

A New Dawn for Private Renting in Scotland?



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Public Sector Housing &
Facilities Consultancy

Accreditation of Landlords

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Content

- What is Accreditation
- Developing the National Accreditation Standards
- The Experience of the Pilots
 - Structures
 - Progress
- Good Practice & Future Developments
- Links to the Strategic Framework



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Background

- Perceived Links to Anti-Social Behaviour
- Poor Reputation
- Lack of Sound Information
- HMO Licensing – Property Standards
- Registration
- Improved Housing Standards
- Improving Management Standards

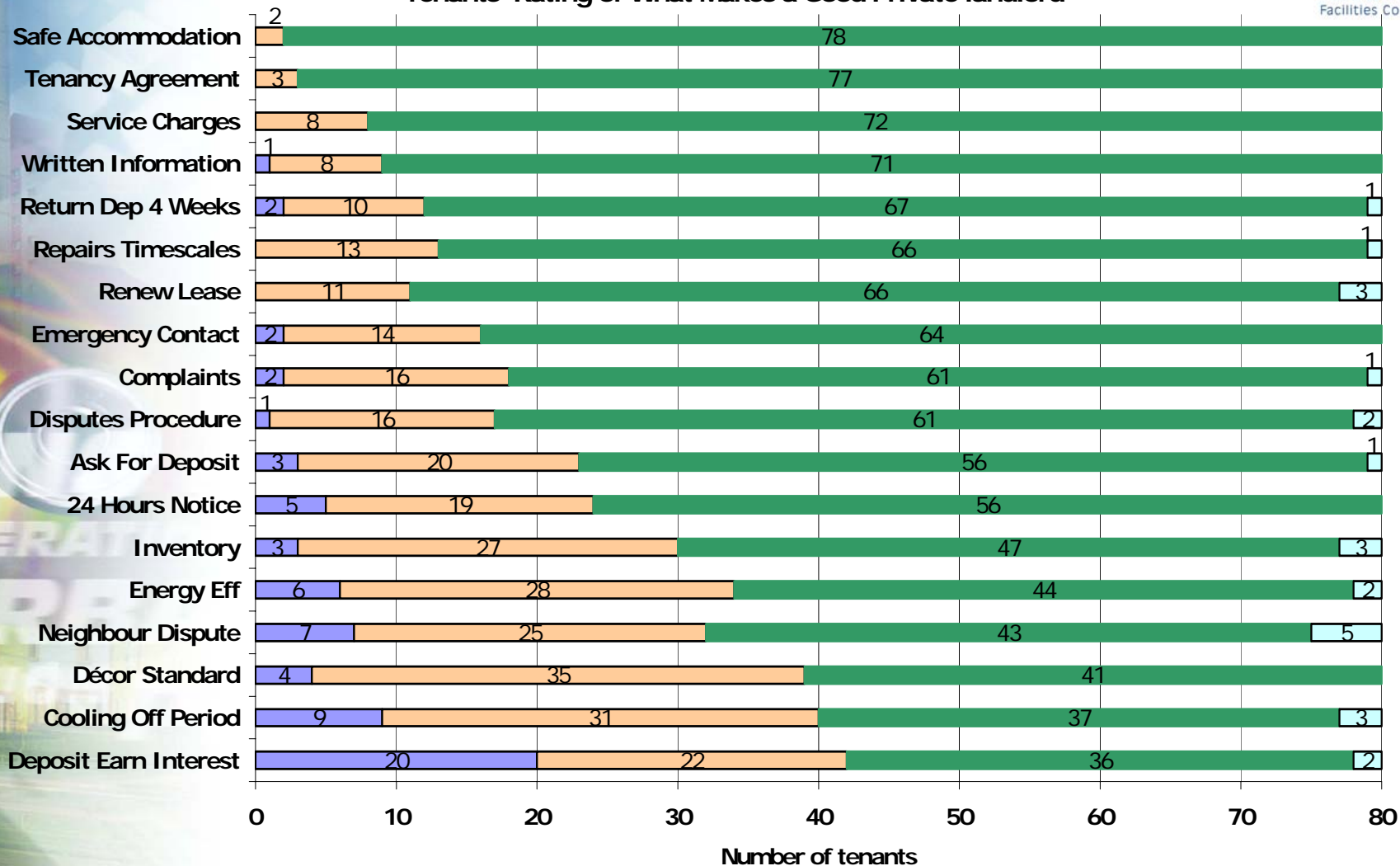
What Makes a Good Landlord



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Tenants' Rating of What Makes a Good Private landlord



■ Not Important
 ■ Medium Importance
 ■ Very Important
 ■ No Information Given



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Standards & Quality

The standards are designed to:

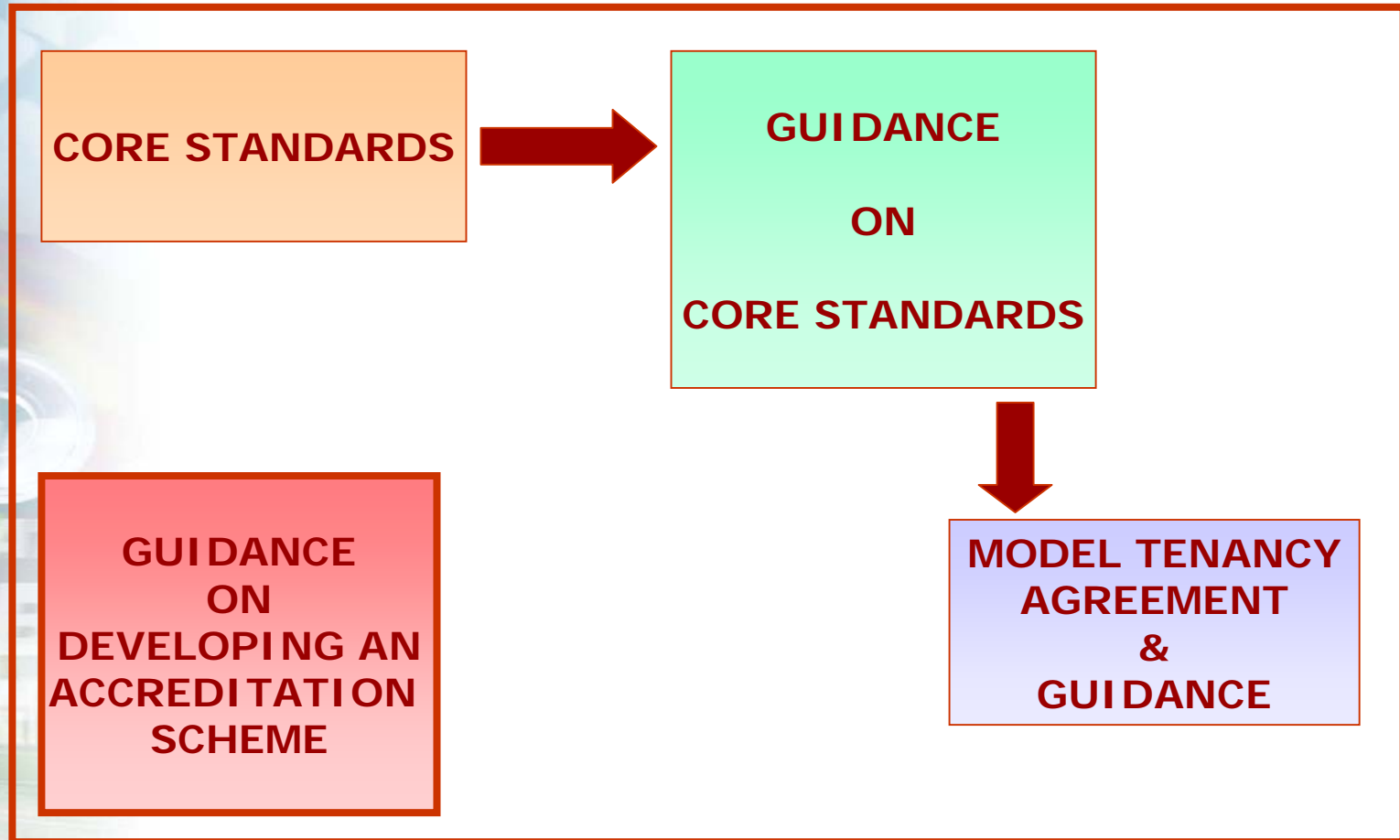
- **Enhance the status of private landlords**
- **Improve management and property standards in the private rented sector**
- **Provide private landlords with a benchmark on good practice**

