

# Peter Littlewood

iHowz Director

iHOWZ





# The last 10 Housing Ministers since 2012



# Now have 3 Housing Ministers



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# Legislation/changes

To remind you of the changes that came up in 2018:-

- changes to Mandatory Licensing, including minimum room sizes.
- the need for an EPC to be 'E' or greater for new tenancies.
- A new *How to Rent Guide* (twice!!) (again last week).
- The need to only use the new Section 21 (form 6a). Be careful about issuing the Gas Certificate (CP12) on time.
- Introduction of new Data Protection rule, requiring all landlords to inform their tenant of the data being held.
- Rules on mortgage restriction.

# Legislation/changes

**And the changes that came up in 2019:-**

- **Tenants Fees Act.**
- **New Section 21.**
- **Introduction of Client Money Protection for all agents.**
- **Fitness For Human Habitation Act.**
- **Right to Rent Checks.**

# Legislation/changes

**Anticipated to come up in 2019:-**

- **The possibility of landlords needing to join a Property Redress Scheme, as agents have to at the moment.**
- **The possibility of public access to the Database of Rogue Landlords and Property Agents.**
- **Introduction of Mandatory 5 year electrical checks.**
- **The continuation of Tax changes under Section 24 of the Finance Act**

# Government Reviews

- Selective Licensing review.
- The consideration for Housing Courts.
- The possibility of longer term tenancies.
- Review of Property Agents.
- Management of Leasehold Properties.
- Of HHSRS.
- Section 21/8 review.
- Tenancy Deposit Schemes.



# The future?



Don't stick your head in the sand





KEEP

CALM

AND

BE

PROFESSIONAL

Education is the key



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