



Taking a Lodger & Sub-Letting Your Property.

Taking a Lodger into your Home.

A lodger is somebody who, although they have their own bedroom, lives with the family. He or she will not have exclusive use of part of the property and will probably receive some service from you such as meals or laundry. If you wish to take in a lodger, you may do so but first you must tell us the name, age and sex of the intended lodger. We would only object if it would result in the property being overcrowded. Also, you should note that a lodger cannot be entered on your tenancy agreement.

Sub-Letting Part of your Home.

A sub-tenant is a person who lives in your home but looks after himself or herself completely. You have the right to sub-let part of your home provided you first have our written permission.

If you wish to sub-let, you must write to us and tell us the name, age and sex of the sub-tenant and the rent you intend to charge. We will not unreasonably refuse your request, but will refuse if the sub-tenancy would cause overcrowding. Whatever our decision, we will tell you in writing.

Remember that you can only sub-let part of your home. If you sub-let the whole of your property, you lose your right to security of tenure. A sub-tenant cannot be entered on your tenancy agreement.