Developing the National Core Standards



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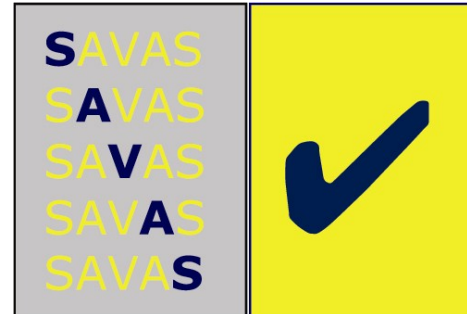


The Accreditation Pilots



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Accreditation Structures

**City of Edinburgh
Council**

Project Management
Publicity
Technical, Admin &
Financial Support



Project Board
Responsible for:

Supervising The
Development of
the Scheme

Membership: Representatives
of
Landlords
Letting Agents & City Council

**Consultation and
Sounding board
to gain involvement &
General Acceptance**



**Feedback on
Proposals**

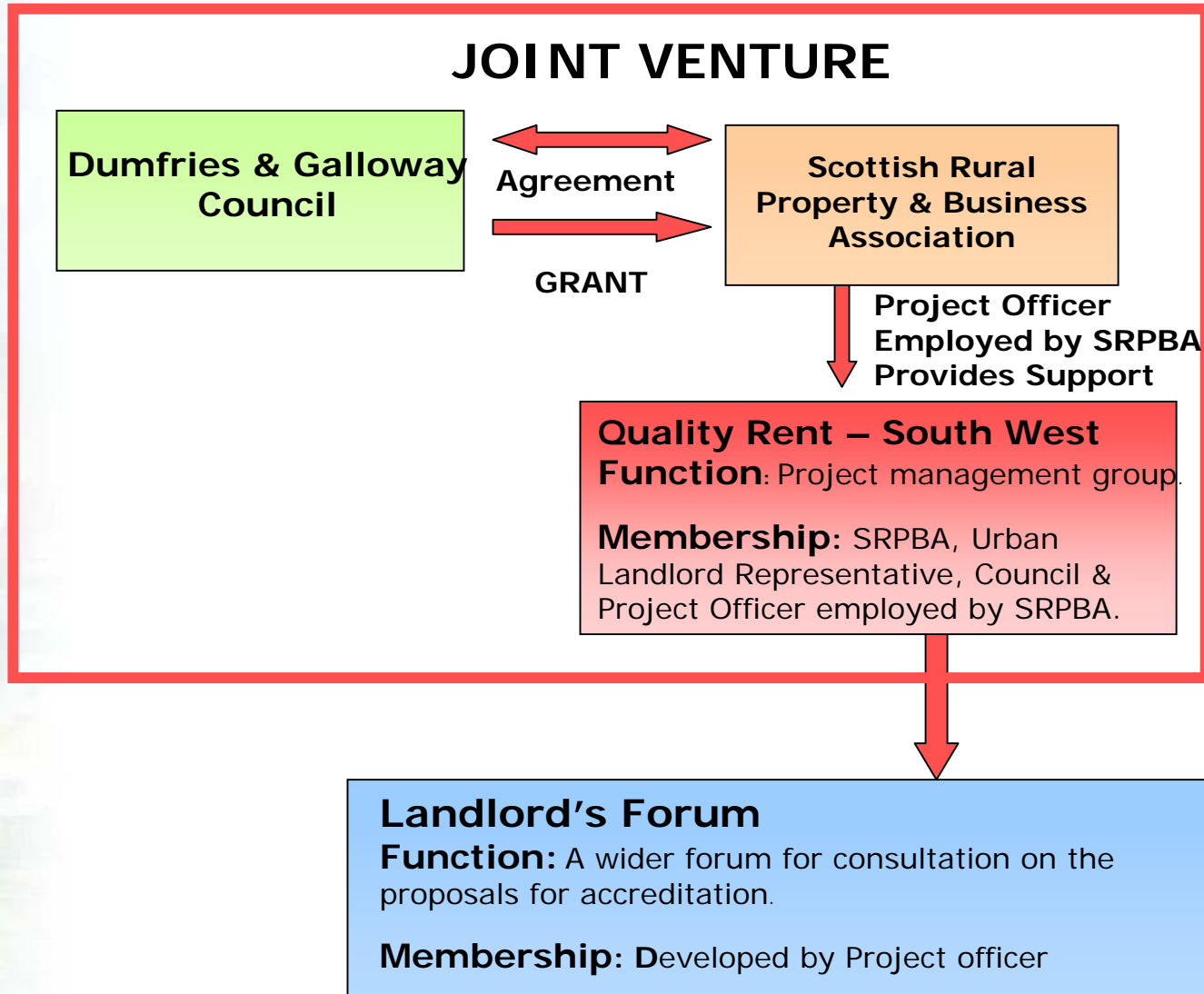


Reference Group

Function: A wider forum for consultation on the proposals for accreditation.

Membership: Landlords, Letting Agents, Landlord Organisations,
University Accommodation Services and Consumer interests..

Accreditation Structures



Progress South Ayrshire (SAVAS)



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- 145 landlords have been accredited
- 4 letting agents have been accredited
- 358 Properties Have Been Accredited
- 360 In Progress
- 5 complaints
- 1 landlord has left the scheme: mainly in light of registration



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Progress Edinburgh

- 113 Landlords Have Been Accredited
- 59 Letting Agents Have Been Accredited
- 9,016 Properties have been Accredited
- 21 Complaints have been Received



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Progress Dundee

- 35 Application Requests from Landlords
- 30 Application Requests from Letting Agents
- 800 Property Applications Received
- Will Wait Until Registration is Underway Before Further Publicity for Accreditation

