

Leasehold Team

Subletting

The terms of your lease will determine whether you have the right to sublet your property. With shared ownership properties, there are restrictions on subletting, and this should only be done in certain circumstances. Some older style shared ownership leases don't allow you to sublet your property.

Please email us at leasehold@karbonhomes.co.uk before you consider subletting your home.

If you are permitted to sublet under the terms of your lease, you will need to tell us if you are planning on letting or subletting any part of your property.

If you're able to sublet, you should consider if you need legal advice and the following things:

- Only give your tenants an assured shorthold tenancy.
- Use a reputable letting agency to manage your property. Different agencies have different terms, so 'shop around' before you decide.
- Give us a correspondence address and an emergency contact number.
- Get your tenants to pay a deposit. You can keep this money to cover any damage they cause. You are, however, legally required to protect this deposit.
- Consider your tax position. The Inland Revenue will be able to give you advice.

Establishing a tenancy is a great responsibility that affords the tenant various protections in law. You should therefore consider the implications this places upon you.

As a landlord you will be responsible for the behaviour and conduct of your tenants

Karbon will not correspond with your tenants as we have no legal relationship with them.

If you have any questions on whether you can or cant sublet your property you should contact www.leasehold@karbonhomes.co.uk.