Day Programme

Private Rented Sector – Day One

Date: 14 November 2016

Duration: 2 days (Day 1)

Venue:Housing Rights, Belfast

Tutor: Etain Ni Fhearghail, Web Editor

09:45 Registration and Welcome

10:00 **The Private Rented Sector**

* Advantages & disadvantages
* Main legislation
* Secondary legislation

10:15 **Determining the status of a tenancy**

* + Tenancy types and definitions
	+ Tenants and licensees
	+ Joint tenants and joint occupiers

11:00 Break

11:15 **Rights and responsibilities**

* + Rent book
	+ Notice to quit and due process of law
	+ Rights provided by Private Tenancies Order
	+ Landlord registration
	+ Requirement to protect deposits

12:00 **Tenancy Agreements**

* + Standard terms
	+ Unfair terms

12:30 Lunch

13:30 **Repairs**

* Who is responsible?
* Default obligations
* Safety and fitness standards
* Defective premises
* Allowing access for repairs

15:00 **Enforcing repair obligations**

* Council notices
* Other remedies

16:00 Close

Day Programme

Private Rented Sector – Day Two

Date: 15 November 2016

Duration: 2 days (Day 2)

Venue:Housing Rights, Belfast

Tutor: Etain Ni Fhearghail, Web Editor

09:45 Registration and Welcome

10:00 Summary of Day one

10:15 **Rent control**

* Certificates of Fitness
* Prescribed dwellings
* Appealing the council’s decision
* Determining an appropriate rent
* Rent control in protected tenancies

11:15 Break

11.30 **Financing privately rented accommodation**

* Rent
* Rent in advance
* Letting fees
* Rates
* Deposits, deductions and disputes

12:00 **Housing Benefit for private tenants**

* Eligibility
* Local Housing Allowance rules
* Payments of Housing Benefit
* Shortfalls and discretionary housing payments

12:45 Lunch

13:45 **Houses in Multiple Occupation**

* New vs old regime
* Standards

14:15 **Security of tenure and ending a tenancy**

* End of an agreement
* Notice to quit
* Leaving a tenancy early

14:50 **Harassment and unlawful eviction**

15:40 **Equality and discrimination issues for private tenants**

16:00 Close