

Professional Development Course For Accredited Landlords

1.6

Questions on Section 1

- 1) **How often is a Gas Safety check required?**
- A) Annually
 - B) Every ten years
 - C) At your discretion
- 2) **How long does an Energy Performance Certificate last?**
- A) One Year
 - B) Ten years
 - C) Other (Please specify) _____
- 3) **What are the aims of the Housing Health & Safety Rating System?**
- A) To ensure that properties offer a safe and healthy environment for tenants & visitors
 - B) To provide energy ratings
 - C) To give homes a pass or fail rating
- 4) **What must you do with deposits taken after April 2007?***
- A) Keep in a separate bank account
 - B) Hold under the terms of a government backed scheme.
 - C) Must be held by the Council
- *landlords are advised to seek advice regarding the protection of any deposit obtained prior to 6th April 2007.
- 5) **What does Stockton Council's Bond Guarantee Cover for Accredited Landlords?**
- A) Only damage to the property
 - B) Only rent arrears
 - C) Damage or rent arrears
- 6) **How can you reduce the likelihood of damage and ASB by tenants?**
- A) Have a written tenancy agreement with a clause making ASB a breach of the tenancy
 - B) Utilise the Landlords Liaison Scheme
 - C) Ensure regular scheduled visits are made to your properties
 - D) All of the above

- 1) **How can you raise the rent with an Assured Shorthold Tenancy Agreement (AST)?**
- a) by telling the tenant with 2 days notice
 - b) by agreement with the tenant, preferably in writing
 - c) by notice under section 13 of the Housing Act 1988
 - d) none of the above
- 2) **What should you consider when scheduling repairs?**
- a) Effect on the tenants
 - b) The weather
 - c) Vulnerability of the tenants
 - d) all of the above
- 3) **Why should a private landlord consider energy efficiency measures?**
- a) to reduce voids
 - b) improve the value of their properties
 - c) to gain a market advantage
 - d) all of the above
 - e) none of the above
- 4) **What type of landlord / tenant issues can the Council help with?**
- a) rent arrears
 - b) repairs and maintenance issues
 - c) legislative requirements
 - d) sourcing tenants & tenant referencing
 - e) all of the above

Tenants can claim special and general damages through the civil courts against landlords who harass them which can be substantial and costly and may affect their ability to continue working as a landlord

- 1) **Under Tenancy Deposit Protection rules, within how many days MUST an undisputed deposit be returned to the tenant?**
- a) 10 Days
 - b) 14 Days
 - c) 30 Days
- 2) **What are the requirements regarding possession proceedings under Section 21?**
- a) That the tenancy is an assured short-hold tenancy
 - b) The fixed term of the tenancy has expired
 - c) That a notice properly drafted in accordance with the provisions of Section 21 has been served on the tenant
 - d) That the proper notice period was given to the tenant and has expired at the time proceedings are issued
 - e) All of the above
- 3) **To lawfully evict a tenant you must:**
- a) Serve the appropriate Notice, then obtain a Possession Order that must only be enforced by the County Court Bailiff.
 - b) Serve the appropriate notice, and then obtain a Possession Order
 - c) Serve the appropriate notice
- 4) **Which of the following could be considered harassment?**
- a) Threats of violence or unlawful eviction
 - b) Disconnecting gas, electricity or water
 - c) Deliberately disruptive repair works
 - d) Frequent visits, phone calls or texts at unreasonable hours
 - e) Entering the property without the tenant's permission
 - f) All of the above
- 5) **Why might a landlord consider the accelerated possession procedure?**
- a) It can be quicker and cheaper
 - b) It means you can enforce a Possession Order yourself
 - c) You don't have a written tenancy agreement in place

Your name	
Address	
Telephone	
Email	

That's it - you're done. Simply email, post or fax to:

**Stockton on Tees Borough Council
Private Sector Housing Team
16 Church Road
Stockton on Tees
TS18 1TX**

privatesectorhousing@stockton.gov.uk

Fax; 01642 526541