

Landlord Accreditation Schemes

Susan Pledger

What is an accreditation scheme?

There are 3 key elements to an accreditation scheme

- It should be a partnership between the Council and landlords.
- It involves recognition that standards have been met
- An accreditation scheme is voluntary

Why introduce an accreditation schemes?

- We believe there are benefits for both the Council and landlords. These include:-
- Recognition by the Council of good landlords.
- A general raising of standards in the private rented sector
- A better working relationship between the council and landlords.

More reasons

- Help tenants find good quality accommodation.
- Reduce the number of landlord/tenant disputes needing intervention by the Council

How would the scheme work?

- The basic principle is that :-
- Landlords put some or all of their properties forward for accreditation, and if they met the agreed criteria the property would be accepted into the scheme.
- Some checks will also need to be made on landlords and their quality of management.

What standards will be required?

- Standards are likely to focus on the following key areas:-
- Quality of accommodation
- Energy efficiency
- Tenancy agreements
- Landlord and tenants rights and responsibilities

Would the property be inspected?

- Initially we envisage that all properties put forward will be inspected and checked against the agreed criteria.
- But
- As the scheme progresses, there may be opportunities for self-certification, with only random checks being undertaken.

Will properties have to achieve the standards straight away?

- There may be scope in the scheme for provisional accreditation
- The landlord would apply for accreditation in the normal manner,
- but if on inspection some minor improvements were required provisional accreditation could be given subject to works being carried out

Will there be incentives to join

- We hope that recognition as an accredited landlord would initially be an incentive to join.
- We will actively promote the scheme and accredited properties as widely as possible
- Would landlords want to see other incentives? We need your views.

Can properties be removed?

- The scheme would include provision for removal of an accredited property
- Such instances may include:
 - Unacceptable standards of management
 - The property being allowed to fall into disrepair
 - Evidence of harassment or illegal eviction

Next Steps

- We need your views and opinions on the demand for an accreditation scheme
- Please complete a questionnaire. These are available today or online at www.dover.gov.uk/psh
- If there is a demand we shall use this as a basis for setting up a landlord accreditation scheme