

Addendum

Level 4 Certificate in Residential Letting and Property Management

April 2022

Legal Aspects Relating to Residential Letting and Management (LARLM)

Changes throughout relating to new Welsh legislation from July 2022 – see Welsh supplement
Added short text on rescission as equitable remedy
Added text on cases related to service of s21 notices where no gas safety certificate served prior to start of tenancy
Amended text on smoke and carbon monoxide alarms to update
Amended start date for electrical safety regulations to correct
Updated MHCLG to DLUHC throughout
Amended reference to Northwood Solihull Ltd v Fearn + Ors (2022) to update following landlord’s successful appeal
Added small section on home/flat share

Practice Relating to Residential Property Management (PRPM)

Added comment about new Welsh legislation from July 2022 contained in the Welsh Supplement
Added comment about redress schemes’ code of practice
Small alterations to property visits to clarify including reference to Proceeds of Crime Act 2002
Added comment on Decent Homes Standard to update
Added comment on spalling brickwork due to freeze/thaw action and comment on damp penetration of cavity wall insulation
Added change to require CO alarms where gas boilers are installed
Added comment regarding keeping evidence of denial of access by tenant for due diligence purposes related to electrical safety inspections
Small adjustments to FloodRe to clarify
Added comment on Parliamentary Bill regarding banning pets in tenancy agreements to update
Small expansion to check-out report regarding electronic files to update
Updated statistics on The Dispute Service annual report
Added comment re Northwood Solihull v Fearn to update
Added comment on larger HMOs being sui generis for use class purposes

Appraisal and Residential Property Letting Practice (ARPLP)

Changes to letting supply and demand to update
Amended paragraph on ground rents and replaced with expanded section on the Leasehold Reform (Ground Rent) Act 2022
Added to property size regarding working from home
Added short note on online valuation tools
Amended state of the market to update
Small expansion to equities in classes of investments to update
Amended statistics and comments on residential property investment to update
Added Legionella risk assessment to advice to landlords
Added TPO case regarding contract and fees not meeting TPO code of practice
Added update to CO alarms being required with any carbon-based fuel
Added comment on penalty clauses and Tenant Fees Act 2019
Added comment on ‘material information’ about property to let being required to be put in initial information by NTSELAT

Applied Law Relating to Residential Letting and Management (ALRLM)

Added comment throughout as necessary about new legislation in Wales from July 2022 – see Welsh Supplement

Amended detail on holiday lets to correct

Added small section on companies executing documents to comply with section 44 Companies Act 2006

Minor additions to rent review provisions to update

Added penalty for not belonging to CMP scheme

Amended detail re smoke and CO alarms to update