

## NORTHUMBERLAND PROPERTY ACCREDITATION SCHEME

### What's in it for you?

Our scheme offers a suite of benefits including:

- Free advertising through Homefinder, Northumberland Council's dedicated housing register;
- A cash reimbursement on either your energy, electrical or gas safety certificate once the property is accredited;
- Free tenant referencing checks to reduce the hassle of renting out a property;
- Access to the Rent Deposit Guarantee Scheme;
- A competitive advantage by promoting your properties as a responsible landlord;
- Use of our accreditation logo for letterheads and publicity material, plus a bespoke accreditation certificate;
- Networking and the opportunity to meet other landlords and influence the council through our Landlord's Forum;
- Training and development sessions on the hot topics affecting the private rented housing; and
- Support, advice and signposting to help resolve disagreements between landlords and tenants.

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### Want to join the scheme?

For further information, or to join the scheme, contact our private sector housing team on:

**PHONE** 01670 622299

**EMAIL** [privatesectorhousing@northumberland.gov.uk](mailto:privatesectorhousing@northumberland.gov.uk)

**Northumberland**  
Northumberland County Council

## NORTHUMBERLAND PROPERTY ACCREDITATION SCHEME



Be recognised as  
a landlord whose  
properties meet the  
right standards

**Northumberland**  
Northumberland County Council



### What's it all about?

Our Accreditation Scheme is an exciting initiative open to all private landlords who operate in Northumberland.

Its core mission is to work collaboratively with responsible landlords to recognise good practice and raise standards in the private rented sector.

### The 5 key aims of the scheme are:

1. To improve the conditions of private sector rented housing in Northumberland;
2. To recognise and promote landlords who provide good quality rented accommodation;
3. To improve the public image of the private rented sector;
4. To improve dialogue between private landlords and the council, identifying opportunities for joint working; and
5. To make sure landlords and tenants fulfil their responsibilities in relation to rented accommodation.

### What standards do your properties need to have?

You will be required to sign up to a code of practice which sets out the standards we ask all our accredited properties to meet.

#### We require properties to:

- ✓ Be free from avoidable hazards;
- ✓ Be free from overcrowding;
- ✓ Have properly functioning smoke alarms;
- ✓ Have an Energy Performance Certificate (EPC);
- ✓ Have an Electrical Installation Condition Report (EICR);
- ✓ Have a Landlord Gas Safety Certificate;
- ✓ Have Buildings Insurance;
- ✓ Be safe and secure, including secure doors and windows;
- ✓ Have an adequate heating system properly installed and maintained;
- ✓ Have furniture that complies with fire safety regulation standards where applicable;
- ✓ Have permission from the mortgage company to let out the property; and
- ✓ Have buy to let mortgage and leasehold information where applicable.

### What happens when you sign up?

We perform an initial inspection when you apply for one or more of your properties to become accredited.

#### But it doesn't end there....

We do spot checks to make sure your properties continue to meet the right standards.

### What happens if my property doesn't tick all the right boxes?

One of our officers will let you know which aspects of your property require improvement and arrange another inspection at an appropriate time.

It won't be possible for your property to become accredited until these improvements are made.

### What are the costs of signing up?

The great news is signing up to our property accreditation scheme is absolutely **free**. In fact, making sure your properties meet our accreditation standards could save you time and money by eliminating potential problems and hazards.

### To join our scheme see overleaf