

Landlords – Avoid your property being used as a cannabis farm

Weed out tenants who may be involved in this kind of activity:



Do

- ✔ Carry out in-depth tenant checks
- ✔ Be wary of tenants who take particular interest in the electricity supply
- ✔ Be wary of tenants who want to move in very quickly
- ✔ Carry out regular inspections of the property
- ✔ Communicate with the neighbours regularly
- ✔ Take mobile numbers for all tenants
- ✔ Get paid via the tenant's bank account

Don't

- ✘ Accept cash for rent, deposit or administration fees
- ✘ Offer short-term lets
- ✘ Accept any requests for you not to visit the property for an inspection
- ✘ Allow the property to become 'invisible' - keep the greenery trimmed back and make sure the house number is clearly visible from the road



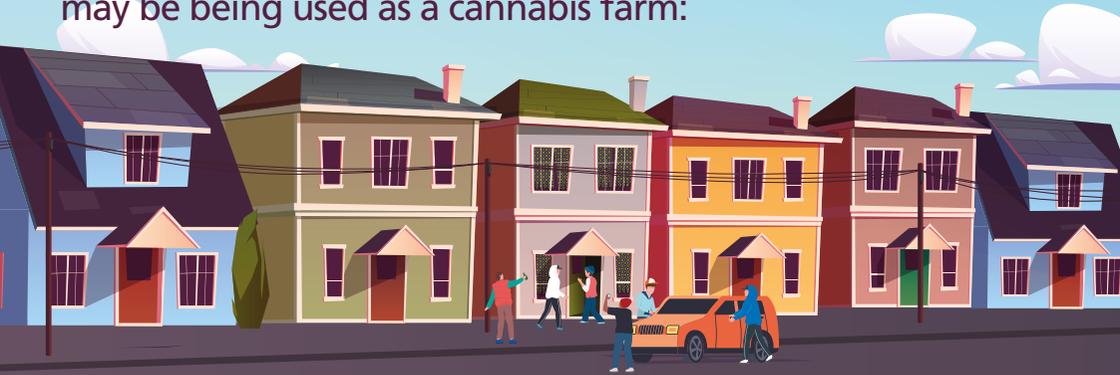
STAFFORDSHIRE
POLICE

Weed 
it out

Look for the clues!

Weed 
it out

These are the signs that your property may be being used as a cannabis farm:



- An unusual amount of activity when the tenants first move in
- Paranoid behaviour by your tenants
- A large number of visitors at all hours
- Silver duct tape hanging out of windows
- Blacked out windows or curtains closed all of the time
- Low-level hanging equipment
- Humidity: condensation on windows, peeling wallpaper, mildewed walls
- A pungent smell
- Excessive use of deodorisers and air freshener
- Sudden fluctuations in electricity bills
- Electrical wiring tampered with
- Powerful lights on day and night
- Noise

Cannabis grows are often linked with more complex and serious crimes, involving organised gangs intent on exploiting vulnerable people under modern slavery offences. Its cultivation also poses significant fire and safety risks.

Although landlords are not legally responsible for the behaviour of their tenants, you do have a duty of care to make sure that your tenants don't cause problems in the wider community. Due to the violent nature of some criminal organisations, it's best not to get personally involved. Please report concerns to us.