

PRACTICAL ISSUES OF THE CHANGES IN EMPLOYMENT AND TENANCY LAW.

FOR RURAL PRACTICE CHARTERED SURVEYORS

A SERIES ONE DAY REGIONAL SEMINARS

RENTERS RIGHTS AND EMPLOYMENT RIGHTS

In the area of Residential Tenancies and Employment there is perceived to be a power imbalance between the two parties; landlords and tenants, employer and employee. Governments, of different persuasions, have for many years sought to regulate these relationships in ways which aid one side or the other.

These two new pieces of legislation each have the power to impact the work of Rural Practice Chartered Surveyors both within their own firms and within those of their clients.

Both Acts are enabling Acts allowing for the introduction of new Regulations dealing with specific details to come into force in coming months. This means that Surveyors are on notice that they need to take careful stock of existing arrangements to review their compliance with the new rules.

One feature that is common to both pieces of legislation is that if surveyors are to protect themselves and their clients from serious problems they will need to ensure that events are well documented to a level that will withstand scrutiny in a legal challenge as the easy "get out of jail " rescues afforded by section 21 notices in the case of difficult tenants and no unfair dismissal in the first two years in the case of employment will be lost.

The severity of penalties for breaching any regulations are severe.

PROGRAMME

9:45 am Registration and Coffee

10:00 am Seminar Begins

The Objectives of the Renters' Rights Act, 2025

Tenancy Reform

Revised Grounds for Possession

Pre-Action Protocols

Anti-social Behaviour

Rent Increases

Rent in Advance

Discrimination in Tenant Selection

Information for Tenants

11:30 am Coffee

Decent Home Standard

Private Rental Sector Database

11:30 am Coffee

Local Planning Authorities

- Improved Procedures for Processing Applications
- LPA's to be able to set Fees
- Delegation of Decisions to Officers
- Training Requirement for Planning Committees

Spatial Development Strategies

- The New Importance of Spatial Development Plans
- The Creation of Strategic Planning Authorities

1:00pm Lunch

2:00 pm Afternoon Session Commences

Employment Rights Act 2025

Overview and Timetable for Implementation

The Importance of Employment Status

Day One Rights

Zero Hours Contracts

Flexible Working

3:30 pm Tea

Unfair Dismissal

Family Rights

Pregnancy

Paternity

Bereavement

Parental Leave

Shared Parental Leave

Sick Pay

Fair Work Agency

5:00 pm Close

The timings shown are only indicative and may vary depending on the level of discussion at each

VENUES AND DATES - Spring 2026

Bodmin

Monday 27th April

Newark

Thursday 14th May

Cambridge

Wednesday 6th May

Newport, Salop

Thursday 30th April

Lechlade, Glos

Wednesday 29th April

Penrith

Tuesday 12th May

Maidstone

Thursday 7th May

Salisbury

Thursday 23rd April

York

Wednesday 13th May

Some of the New Government Policies do not apply in Wales and that is why there are no courses at Abergele or Bridgend.

A SEMINAR THAT CAN BE READILY AND PROFITABLY APPLIED

All the seminars will be conducted by BARRIE SLATTER, FRICS, formerly a visiting lecturer at Harper Adams University and well known to members of the Rural Practice division for the seminars that he conducts throughout the country. Each seminar is conducted in a friendly and informal way with a mixture of lectures and discussion that are designed not to be tedious or intimidating, to give delegates the maximum benefit. Full seminar documentation; a useful reference book, will be provided to those attending the seminar.

FEE

The fee for the seminar is **£165.00 plus £33.00 VAT** per delegate, to include refreshments, lunch and full seminar documentations.

Special Offer

Book 4 places get 1 free

CONTINUING PROFESSIONAL DEVELOPMENT

Each of the seminars can provide up to **6** hours towards CPD