
BENEFITS TO BECOMING AN ACCREDITED LANDLORD



The Scheme Operators are constantly looking at improving the benefits provided to members. A summary of these is listed below.

Tenant Reference Scheme

It is a recommended practice for landlords to request references from all prospective tenants. The Tenant Reference Scheme has been developed by Stoke-on-Trent City Council for members of the North Staffs Landlord Accreditation Scheme and is currently free of charge. It aims to provide accredited landlords with information about their prospective tenants and minimise the problems associated with bad tenants. The reference provided is based on information known to the Council or gathered from local housing associations and private landlords. References will only be available where the prospective tenant has given written permission for the Council to share information with a named Landlord.

Landlord Grants

Each local authority will have its own Grant policy for properties located within its area. However, accredited landlords will usually get priority access to any grant funding available. A brief summary of what is available is listed below (other terms and conditions may apply)

- Stoke-on-Trent City Council – up to £2000 grant towards the cost of energy efficiency, security, fire safety works, decent homes standard. This is 50% match funded by the landlord.
- Newcastle-under-Lyme Borough Council – up to £2000 grant towards the cost of energy efficiency, security, fire safety works, decent homes standard. This is 50% match funded by the landlord.
- Stafford Borough Council – Funding is available up to 50% of the cost of works to bring properties up to our decent homes standards. The maximum grant is £2000.
- Staffordshire Moorlands District Council – up to £2000 grant towards the cost of energy efficiency, security, fire safety works, decent homes standard. This is 50% match funded by the landlord.

Free advertising of vacant properties on the website and in the Homeline magazine

The Scheme's website at www.landlordaccreditation.co.uk includes a page specifically for landlords to advertise their vacant properties. Accredited Landlords have their own Username and Passwords to allow them to manage the availability of their properties on the Property Shop page.

The Homeline magazine is a weekly publication produced by Stoke-on-Trent City Council's Allocations Team. As well as advertising vacant Council and Housing Association properties, it is also available to Accredited Landlords to advertise their properties for free. The magazine has a distribution of over 2000 copies and is also available on the internet.

Rent Deposit / Guarantee Schemes

All of the participating local authorities have either a Rent Deposit or Rent Guarantee Scheme. These either provide a cash deposit or a written deposit guarantee to landlords who are willing to accept someone in housing need. Further details are available on the website or by contacting the relevant local authority.

Regular Landlord Updates

An update is sent to all members at least twice a year. This provides information on any changes to legislation, any new services or incentives that have been developed, details of any future training events, announcements of any meetings.

Participating Companies

Discounts are available from several local companies on their goods and services. These rates are on offer for landlords who are members of the North Staffordshire Landlord Accreditation Scheme. Participating companies include electrical contractors, plumbers, window companies, damp proofing companies etc.

Training and Professional Development Courses for Accredited Landlords

- Housing Act 2004 – April 2006
- Housing Benefits – Guidance for Landlords – June 2006. Future courses to be arranged
- Information on the Fire Safety Regulatory Reform Order – September 2006
- Legal Eviction of tenants – February 2007. Future courses to be arranged
- Tenancy Deposit Protection – June 2007
- Local Housing Allowance – January 2008. Future information events to be arranged.
- HMO Fire Safety Risk Assessments – February 2008
- Effective Tenancy Management – Full day course running on 24th June, 17th July, 30th September 2008. Contact the Landlord Accreditation Team for further information.

Further courses to be arranged include Houses in Multiple Occupation.

Recognition that you are a landlord providing a good standard of accommodation.

Improved access to other local authority departments and services, for instance, Housing Benefits.

Co-operation, support and advice from the Scheme Operators on all aspects of private renting.

Provision of a membership card, a certificate and scheme logo stickers to help promote and provide proof of your membership to the Scheme.

Last Updated June 2008