

September is the month where the completion of the **Renters' Rights Bill** draws ever closer. However, when the Bill receives Royal Assent, this isn't necessarily the same date as the implementation of the Act and the changes that come with it, they are in fact two different things.

We will watch closely how the Commons address the Lord's amendments during the 'ping pong' commencing on Monday 8<sup>th</sup> September. Very few Bills take effect immediately as the Government require time to make further secondary legislation to set out details from the Act, of course needing to provide guidance to allow the industry to prepare, and make the necessary adaptations.



Parliament will rise again on 16<sup>th</sup> September for the conference recess and there is talk amongst industry professionals that Royal Assent will be expected before then, with implementation of the Act being put on hold until after conference or even rolled out a bit later.

Many now feel implementation of the changes will be defer to early 2026 which allows a little more time to understand the finer details.

We are only at the beginning of the month at time of writing, so things may change and we will continue to report on those as they materialise.

## Right to Rent

Before a tenant over the age of 18 can rent in England they need to prove their 'right to rent' to the landlord or agent.

If the applicant is a British citizen then a copy of their passport (either current or expired) photo page will be enough. If the applicant does not have a passport then two other documents can be taken from this list:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from their employer
- a letter from a British passport holder in an ['accepted profession'](#)
- proof that they currently get benefits (dated from the last 3 months)
- a letter from a British school, college, or university that they currently attend

- a Disclosure and Barring Service (DBS) certificate (dated within the last 3 months)
- proof that they have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation that's helping them with housing
- a letter confirming they have been released from prison within the past 6 months
- a letter confirming they are on probation from their offender manager
- a letter from the UK police about the theft of their passport

If they are not a British citizen, then their Right to Rent can be proven by supplying a share code to the landlord or agent. This can be obtained online - <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

The landlord enters the share code and tenant's date of birth on the government's Right to Rent checking service, which confirms in real-time whether the tenant has the Right to Rent in the UK. If the verification is successful, the landlord can print or save a record of the check, which should be kept as proof of compliance.

Alternatively, the right to rent check can be carried out by supplying immigration documents received from the tenant - <https://www.gov.uk/prove-right-to-rent/using-immigration-documents>

If you have tried to check the person's right to rent by looking at their documents but

need verification from the Home Office because:

- the person has an application or appeal outstanding with the Home Office
- or, the Home Office is currently holding the person's documents

If you have problems accessing these forms or need help completing them, call the Helpline on 0300 790 6268.

For people who are only allowed to live in the UK up to a certain date, landlords and letting agents would need to check the tenant's documents again in the future, before the tenant's permission to be in the UK runs out. Any documents copied for Right to Rent checks should be kept by the landlord/agent for at least a year.

### Selective Licencing in Great Yarmouth

The consultation period ended on 1<sup>st</sup> September and we hope those landlords affected, or who felt passionately towards



the proposals, managed to have their say. ELA will be meeting again with Gt Yarmouth Council officers over the forthcoming weeks to discuss the feedback they received from landlords. We will continue to offer our and thoughts and facts on the potential impacts of the scheme by way of landlord representation.

## An Interview With...

..Naomi !

We always ask our landlords how landlord life began for them – please share your story with us?

*"I moved to Norwich in 2004 for the first time for a job and privately rented, then in 2006 bought my first apartment.*

*I had moved to Norwich in 2004 and reached the point in life where I was ready to buy. I was very excited to get on the property ladder after renting for so long. One of the landlords I had rented from in London when I had recently graduated from university took me in as a lodger and she had two lodgers in her house. I noticed she did well out of this, and it was a nice income for her. She also rented out a few houses. I admired how she had achieved this. She was different to the usual landlord I had encountered – she worked at the BBC, was young and modern. She was very friendly to me as a landlord so I lived with her a few years and we became friends too. I learnt from her how easy it is to have a lodger and the paperwork required and the income you can get so as soon as I bought my own place in Norwich I got a lodger! There was loads of interest in the room so I could choose who to take.*

*The lodger paid my mortgage which was really helpful and allowed me to save in an ISA.*

*I don't come from a family of landlords – no*

*I don't come from a family of landlords – no one in my family rents properties. However, when the chance to move overseas came up, I didn't want to sell my apartment, having only lived in it a year so I rented it out. The experience of having managed two lodgers by then gave me the confidence. I had lots of letting agents come and view it and picked one and let it fully furnished.*

*Between 2006 and 2007 when I was living in it, I had two lodgers. One was there and moved out and then got another one. I had to serve notice on the second lodger as planning to move overseas.*

*A year later I landed a job overseas so moved in 2007 having only lived in my property one year. All the furniture was just a year old and so I let it fully furnished to tenants and moved abroad.*

*It was my first property I had ever bought, which is why I can't sell it as I have an emotional attachment to it still.*

*I came back from overseas in 2010 but did not need to live in Norwich so have never moved back to and have kept it rented out ever since.*

*At first I had consent to let on my mortgage but now it is a Buy to Let mortgage".*

How have you navigated successful tenancies?

