

Sources of information

- Planning
- Electoral Register, tenancy agreements
- For Occupants details you could ask neighbouring properties
- Bank - lender
- Data Warehouse used internally to see multiple platforms at once, Civic APP/complaints, CRM, Council Tax, Business information etc.
- Sometimes a letting agent may hold both sets of information, even online ones such as Zoopla
- 192.com
- Open source data - Rightmove, Zoopla etc to see who is/has marketed property
- Social media?
- Putting in the property address in a search bar will sometimes bring up the property details which has previously been advertised to let with the managing agents details
- Benefits data
- Their solicitor as apparently if you have an interest it has to be all legalised.
- Formal request from Police
- Work database
- Internal database (e.g. M3)
- Fire Brigade sometimes provides information
- Tracing companies
- Current/previous HMO licences
- Rogue Landlord Database
- Visit to the property, sometimes there is a 'managed by' notice outside
- National govt licencing functions
- CQC
- Charities register (NB most charities are now incorporating - though some only have a non-person, corporate trustee which is a limited company of which the trustees are directors of)
- Directories of Grantmakers and trusts
- ***Just a quick thought on the sources of information - not tested this.*** If you are trying to contact someone and don't have a phone number or email address, but they have a dog, your Dog Warden might be able to locate one via the microchip if the dog is chipped. By nature of their purpose, microchip registrations have to have a means of instant contact, unlike car registrations. Not sure how it would work for GDPR, but it is in the course of detecting a crime after all. Sorry - I should have been a bit clearer - it may be possible without scanning the dog for a chip, just by knowing the address and looking the address up on the chip database - reverse searches are in theory possible just on address, in order that the warden or police officer does have to physically handle the angry dog.

I would also add other enforcement agencies, Planners, Building Control, Trading Standards, HMRC and the Border Agency. Refuse collection also may have information as to those properties that have requested additional bins.

Social Services, particularly for tenants' details.

For companies, contact their accountant. They can supply actual addresses/contact details for owners and managers.

College Bursars for student accommodation, both those that they directly manage and those that they refer students to.

When carrying out searches on the internet, vary the search engine, especially for overseas owners
e.g. Chinese search engine Baidu.