Progress Quality Rent South West



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- 231 Landlords have been Accredited
- 5 Letting Agents Have Been Accredited
- 1,389 Properties have Been Accredited
- 0 Complaints have Been Received



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Examples of Good Practice

- **Establishing Joint Working**
- **Joint Development of Standards**
- **Creating Incentives:**
 - Closer Links with Housing Benefits
 - Partnership Working
 - Potential Links to Grant Funding
 - Mediation and Anti-social behaviour Support
 - Negotiated Discounts
 - Training, Information and Advice to Landlords
 - Marketing Advantage



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Examples of Good Practice

- Tenants' Guides
- Integration of Letting Agents
- Accreditation Web-site
- Effective Risk Management
- Compliance Procedures
- Raising Tenant Awareness
- Raising Income to Maintain Scheme



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Future Developments

- Potential National Scheme
- Star Ratings for Properties
- Self Financing Local Schemes
- Links With Registration
- Improving Standards
- Expanding the Number of Schemes Throughout Scotland



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Links to Strategic Function

- **Role in Relation To Key Policy Objectives**
 - Local Housing Strategy
 - Private Sector Strategies
 - Understanding the Role of Sector in Housing Market
 - Relationship to Other Policy Areas
 - Anti-Social Behaviour Etc. (Scotland) Act 2004
 - Housing (Scotland) Act 2006
 - Homelessness



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Questions and Discussion