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
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