



Maintain your landlord accreditation and experience the many benefits of our landlord and property accreditation scheme that aims to improve the standard of privately rented accommodation in Welwyn and Hatfield

Your accreditation lasts three years during which, if you hold multiple properties, the remainder of these properties will be checked to ensure all meet the required standards in order for you to retain your status.

After three years, your accreditation will be renewed as long as you conform to the Code of Practice, remain a fit and proper person and are up-to-date with relevant legislation.

Landlord responsibilities

As an accredited landlord your responsibilities are to:

◆ Ensure your properties meet all relevant legislation on an ongoing basis

This is your principle obligation as a landlord which applies whether you are a member of the PAL scheme or not. If you don't meet this basic requirement then you are not fulfilling your legal requirements and could be subject to enforcement action. When legislation changes you will be asked to confirm with PAL in writing that you are compliant with the requirements.

◆ Abide by the Code of Practice

You will be required to abide by the Code of Practice and PAL Rental Property Standards across all your properties. As well as meeting all relevant legislation, this involves ensuring a good level of customer service, being fair with your tenants and ensuring your properties are well managed and maintained.

◆ Notify us of significant changes to your circumstances or your properties

If your personal situation changes for example you, change your managing agent or you no longer pass the fit and proper person test, you are required to notify PAL. If you make structural changes to any of your properties for example a major refurbishment that results in additional rooms then you are also required to notify PAL and the relevant WHBC departments of these changes. We may need to re-inspect your property.

◆ Keep your online PAL details up to date

You will need to keep your landlord profile and property details up to date on our website. Failure to do so could result in your details being removed.

Go one step further

We also encourage accredited landlords to:

◆ Work with accredited partners

If using letting or managing agents, we would encourage you to work with PAL accredited partners wherever possible.

◆ Work towards gold standard

Work towards gold PAL status by improving your properties. If your property provides additional facilities or meets higher standards than the basic PAL requirements, it may be eligible for gold status. By taking



steps such as providing a fire risk assessment, double glazing throughout, outside security lighting and ensuring a high standard of external appearance to the property, you can gain the additional benefits that come with providing a gold standard property such as priority promotion on our website, free training and greater discounts and offers.

For more details on these benefits, visit www.pal-online.org.uk.

For more details on the requirements of the gold standard, refer to the PAL Rental Property Standards.

Non-compliance

As a PAL accredited landlord, you are signed up to our Code of Practice and Property Rental Standards and are committed to operating within your legal requirements and maintaining good management standards. If we are concerned that you are not complying with this, we will re-inspect your property and agree timescales for resolving any issues. Failure to address any issues promptly and resolutely could result in your accreditation being revoked.

FIND OUT MORE

Give tenants confidence in your properties whilst standing out from the competition

Find out more about this University of Hertfordshire and Welwyn Hatfield Borough Council scheme today at www.pal-online.org.uk/landlords



IMPROVING STANDARDS OF RENTED HOMES