*"Most of my tenancies have been successful. I have full management with a letting agency and they do stringent checks before we let it. Using an agent was essential when*

*I was overseas. Now I am back in the UK I still do it as I don't live in Norwich and I find it useful to have two of us keeping an eye on things and if I am busy they can organise repairs. Sometimes I organize them – I am quite hands on but I like having them too. I had one 6 months void period when I was overseas which was a disaster for me financially and I have had two tenancies where the tenants left the place in quite a mess – one lot had smoked in the property and left a cover over the smoke alarm and in another case the tenants had left half their belongings all over the place as well as left it filthy. I find when this happens, normally a good clean deals with most issues and once it is cleaned it looks back to normal. Other tenants have been great. You can never tell to be honest what they are going to be like”.*

Can you share any good tips for getting your property in its best condition?

*“I just get repairs done and maintenance between every tenancy and it is always professionally cleaned. I replace anything that is broken or looks worn”.*

How do you deal with complaints from tenants?

*“I have never had any complaints from my tenants so far!”*

We know ASB can be a problem in some areas, has this ever affected your tenancies and if so how have you dealt with those?

*“No such issues where my apartment is located”.*

We like landlords to share some of their best and worst stories. Feel free to share any of those.

*“Worst story was when flat wasn't let and I was overseas – cost me a fortune in mortgage repayments and service charges. I eventually got a new agent to go and collect the keys from that agent and it was let quickly after that so I think that agent was doing something wrong.*

*Worst experience ever was when two tenants did not move out on final day and letting agent went to property and they hadn't packed even. He rang me and told me to take a hotel. I got there the next day and they had gone but left half their belongings in the flat and it smelt. It was my birthday that day and I spent it with a bin liner and gloves emptying out the apartment of all their rubbish. We had so many cleaners round after that and I just coordinated – didn't actually clean – and the place got back to normal!*

*I let to foreign nationals and students as well as professionals and have let to a range of nationalities”.*

And any last thoughts?

*“My main tip is do the reference checks and don't be fooled by a prospective tenant who is charming. Don't get swayed by charm and judge with your instincts and gut and if something doesn't feel right it probably isn't. Also make sure you do the most stringent checks on tenants. I also invest a lot in the property –I am constantly repairing and maintaining.*

*can't as it was my first property and I still love it. I keep it in as good condition as it was when I lived in it. I guess I am an accidental landlord. I would have invested in more BTLs were it not for the new Renters' Rights Bill as I don't mind being a landlord. I have been one for many years now so have a lot of experience and could have expanded my portfolio. But now I am concerned about the property going into losses so need to wait and see what happens".*

## GDPR / ICO Training

We received lots of queries after sharing a Blog recently on landlords requirements to adhere to GDPR compliance.

We have therefore arranged a helpful training session with Fosters solicitors, complete with an opportunity to ask questions at the end.

The training will take place on Wednesday 3<sup>rd</sup> September at 2.00pm, lasting approximately 1 hour. This will be an online training, interactive session but will also be recorded and shared for those that are unable to attend on the day.

Details of this have been sent out via email but if you have not received those, do contact the office and we can share those again for you directly.

### GDPR / ICO Training

with

**Jamie Arnall**

 **Fosters Solicitors**

Wednesday 3<sup>rd</sup> September  
2.00pm-3.00pm

This training will be recorded



## South Norfolk and Broadland District Council – Landlord Event

On Monday 8<sup>th</sup> September, the Council are running a free event helping landlords on a variety of topics namely:

- Getting Renters' Rights Ready
- Landlord Support Survey
- HMO Licence Register
- More Registered HMO's
- Warm Homes

These will aim to share information on how the local enforcement authority can support landlords as we move through the process of RRB understanding, HMO compliance and registration along with how grants for energy performance improvements could be available to landlords if their tenants meet certain criteria.

The event is being held at their offices in Peachman Way, NR7 0WF

To book your free space through Eventbrite use the link below

[Getting Renters Rights Ready - an update & support workshop for landlords Tickets, Mon 8 Sep 2025 at 17:30 | Eventbrite](#)

The ELA team will be in attendance so please do come along and say hello.

