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New 'How to' Guides Published

- **How to Rent (Compulsory)**
- **How to Let**

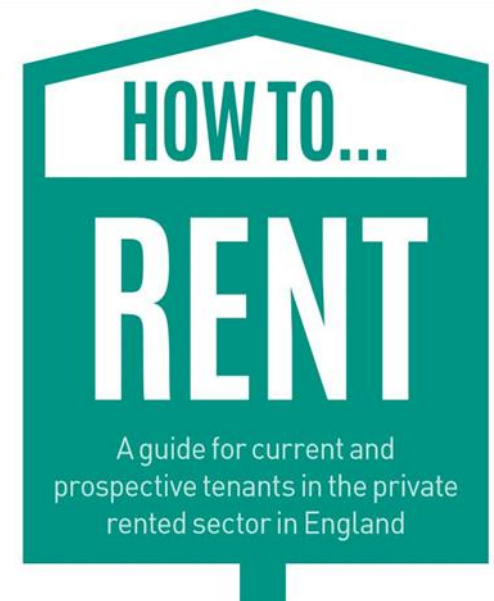
Information and advice about your responsibilities as a landlord.

- **How to Lease**

Information and advice to help leaseholders understand their responsibilities.

- **How to Rent a Safe Home**

Information and details about the main hazards you can find in a rental property, including what to do if you have concerns.



Section 21 – Deregulation Act

- **Timing:** A Section 21 notice cannot validly be served in the first four months of a tenancy.
- **Expiry:** If proceedings do not begin within 6 months of the service of a Section 21 notice then the it will be invalid.
- **Process:** A landlord / agent's failure to provide the required information to tenants during a tenancy can invalidate a Section 21 notice. Form 6a must be used to issue notice.
- **Repairs:** Failure to follow the prescribed and time-limited repairs process can both invalidate a Section 21 notice and prevent one from being served for a further six months.



Section 21 Changes (2) 6a Form

From 1st October 2018, landlords and agents will no longer be able to use s.21 (1)(b) and s.21 (4)(a) notices.

- Landlords who wish to serve a Section 21 Notice to Assured Shorthold Tenants in England must use Form 6a.
- From (01/10/18) 6a form will cover **ALL** ASTs (including pre 1st October 2015 tenancies).



GDPR Implications for Landlords >25 May '18

- GDPR will change the way you obtain and handle data.
- GDPR will carry more robust fines for non-compliance.
- You will become a data controller and inherit the responsibilities that come with it.
- GDPR will change how you deal with data processors.
- You will need to audit existing data you hold.





GDPR Checklist: What you need to do & NLA resources

Get to know Data Protection guidelines (are you a D.C.?)

NLA Resources:

[NLA Webinar](#)

[NLA Blog Post](#)

[Detailed NLA Guide](#)

[NLA GDPR Checklist](#)

[NLA GDPR FAQ's](#)

[NLA Model Fair Processing Notice](#)

Register with the ICO. It only costs £40 for most landlords.

Audit existing data.

Download the NLA's guide for members and model fair processing notice (privacy protection).

Minimum Energy Efficiency Standards (MEES)



- PRS properties now require a minimum EPC rating of E
- From 1 April 2018 – Ban on new tenancies.
- 1 April 2020 – Ban on ALL tenancies.
- Will be exemptions, such as lack of tenant consent, and “no upfront cost”.
- Maximum fine of £5,000.

Housing & Planning Act (Update)

Various elements of the Housing and Planning Act, aimed at tackling “rogue landlords”, came into force last year:

- Civil penalties of up to £30,000
- Extension of Rent Repayment Orders
- Wider availability of tenancy deposit data

Other elements have now come into force this April:

- A Rogue Landlord & Agent database
- Banning orders & Banning order offences
- Government guidance for local authorities on enforcing these measures.

Still awaiting confirmation of when the new and streamlined abandonment procedure will come into force.

HMO Room Sizes & Licensing Extension

Government confirmed HMO Licensing plans:

- Remove the storey rule so all houses with 5 or more people from 2 or more households are in scope
- Extend to cover purpose built flats where there are up to two flats in the block and one or both are occupied
- Set a minimum room size of 6.52sq-m in line with existing overcrowding standard (Housing Act 1985)
- Introduce mandatory licence condition requiring holder to provide adequate waste facilities.

The above changes came in to force 1st October 2018.

Under-sized rooms currently let out will then have 18 months to comply, so tenants are not immediately evicted.

Fitness for Human Habitation Bill Published

- All landlords (both social and private sector) must ensure that their property is 'fit for human habitation' at the beginning of the tenancy and throughout,
- Ensures the tenant has the right to take legal action in the courts for breach of contract on the grounds that the property is unfit for human habitation,
- Ensures that landlords are exempt where the damage is due to the tenant's actions.

Introduced by Labour MP Karen Buck, the Bill has support of Government, the NLA and various other bodies. The Bill passed its 2nd reading unanimously on Friday 19th January and will now go onto the Committee Stage to evaluate the Bill line-by-line.

Will not introduce new standards for landlords, but help tenants enforce existing standards where local authorities fail to do so.

Gas Safety Certificate Flexibilities – GOOD NEWS

On April 6th 2018 a new MOT-style flexibility was introduced to landlord annual gas safety checks that:

- Has allowed landlords to undertake gas safety checks within the 2 months leading up to the deadline date and keep the original deadline date (MoT-style flexibility).

QUIZ

Thank You

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