, accessible information is part of our mission to support your housing journey.

Whether you are just starting your search for a rental property or facing challenges in your current situation, remember that you are not alone.

Feel free to contact us with any questions or concerns. Your comfort, safety, and satisfaction are our top priorities. We are dedicated to helping you find a rental house and a place to call home.

### - Embrace Your Renting Journey with HomeWorld Management

As you embark on your renting journey, embrace the opportunity to create a space that reflects your lifestyle and needs. Renting can be a rewarding experience filled with growth, stability, and community.

By remaining informed and engaged, you can confidently navigate the rental landscape, ensuring that your rights are protected and that you enjoy the many benefits of renting in the UK.





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