



SPA

Sevenoaks Property Accreditation

Information for landlords

SPA is a property based accreditation scheme free to landlords of private residential accommodation in the Sevenoaks district.

The advantages to landlords in joining the scheme include:

- Improved status through public identification as a good landlord
- Access to financial assistance for certain improvement works. (subject to availability)
- Support and advice from an accreditation officer
- Free training courses
- Access to the rent and deposit scheme run by the Council - only accredited properties are eligible for this scheme

Landlords will need to agree to the scheme standards but good landlords should not find these standards too onerous since in many respects they reflect the minimum legal requirements. These requirements are that:

- The external appearance of every accredited property shall not have an adverse impact on the surrounding neighbourhood
- The property shall meet the Decent Homes Standard (see below)
- The tenants shall be treated fairly and in accordance with the law

The following certification will be required, if appropriate:

- Current valid landlords gas safety record issued by a Gas Safe Registered engineer
- Current electrical safety certificate (if held)
- Current EPC (Energy Performance Certificate)
- Satisfactory certification of fire alarm, emergency lighting and equipment

Who runs the Scheme?

The scheme is run by the Housing Standards Team at Sevenoaks District Council.

What is the Decent Homes Standard?

A Decent Home is defined as one which meets the following criteria:

- It meets the current minimum standard for housing (free of category 1 hazards under the Housing Health & Safety Rating System)
- It is in a reasonable state of repair
- It has reasonably modern facilities and services
- It provides a reasonable degree of thermal comfort

Will the property be inspected?

Yes. An officer from the Housing Standards Team at Sevenoaks District Council will need to inspect the property to check that it meets the Decent Homes Standard.

What happens if my property doesn't meet the standard?

Upon inspection of the property, if the Decent Homes Standard is not being met, full accreditation may be delayed whilst the landlord carries out the required works. Those properties found to be below the minimum standard for housing will need to have work carried out whether the landlord joins in the scheme or not.

What grants are available for improvements?

Where properties have been identified as meeting the Decent Homes Standard, financial assistance may be available for improvements to the property e.g. to heating systems, energy efficiency and also improvements to security. To qualify for grant assistance landlords should also be willing to accept applicants to the Councils rent and deposit scheme.

Who do I contact for more information?

Please contact Mary Smith or Julie Hill

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