

## Addendum

### Level 3 Northern Ireland Residential letting and Property Management

**December 2021**

#### Unit 1

Added small section on mental wellbeing of staff under health and safety  
Small changes to section on display screen equipment  
Minor changes to security of client details and keys  
Re-written section on legislation under sources of law to clarify and simplify  
Amended section on European Union under sources of law to reflect Brexit and the Northern Ireland Protocol  
Small expansion of injunction under equity  
Small addition to agent of necessity  
Added sub section on licences under land law  
Added to section on covenants to reflect position in Northern Ireland  
Added case on indirect discrimination for illustrative purposes  
Added text on notion of mental as well as physical disabilities  
Added point about records of destruction of material under data protection  
Added paragraph on risk level for letting and estate agency under money laundering  
Updated list of high-risk countries for money laundering purposes  
Amended section on possible future changes under money laundering

#### Unit 2

Added reference to possible future changes due to the Private Tenancies Bill throughout  
Added sub-section on Landlord Registration  
Corrected legislation in section on rent officer determinations  
Small amendment to RAC structure to clarify  
Minor amendments to cases 14, 15 and 16 to update  
Added small comment on electrical goods, CE markings and exit from the EU and its effect on Northern Ireland  
Corrected legislation title regarding HMOs  
Small additions to section on HMOs for clarity  
Added case regarding charging of fees by agents to tenants  
Changes to section on SDLT to update  
Added sub section on authorisation requirements under insurance section  
Added small sub section on Consumer Credit Act 1974

#### Unit 3

Small addition to sub section on display of fees within section on agency terms  
Added small sub-section on landlord registration within section on agency terms

Added reference to landlord registration throughout where appropriate  
Added rider on restrictions to housing benefit potential tenants  
Amended reference to mortgage interest tax relief for tax purposes to update  
Added reference to Commission on Disposals of Land (Northern Ireland) Order 1986 related to agency charges to tenants  
Frequent references throughout to the Private Tenancies Bill progressing through the Northern Ireland Assembly where it may result in changes  
Made reference to recent court cases and the doubt about the legitimacy of certain charges to tenants  
Added proposed limit on deposits under the Private Tenancies Bill  
Flagged up possible changes to registration of deposits under the Private Tenancies Bill  
Added small sub-section on rent review  
Amended savings/capital limit for housing benefit purposes to update  
Updated table on maximum local housing allowance  
Warned that smoke and CO alarms likely to be mandatory when Private Tenancies Bill passes

#### **Unit 4**

Amended reference to tax relief on mortgage interest under allowable expenses for tax purposes to update  
Warned of possible notice period changes for notices to quit in the Private Tenancies Bill  
Small addition to sub section on rent review  
Amended detail on RACs to correct text  
Amended section on Noise Act 1996 to update and correct  
Slight amendment to wording about high hedges to clarify