

What happens if my dwellings don't meet the required standards straight away?

You can agree to undertake a Dwelling Upgrade Plan, which is a plan of action to upgrade any properties that don't meet the minimum accreditation standards required by the Code of Standards. This Plan will state the building works required together with a timetable for completion of the works.



Does the scheme include all types of rented property?

Yes, the scheme covers all types of property from single houses, flats and bedsits, including Houses in Multiple Occupation (HMOs).

What is this going to cost me?

Nothing...the service and all the benefits of the scheme are currently free of charge.

How long will accreditation last for?

The accreditation status will last for 3 years. Any dwelling(s) will be re-inspected before accredited status is renewed.

Are there any benefits for tenants?

Yes, there are many benefits. Here are just some of them: Identification of good quality, safe accommodation. Assurance that an agreed code of management standards is in place and will be followed. Confidence that the landlord is professional and reputable. Confidence that the landlord has a commitment to the health, safety and welfare of the tenants.

In summary there are lots of reasons to join the Landlord Accreditation Scheme, and applying to join is easy.

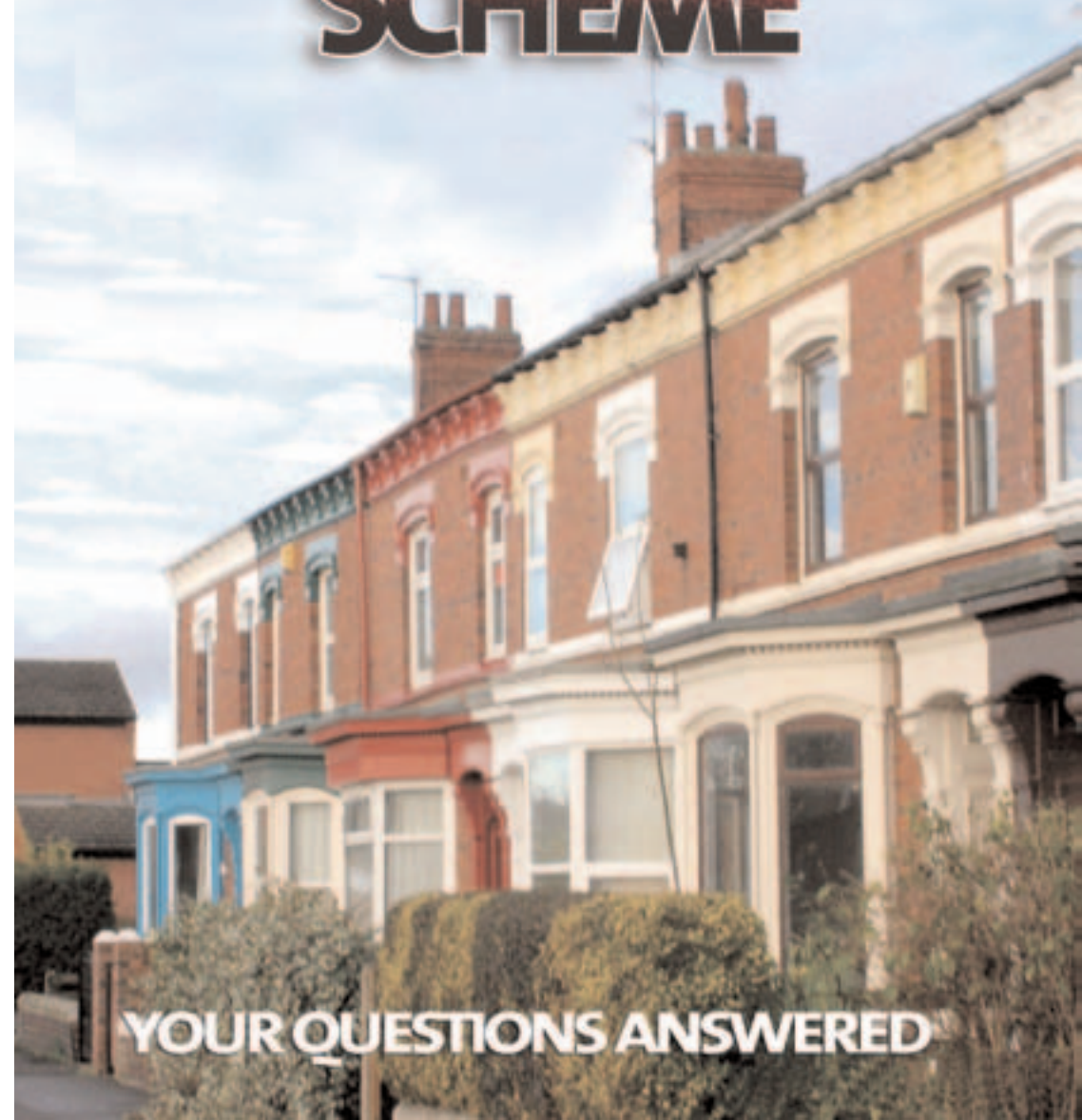


Contact Details

If you would like an information pack, or you have any queries about the Landlord Accreditation Scheme, please contact the Landlord Accreditation Officer on:-

Tel: (01325) 734105
Email: las@darlington.gov.uk
Web: www.darlington.gov.uk

LANDLORD ACCREDITATION SCHEME



YOUR QUESTIONS ANSWERED



"the assurance of excellence"

YOUR QUESTIONS ANSWERED

Are you a private landlord with rented property in the Darlington Borough? Then why not join Darlington Borough Council's Landlord Accreditation Scheme (LAS)

What is the Landlord Accreditation Scheme?

It is a new voluntary scheme for private landlords that recognises good quality privately rented accommodation and good standards of management.

Why has a Landlord Accreditation Scheme been developed?

The Government has been promoting voluntary private sector accreditation schemes for some time, therefore schemes are being established throughout the UK. To improve housing standards and promote good practice within the private rented sector. To improve partnerships and communication between landlords and the Local Authority. To improve the image of the private rented sector. To increase the supply of good quality privately rented accommodation.

Why should I join?

There are lots of benefits to landlords. Here are only some of them: Recognition of being a good landlord providing a high standard of accommodation, and satisfaction in providing good quality, safe accommodation.

Confidence that your property meets all the legal requirements. Access to support and advice from housing professionals. A good working relationship with the Council, including up-to-date knowledge of the key issues of property management and landlord-tenant legislation.

A Landlords' forum providing a venue for consultation and up-to-date information on relevant housing legislation. Members' newsletter and updates on legislation and local policy. Direct access to the Housing Benefit



section, which can help landlords in the accurate and prompt payment of benefit. Access to discounted goods and services, i.e. building insurance, fire safety equipment, etc.

Access to training seminars on important topical issues. An information pack and Code of Standards providing valuable information. Access to the Council's Private Sector Financial Assistance Scheme. Discounts on Mandatory HMO Licensing Fees.

Who should join the Scheme?

Private landlords who want to be publicly recognised as providing high quality rented accommodation, and good standards of management.

How does the Scheme work?

Interested landlords will be sent an information pack, which includes our Code of Standards and application procedures. Landlords who participate in the scheme are required to sign up to the Code of Standards, which states the expected physical property standards and managerial standards required.

The standards are derived from legislation and so are ordinary decent standards. The majority of properties will therefore, probably already comply with the standards required.

When an application has been received the Landlord Accreditation Officer will undertake an inspection of the dwelling(s) to confirm that they meet the building conditions and Health and Safety requirements of the Code of Standards. If successful a membership pack will be issued to you. It's that simple!

