

Appendix A – Summary of consultation responses and comments

Respondents to consultation suggested that the most popular benefits would be Landlords' Information pack, listing accredited properties on the Council's website and special rates for insurance cover. However, there was interest in all benefits to some degree.

Respondents were asked to provide any specific comments or concerns. Some are outlined below.

- a) Some responders felt that a scheme was not needed on the basis that it would provide additional regulation on landlords/agents. This is not the intention and the Council will have to ensure that the scheme and its benefits are communicated well.
- b) Some responders suggested that the scheme will not include and consequently not address poor quality, sub standard accommodation. However, the additional benefits of the scheme are intended to encourage improved quality where a landlord would not have previously considered it. A Property Accreditation Scheme, Loan Assistance for improvements, Advisory Service, and the use of Council enforcement powers (where appropriate) provide a suite of tools for dealing with the full spectrum of rented properties ranging from good quality housing to properties in the very poor condition.
- c) Some responders stated that they would not find a scheme cost effective. However, these comments are made on the assumption that the Council will charge a fee for accreditation. This is not proposed.
- d) There was a suggestion that accredited properties could be managed by the Council as part of a Social Lettings agency approach. Whilst the Council does not currently operate a Social Lettings Agency, acceptance into the Property Accreditation Scheme could lead to a property entering the Let's Rent Scheme by virtue of meeting the required property standards.
- e) Some responders stated a preference for Landlords' Accreditation, where the landlord is accredited for all properties managed. However, it is proposed that the Council needs to ensure the quality of each property accredited and to avoid the problems previously experienced with "self-certification". Consequently, it is proposed that the Council continues to provide the scheme as Property Accreditation.
- f) Members of Overview and Scrutiny had concerns relating to plans to re-inspect 10% of accredited properties on an annual basis. It was felt that this could lead to some properties not being re-inspected for a considerable period of time. Consequently, an undertaking was made to ensure that all properties would be re-inspected at least once every three years.
- g) Members required that all accredited properties should be required to fit devices for the detection of carbon monoxide gas.
- h) Members observed that feedback from the initial Landlords' Forum had highlighted that landlords wanted to work closer with the Council.