

NORTH LINCOLNSHIRE COUNCIL

**HOUSING & STRATEGIC PLANNING
CABINET MEMBER**

APPROVAL TO REVIEW THE LANDLORD ACCREDITATION SCHEME

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek Cabinet Member's approval to review the Landlord Accreditation Scheme to reflect changes in legislation and to embrace a closer working relationship with existing landlord associations.
- 1.2 The review will look at both landlord and property accreditation and the introduction of self regulation.

2. BACKGROUND INFORMATION

- 2.1 The current North Lincolnshire Landlord Accreditation Scheme has been in existence since 2006. The scheme requires a review to reflect changes in legislation and to consider options to make the scheme more attractive to a wider range of private sector landlords.
- 2.2 The current scheme requires all landlords to ensure that their properties meet the required accreditation standard which is set higher than the basic statutory requirement. It also means that tenants can trust that a property they rent meets certain standards and will be managed professionally.
- 2.3 Currently 20 landlords with a responsibility for 519 properties are actively participating in the scheme. However further development is proving difficult due to the constraints of the current scheme and the lack of incentives for landlords to sign up.
- 2.4 It is envisaged that a revision of the current scheme, with the possibility of including options such as landlord training and a scheme of self regulation, will provide the incentive for more landlords to become involved. This would then allow the resources of enforcement staff to be targeted at dealing with those landlords outside the scheme who are primarily responsible for the level of non-decency in the private rented sector, which from the last house conditions survey is estimated to be 30%.

3. OPTIONS FOR CONSIDERATION

3.1 Option one – review the current scheme in consultation with the existing accredited landlords, local landlord associations, Humber landlords and landlords.

3.2 Option two – continue with the current scheme in its existing form.

4. ANALYSIS OF OPTIONS

4.1 Option one – this would allow the scheme to be updated in accordance with current best practice in partnership working with landlord associations.

4.2 Option two – continuing with the scheme as it currently exists will not address the current issues.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial Implications - there are no additional financial implications.

5.2 Staffing Implications – Option one – should allow staff resources to be freed to tackle the worst housing conditions.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

6.1 Statutory Implications – Option one will create additional incentives for landlords to join and thus ensure better standards in the private rented sector. It would also free up enforcement resources to target and tackle those landlords that fail to manage and maintain their properties.

6.2 Environmental Implications – Option one - An improved landlord accreditation scheme will encourage more landlords to manage and maintain their properties, thus improving the visual amenity of neighbourhoods.

6.3 Section 17 – Crime and Disorder Implications – well managed and maintained properties enhance the street scene and discourage nuisance behaviour.

7. OUTCOMES OF CONSULTATION

7.1 None

8. RECOMMENDATIONS

8.1 To approve the review of the current Landlord Accreditation Scheme.

- 8.2 To agree that a further report be submitted with recommendations for improving the Landlord Accreditation Scheme on conclusion of the consultation exercise.

SERVICE DIRECTOR NEIGHBOURHOOD AND ENVIRONMENT

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Background Papers used in the preparation of this report – None