

Private rented sector

Introduction to rights and homelessness prevention

**Housing Training Partnership
In conjunction with
AHAS
The Association of Housing Advice Services**



The nature of tenancies and licenses

- 1. How we occupy land**
- 2. Difference between a tenancy and license**
- 3. Harassment and Protection from Eviction Act 1977**
- 4. Illegal eviction**
- 5. Occupation excluded from s.3**
- 6. Notice to evict an excluded occupier**
- 7. Where are tenant's rights and obligations from?**
- 8. Types of tenancy**
- 9. Ending tenancies**
- 10. Joint tenants**
- 11. Sub tenants**
- 12. Tenant obtaining information**
- 13. Agents**
- 14. Tenants redress**
- 15. Energy Performance Certificate**
- 16. Energy Act 2011**
- 17. Immigration Act 2014 - the right to rent**
- 18. Fire Safety**
- 19. Rogue Landlords and Letting Agents - *Housing and Planning Act 2016*:**
- 20. Tenants and licensees with resident landlords**
- 21. Excluded occupier**
- 22. Common law or unprotected tenant**
- 23. Landlord will cease to be resident for a number of reasons (Housing Act)**
- 24. Tenancy agreements**

Assured shorthold tenancies

- 25. What happens to the tenancy at the end of the fixed term?**
- 26. Types of assured shorthold**
- 27. Prescribed information for Shorthold tenants**
- 28. Rent control**
- 29. Possession**
- 30. Everything you ever wanted to know about s.21 Housing Act 1988 - notice of seeking possession**
- 31. All you ever wanted to know about s.8 Notice seeking possession**
- 32. Grounds for possession**
- 33. The court process**
- 34. Deposits**

Repairs and property conditions

- 35. Nuisance and negligence**
- 36. Fitness Standards**
- 37. Implied disrepair responsibilities**

38. Notice and enforcement

39. Improvements

40. Tenant like duty

41. Lee Parker procedure

42. Miscellaneous

43. Safety

44. Houses in Multiple Occupation (HMO)

45. Housing Health & Safety Rating System (HHSRS) Hazards

46. Enforcement of HHSRS

47. Preventing Retaliatory eviction

Homelessness prevention interviews and negotiation

48. Prepare and plan

49. Information

50. Listen

51. Take control

52. Housing Options interviews – options or investigations?

53. Top 10 of good face to face communication

54. Homelessness prevention Negotiation

55. Negotiation persuaders

56. Negotiation techniques

57. Personal negotiation script

58. Negotiation dos and don'ts checklist

59. Top 10 for a failed negotiation

60. Top 10 for the road to a successful negotiation