



Fit & Proper Person Criteria

GENERAL

In determining whether a person is fit and proper, the Scheme will have regard to whether an applicant has been involved in any;

- Offences involving fraud, or other dishonesty, violence, drugs, or any offence listed in Schedule 3 to the Sexual Offenders Act 2003
- Unlawful discrimination on grounds of sex, colour, race, ethnic or national origins, or disability
- Breaches of housing or landlord and tenant law etc

The primary applicant for registration to the Scheme is required to complete this Fit & Proper Person Declaration.

FIT & PROPER PERSON DECLARATION

I declare:

- 1) That I am a fit and proper person to be accredited in that neither I, nor any person associated or formerly associated with me, have any unspent convictions that are relevant to my application and in particular:**
 - a) Any offence involving fraud or other dishonesty, violence, drugs or any offence listed in Schedule 3 to the Sexual Offences Act 2003;
 - b) Any unlawful discrimination on grounds of sex, colour, race, ethnic or national origins or disability in, or in connection with, the carrying on of any business; and
 - c) Contravention of any provision of the law relating to housing or landlord and tenant law such as illegal eviction or harassment.
- 2) That during the last 5 years neither I, nor any person associated or formerly associated with me, have:**
 - a) Ever been convicted for non-compliance of a Statutory Notice or convicted under any of the following
 - Housing Law
 - Landlord & Tenant Law
 - Environmental Protection Act 1990
 - Public Health Law
 - Health & Safety legislation
 - Building Regulation or Planning laws
 - Modern Slavery Act 2015
 - Anti-Social Behaviour Crime and Policing Act 2014
 - b) Been subject to a Control Order or Management Order where
 - works have been carried out in Default
 - breached conditions of a Licence under the Housing Act 2004
 - Been refused a Licence under the Housing Act 2004
- 3) That neither I, nor any person associated or formerly associated with me, do not have any outstanding county court judgements (CCJ) against me or any company of which I am a director or secretary.**

CONSIDERATION OF DECLARATION

In determining whether an applicant is a fit and proper person, relevant convictions will not automatically mean that an applicant cannot be deemed fit and proper and may not prevent membership. However, the Scheme will consider whether any of the issues affect the persons' current ability to manage a property

Consideration will be given to the nature of the offence, time elapsed, if any training has been undertaken since or if there is a record of engagement with initiatives to learn or improve behaviour.

The Scheme Operator may carry out further legal checks as deemed necessary and then refer any disclosures to the Steering Group for consideration.

Please detail any unspent convictions in the boxes below for consideration:

Details of offence	Date heard	Court / Local Authority

I, as the primary applicant understand that if a false statement is made regarding any of the above, membership of the Landlord Accreditation Scheme: North Staffordshire may be withdrawn by the Scheme Operators.

I recognise the authority of the Scheme Operators (Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council) through the Landlord Accreditation Scheme Steering Group and give permission for appropriate records to be checked to confirm the statements made above.

Print Name	
Sign name	
Date	

The Landlord Accreditation Scheme: North Staffordshire is a partnership between



For further information, please contact the Landlord Accreditation Team at;
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