

Thinking of having a Lodger

Advice for Secure Tenants

Factsheet T3



Secure tenants have the right to take in a lodger.

If you are an Introductory tenant, you cannot take in a lodger - you will have to wait until your tenancy is made secure.

What does having a lodger involve?

A lodger is someone who lives with you in the property but is not part of your household. You will need to agree with your lodger

- How long they can stay
- How much they will pay
- What rooms they can use eg bedroom, bathroom, kitchen
- What other services will be provided eg cooking or cleaning
- How much notice is needed to end the arrangement

You might also want to include other conditions, such as

- Visitors - are they allowed and can they stay overnight
- Space - use of a kitchen cupboard or some fridge space
- Facilities - can they use the phone or washing machine or tv
- Rules - what about coming in late at night or about parking

It's sensible to write down what you have agreed and for you both to sign it so you know exactly where you stand. This signed agreement is called a licence - it is not a tenancy agreement.

Your lodger is not allowed to put a lock on their bedroom door and they do not have what is called 'exclusive rights' over their room. You retain the right to enter to clean it or for other reasons.

Remember, your tenancy agreement says you must not over-crowd your home and you are responsible for giving written notice and legally evicting your lodger, if it becomes necessary to do so.

City of York Council Housing Services



01904 551550



To email your estate manager: first name.last name@york.gov.uk



www.york.gov.uk



Housing Options
West Offices
Station Rise
York
YO1 6GA

Large print,

CD and other formats are available on request.

The money side of things

- Keep the council informed - we need to know when you take a lodger as it affects your financial situation. You can keep the first £20 of income from a lodger without it affecting your housing benefit but you must inform both housing benefit and council tax benefit departments. (Failure to do so could cause an over-payment later or even result in a prosecution for fraud)
- Your lodger is allowed to claim housing benefit themselves. It would normally be paid direct to them and they would then pay you.
- How much you charge depends on what you are providing. Take a look on www.SpareRoom.co.uk to see what the going rates are. Remember your gas and electricity bills will probably increase.
- You can earn up to £4,250 a year tax free by having a lodger. Any income over this amount will be taxed.

Hints and tips

- You can ask for a deposit - usually one month's charge. Set out in writing why you would keep all or part of the deposit - for repairs or cleaning. It's useful to take an inventory together when the lodger moves in so you can check it again together before they move out.
- You can ask for payment in advance - one week's money if they pay you weekly or one month's money if they pay you monthly.
- It's a good idea to check your lodger's background - you need to know you will be safe and that their lifestyle won't cause any problems. Try asking for a reference, perhaps from where they used to live.
- Don't forget, as the tenant of the property, you are responsible for any anti-social behaviour or problems caused by your lodger.**



From April 2013, if you have one or more spare bedrooms, money will be deducted from your housing benefit. Please talk to us about your options including taking in a lodger or getting help to move to a smaller home.

For more detailed information see the Communities and Local Government guide **Letting Rooms in Your Home** on our website

Polish : To daje informacje o konieczności lokatora. Zapewniamy niniejsze informacje w Państwa języku ojczystym

Turkish : Bu bir kiracı olan hakkında bilgi verir. Bu bilgileri kendi dilinizde alabilirsiniz.