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Chair of UK Landlord Accreditation Partnership (UKLAP)
Advisor to Residential Landlords Association (RLA)
What is Accreditation?

- Voluntary compliance with standards
- Acknowledges & encourages good landlords
London Rental Standard

Mayor of London
Q 1

An owner signs a “guaranteed rent” agreement with an agent. Whose name goes on the tenancy as the “landlord” (s48 Landlord & Tenants Act)?

A. Owner
B. Agent
C. Either
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Q 1

A. Owner

B. Agent ✓

C. Either
Can an assured shorthold tenancy be less than 6 months?

A. Yes  
B. No
Can an assured shorthold tenancy be less than 6 months?

A. Yes ✓
B. No
Q 3
What must you do with an EPC when marketing a property?

A. Attach front page to the written particulars.

B. Attach the assess rating chart (rainbow chart or value) to the written particulars.

C. Provide full EPC to new tenants within 30 days of moving in.
Q 3  What must you do with an EPC when marketing a property?

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B. Attach the assess rating chart (rainbow chart or value) to the written particulars.

C. Provide full EPC to new tenants within 30 days of moving in.
If you fail to protect the deposit within 30 days, can you legally serve a section 21 notice?

A. Only after Paying back all the deposit taken from the tenant
B. Only after Protecting the deposit with an approved scheme
C. Yes, after paying up to 3 times deposit fine if tenant takes legal action.
Q 4

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Q 5 Which is **NOT** being introduced by Energy Act 2011?

A. Green Deal scheme
B. Prohibition on renting of poor energy efficient premises
C. Right for Tenants to demand energy improvements
D. Compulsory loft and cavity insulation in the PRS
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Before the introduction of deposit legislation the Government’s English Housing Survey found that:

- 70% Returned in Full
- 12% None returned.

What according to last findings (2010/11) are the percentage of deposits:

A – Returned in Full ?

and

B – None Returned ?  (To nearest 0.1%)
Before the introduction of deposit legislation the Government’s English Housing Survey found that:

- 70% Returned in Full
- 12% None returned.

What according to last findings (2010/11) are the percentage of deposits:

A – Returned in Full ? 70.2%
and
B – None Returned ? 12.3%
UKLAP Partnership

- Over 50 Councils
- Universities
- Shelter
- Tenants Associations
- Landlord Associations
Main Elements of KLAS Accreditation

✓ Fit & Proper Person
✓ Code of Conduct
✓ Development Course
  ✓ One day
  ✓ Independent professional trainers
✓ Continuous Professional Development (10 hours/pts pa)
Knowledge Before

- Poor: 17%
- Satis: 47%
- Good: 36%
- Excellent: 4%

Legend:
- Poor
- Satis
- Good
- Excellent
Knowledge After

![Pie chart showing knowledge levels: 90% Excellent, 24% Good, 66% Satisfactory, 10% Poor)](image_url)
Reason Landlords & Agents Join

- 92% Recognition as good landlords
- 90% Obtain knowledge
- 12% Requirement by LA for lease or deposit scheme
- 8% Grants/Financial
LLAS Contact

www.londonlandlord.org.uk

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