



RESIDENTIAL LANDLORDS  
ASSOCIATION

ACCREDITATION and  
HOUSING ALLOWANCE  
SHOULD THEY BE LINKED?

*Chris Town*  
*Vice-chair RLA*

# *Presentation content*

- Examining benefits of linking accreditation and housing allowance
- *Examples of housing allowance/accreditation links + group discussion*
- Group discussion - barriers to creating links & how to break them down

# *LHA + Accreditation*

**Question:** What should the link be?

**Answer :** Use housing benefit as a tool

(a) *to promote accreditation*

(b) *to attract accredited landlords into the housing benefit market*

# *Government PRS strategy*

- 1. Increase size of PRS**
  - 2. Increase stock and management quality of PRS**
- CLG response to Rugg = all landlords should have access to accreditation
  - *Linking LHA and accreditation will contribute towards Govt. policy aspirations*

# *Potential benefits of a link-1*

1. Improved quality of PRS
2. Better management
3. Better physical conditions & amenity provision
4. Result : healthier quality housing for vulnerable HB people

# *Potential benefits of a link-2*

1. Better **value for money** in use of public funds
2. HB properties are quality assured re: standards of management & property condition
3. Accreditation schemes have tenant right of redress without having to resort to legal enforcement
4. Self-regulation in the HB frees enforcement resources

# *Potential benefits of a link-3*

1. Attract landlords into an **historically unattractive** part of the rental market
2. Reduce homelessness
3. Accreditation schemes can include requirement to work with tenant support scheme
4. Accredited tenant schemes – provide tenant references

# *Potential benefits of a link-4*

1. Support for LA **area regeneration** strategies
2. Attracts investment into regeneration areas with high densities of HB
3. Accreditation can support selective licensing in areas of low demand (high HB)
4. Accredited landlords more inclined to support area regeneration initiatives (can be included as a scheme requirement)

# *GROUP DISCUSSION*

## *Examples of links*

**Objective :** Preferential treatment of accredited landlords by HB without actually disadvantaging unaccredited landlords

### **Actual & aspirational examples :**

- Fast tracking of HB claims – accredited landlords & accredited tenants
- 48 hour HB e-mail reply service to enquiries
- Direct payments
- Exclusive access to Bond Guarantee schemes

# *Breaking Down Barriers*

## Group discussion

- What are the barriers to linking housing allowance and accreditation?
- How can they be broken down?



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