

Landlord Forum Broxbourne

Shared Anti-Fraud
Service (SAFS)

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The SAFS Partnership

Luton

settle.

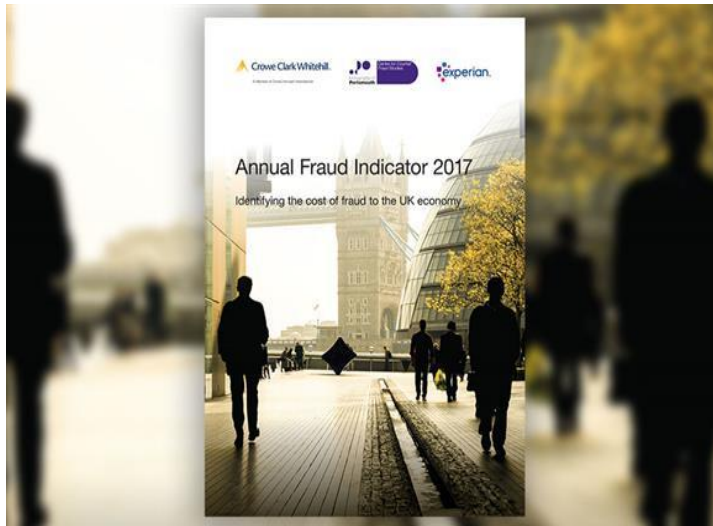
B3 LIVING Better
Homes
Communities
Business



What is Tenancy Fraud?

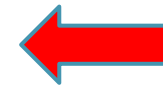
- ▶ Non-occupation as principle home
- ▶ Right to buy fraud
- ▶ Succession fraud
- ▶ Fraudulent applications
- ▶ Key selling
- ▶ Illegal sub-letting for profit- part property
- ▶ **Illegal sub-letting for profit - entire property**

The Annual Fraud Indicator 2017 put the cost of Housing Tenancy Fraud at what figure?



A) £861m

B) £1.9bn



C) £1.07bn

Annual Fraud Indicator 2017 - Crowe LLP

www.crowe.com > [Europe](#) > [CroweUK](#) > [PDF-publications](#)

Housing Tenancy Fraud Guide Found...

- ▶ A number of Councils reported that there is a growing problem of unlawfully obtained properties being advertised for let in local newsagents, estate agents and on websites, including air B&B
- ▶ It was deemed that more information and guidance on unlawful sub-letting for letting agents could assist prevention

[Housing Tenancy fraud guide](https://publishing.service.gov.uk)
 [\(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

The scale of the problem



*England only

1.2 million families in England on housing waiting list and 95,000 homeless families in temporary accommodation

1 in 30 homes outside London are subject to some form of tenancy fraud

148,000 social homes are fraudulently occupied each year.

Average cost of tenancy fraud is £42,000 per property

Housing Fraud Stats

England (all regions)

Between 2013/14 and 2019/20

Tenancy fraud
detections:

50% ↓

Cost to public purse:

£155m

(or 1,362 new homes)
in 2019/20 alone

Detection deficit:

76%

of tenancy frauds
go undetected

Cost to public purse:

£500m

(4,359 new homes)
in 2019/20 alone

Homeless families
in temporary
accommodation between
2013/14 and 2019/20:

55% ↑



Prevention of Social Housing Fraud 2013 (POSHFA)

- ▶ Sub-letting is a criminal offence
 - ▶ The maximum penalty for subletting is a fine of £5,000.
 - ▶ If the property was sublet dishonestly, the offence is punishable by a two-year jail sentence and/or a fine of up to £50,000.
- ▶ The court will also have the power to make "unlawful profit orders" that require the tenant to pay back any profits "the court considers appropriate".

How can you help to prevent Tenancy Fraud

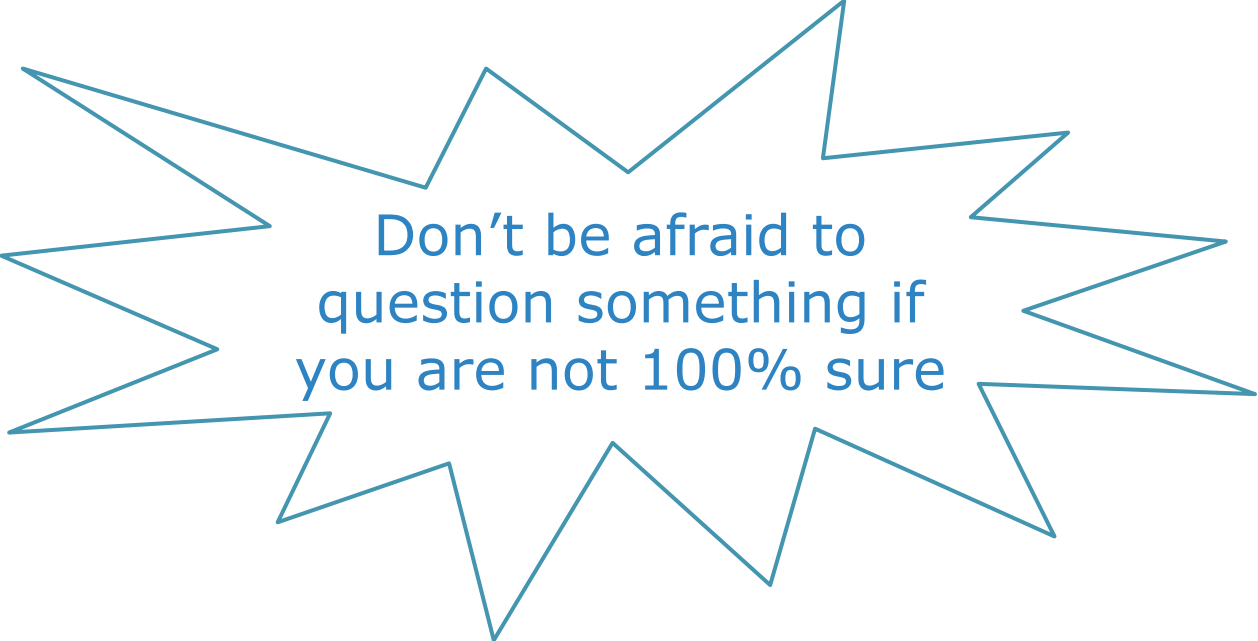
Every property being let should be subject to a Land Registry check to confirm the owner. In addition to any other ID checks.

Cost is minimal at £3 per property

If the owner is B3Living (or any other RSL) then it cannot be sub-let & the Landlord should be informed

How you can report Tenancy Fraud

- ▶ **Contact SAFS**
www.hertfordshire.gov.uk/services/business/consumer-advice/safs.aspx
 - ▶ We can use data sharing with our other partners, POSHFA/POCA, credit reference agencies and other 3rd parties to investigate fraud.
- ▶ **Contact B3Living**
<https://www.b3living.org.uk>
 - ▶ They will need to be made aware their tenant may be trying to sublet a property illegally.



Don't be afraid to
question something if
you are not 100% sure

Thank you



ANY QUESTIONS?

REPORT FRAUD



SAFS Hotline: 0300 123 4033



report.fraud@hertfordshire.gov.uk



www.hertfordshire.gov.uk/fraud