



Lodging Information

If you let out a room in your main home or you are renting a room from a homeowner and sharing living space, the arrangement will almost certainly be classed as lodging, rather than a tenancy. This document aims to provide information and signposting to make the arrangement more accessible.

What is a Lodger?

A person who rents a room in another person's main home and shares the living space, such as kitchen and bathroom, will almost certainly be classed as a lodger rather than a tenant. The person letting the room in their home will be classed as a resident landlord. To be classed as a lodger the person cannot deny the resident landlord access to any part of their space- though a lodger agreement can set privacy limits.

Legally a lodger has fewer rights than a tenant. It is more difficult to evict a tenant than a lodger and the landlord has a duty to perform various repairs if the letting is a tenancy. A lodger only has a licence to stay as long as the resident landlord allows.

Advantages of Lodging:

1. **Finances:** The government "Rent a Room" scheme allows resident landlords to earn up to £7500 tax free with a lodger; for lodgers it is often less expensive than renting a home independently of the landlord
2. **Company:** If you don't like living alone, having/being a lodger can be a good way of dealing with loneliness
3. **Safety and Security:** Having someone that you trust living with you can feel safer than living alone
4. **Ease of Ending the Arrangement:** A lodging agreement is much easier to end than a tenancy agreement
5. **Your Rights:** You can agree house rules that would not be possible to do so for a tenancy

It should be noted there may be some disadvantages, such as sharing your home with a stranger and having differing personal habits. It is very likely you will have to engage with your lodger's or resident landlord's friends.

A resident landlord should give consideration to the contents of the lodger agreement and house rules before advertising for a lodger. These can be reviewed by and with the lodger before the arrangement begins.

The Lodger Agreement

This is a legal contract between resident landlord and lodger and should cover:

- How much the rent is
- What happens if the lodger falls into rent arrears
- How often the rent should be paid
- How long the let is for
- The shared areas e.g. kitchen, bathroom
- Lodger's accommodation e.g. bedroom
- Start/end date of agreement
- The lodger's deposit amount (if one is taken)

The agreement should also include a procedure to follow if you want to end the agreement, or if the resident landlord wants to change the rent. The Lodger Agreement can be filled out from a template drafted by a professional or it can be a bespoke agreement drawn up by a solicitor.

House Rules

Managing expectations and having a clear picture of what to expect before a lodger moves in is crucial as it will avoid a lot of unnecessary disagreements and/or unpleasant surprises.

It is the house rules that ensure that you feel comfortable living together and these should be written up as part of a discussion at the beginning of the letting.

For the rules to work both ways, they should be seen as 'fair' by both the lodger and the resident landlord. It is always good to regularly review your rules and have clear procedures for changing the house rules.

Some areas to consider when making house rules are below:

- The cleaning arrangements
- The storage arrangements (e.g. where the lodger can store their food in the kitchen)
- What the rules are on guests and/or people staying over
- The rules on parties/gatherings
- Sharing meals and cooking
- If you're sharing a bathroom with multiple lodgers, what is the arrangement for times when most people want to use the bathroom
- What will the arrangements be for paying the bills
- What the rules are regarding the use of utilities

Other useful links and contacts

Information and Guidance	Websites and Social Media
<p>Government information and guidance – Rent a Room Scheme: https://www.gov.uk/rent-room-in-your-home/the-rent-a-room-scheme</p> <p>Government guidance for resident-landlords: https://www.gov.uk/government/publications/letting-rooms-in-your-home-a-guide-for-resident-landlords</p> <p>A website providing legal advice, forms and blogs about being a landlord to a lodger: http://lodgerlandlord.co.uk Telephone: 0300 303 8588</p>	<p>Websites</p> <ul style="list-style-type: none"> • www.easyroommate.com • www.flatmaterooms.co.uk • www.gumtree.com • www.openrent.co.uk • www.roombuddies.com • www.rooms-to-let.com • www.spareroom.com.uk <p>Facebook Groups</p> <ul style="list-style-type: none"> • Frome • Frome Parents • Spotted in and around Frome • Spotted about Frome • Frome's Private Property Rentals



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