



# LONDON LANDLORD ACCREDITATION SCHEME (LLAS)

## Remember

- 1) The landlord is ultimately responsible for their property, even if they use an agent
- 2) Ignorance of the law is no excuse in court
- 3) Fines are only part of the punishment:
  - can be publicly named
  - might not be able to let property again
  - Section 21 might not be able to be used

## Aims of LLAS:

- 1) Enables members to operate a successful business
- 2) Members offer safe and high quality accommodation
- 3) Reduce the need for intervention from local authorities
- 4) Knowledge based understanding not property based
- 5) Continuous professional development

## Results of LLAS:

- 1) 92% Recognition as good landlords
- 2) 90% Obtain knowledge
- 3) 12% Requirement by LA for lease or deposit scheme
- 4) 8% Grants

## What we learned:

- 1) Pre-Tenancy
  - Letting Options
  - Agents
  - Responsibilities and legal issues
  - Permissions required for letting a property
  - Insurance
  - Outline of Tax aspects, including Council Tax
  - Where to get advice

## 2) Responsibilities & Liabilities

- Repair & Maintenance
- Terms Implied by both Common & Statutory Law
- Housing Health and Safety Rating System [HHSRS]:
  - i. Hazards & Enforcement
  - ii. Outline of Common hazards
- Gas & Electrical Safety
- Furniture Safety
- Houses in Multiple Occupation (HMOs)
  - i. Mandatory; Selective, Additional & Transitional arrangements
  - ii. Fit & proper person
  - iii. Procedures & Offences
- Rent repayment Orders

## 3) Start of Tenancy:

- Types of Tenancy
  - i. Assured Shorthold & Assured tenancies
  - ii. Common Law
  - iii. Fixed Term
  - iv. Contractual Periodic
  - v. Regulated Tenancies & Licences
- Tenancy Agreement:
  - i. Written & Verbal
  - ii. Unfair terms
  - iii. Unlawful discrimination
- Inventory
- Deposits & Bond Guarantee
- Setting & Raising the rent
- Housing Benefit & Local Housing Allowance
- References & Guarantors

## 4) During Tenancy:

- Routine visits and maintenance
- Right of entry and refusal
- Emergency procedures
- Changing tenancy terms
- Tenant leaving without consent
- Rent collection
- Increases
- Rent arrears:
  - i. Triggers & Options
- Nuisance & Anti-social Behavior

## 5) How to end tenancy

- Termination of Tenancy by tenant:
  - i. Fixed term; Periodic & Assured Shorthold Tenancy
- Possession
  - i. Grounds
  - ii. Rent Arrears
  - iii. Section 8 & Section 21 Notices
  - iv. Assured Shorthold Tenancy; Rent Act & Common Law Tenancy
  - v. Ensure "due process" & avoid unlawful eviction
  - vi. Abandoned tenancy
  - vii. Harassment
  - viii. Damage & Return of Deposits