



Welcome

The Residential Landlords Association



The Voice for Landlords in England & Wales

0845 666 5000

www.rla.org.uk

info@rla.org.uk

About The RLA

- The RLA is the fastest growing landlord association in the UK
- The RLA has doubled its membership in less than 3 years
- The RLA has a highly effective lobbying team
- The RLA has developed the innovative, assessment based e-learning system - www.lettingskills2009.co.uk
- The RLA has the most comprehensive and innovative online resource for landlords in the UK
- Over Two Million web page views in the last year
- The RLA has a Board structure which represents, and is accountable to its members
- The RLA is a truly national association with members throughout England & Wales

Establishing a New Accreditation Scheme in Blackpool

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Blackpool PRS Profile

28% of dwellings in PRS

38.7% (23,000) of private sector dwellings can be classed as non-decent compared to 27.1% in England.

(Source: 2007 Private Sector House Condition Survey, Blackpool council and CPC, April 2008)

Table 1: Reasons for failure of dwellings as a decent home

Reason	Dwellings	Percent (of non decent)	Percent (of stock)
Category 1 hazard	11,300	49.0%	18.5%
In need of repair	4,700	20.4%	7.7% (8.1%)
Lacking mod. Fac.	2,100	9.1%	3.4% (1.3%)
Thermal comfort	14,600	63.4%	23.9% (19.8%)

(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

Blackpool's Local Area Agreement

Stronger and Safer Communities

Objective 5 - Provide high quality housing in sustainable, mixed communities

Key LAA Measures

NI 154 Net additional homes provided

No lock down – can be renegotiated in 2009/10

Supporting National Indicators

NI 158 Percentage of Non-Decent Homes

The Local Indicator Set

- The number of unsatisfactory private sector units of accommodation improved
- Private rented properties licensed / accredited
- Improved energy efficiency in homes within areas of high deprivation - number of homes in receipt of energy efficiency measures
- Improve the SAP rating of council homes

Blackpool Multi-Area Agreement

Multi-Area Agreement

Communities Secretary John Denham

“Today's agreement gives Blackpool and the Fylde new powers to help its councils work together to direct their spending and support where it is most needed and mastermind **regional** solutions”

The agreement aims to:

“establish a uniquely 'Fylde Coast' cultural identity for the area....

....tackle the large number of houses in multiple occupation and increase the overall quality of privately rented accommodation....”

“Houses in Multiple Occupation (HMO's), deprived neighbourhoods, and unattractive environments accelerate further decline in tourism and provide little support for the wider services-based economy”

Blackpool Requirements

- Sustainable
- Benefits
- Flexible Code of Management
- Compliance Checking
- Complaints Procedure
- Management Training
- Integration with proposed Selective Licensing Scheme
- Sub-Regional Partnership
- Strategic
- Low Cost

Sustainability

- Scheme that has some protection from extinction
- Previous Scheme established 2003 in partnership with the Private Landlords Forum
- Initial period of 3 years
- 70 landlords with 195 properties

“The current scheme is closed to new applicants whilst a new one is being developed”

Benefits of Previous Scheme

- Tenant Reference Service - Police Check & 5 year Housing History Check
- Landlord Training
- Reduction in Licence Fee
- Advertising of empty accredited properties on council website
- Help with tenants due to criminal or anti-social behaviour
- Tenancy/housing law advice
- Award winning Tenancy Agreements and Notices from the RLA

Code of Management Standards

Requirements

Flexibility

Compliance with legal requirements

- HHSRS (reasonably modern kitchen and bathrooms)
- LACoRS National Fire Safety Guidance
- Licensing

Local Property Requirements

Not necessarily ANUK Model Code of Standards

Compliance Checking

Minimum 10% of Landlords

Undertaken by Scheme Operators

Can be performed by Local Authority Officers

Can be Increased

Property Improvement Plans for properties substantially short of Code of Management standard

Management Training

Landlord Development

- ANUK/LACoRS Landlord Development one day course
- Continual Professional Development (10hours a year)

Membership of Landlord Association nominal 5 hours CPD

Attendance at Local Fora

Attendance at Landlord Association meetings

Online Training

Complaints Procedure

Well defined complaints procedure

Tenant Complaints against Landlords

Landlord Complaints against Scheme Operator

Tenant Complaints against Scheme Operator

Three stages

- Officer Level
- Appeal to Panel
- Final Appeal to Chair of Scheme *or some other external body*

Selective Licensing

Integration with main scheme

Identifiable Branding with Main Scheme

Additional Management Requirements

Additional Benefits of membership

- Increased market awareness in licensing area
- Tenancy Support

Increased level of compliance checking

Sub-Regional Partnership

Fylde Coast Multi-Area Agreement (MAA)

- Blackpool Council
- Fylde Borough Council
- Wyre Borough Council
- Lancashire County Council

Satisfy Requirements of three Local Authorities

Have arrangements for complaints

Exchange Information between scheme operator and Local Authorities

Centrally Administered – Economies of scale

Strategic

Capable of being integrated into Housing Strategy

Self Regulation – releasing Enforcement Officer Time

Will provide low risk landlords for partnerships

- Tenancy Sustainability
- Choice Based Lettings
- Tenancy Deposit Schemes
- Housing Options – Placements

Low Cost

Economies of Scale

Annual Subscription fee from Local Authorities

Membership Fees

Additional Revenue from Training Services - not exclusive

Advanced Stages of Negotiation

Agreements Required from all three authorities

- Regulators
- Strategists
- Executive
- Members

Full details of the new Accreditation Scheme will be published on this site in due course. In the meantime if you would like to register your interest in joining the new Accreditation Scheme please contact us at housing.licensing@blackpool.gov.uk or phone 01253 477477 01253 477477.



Thank you

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