

**78. Review of the Trusted Landlord Scheme and Proposed Changes**

Simon Colburn, Assistant Director – Health and Environment Services

- a. presented a report to inform the committee of proposed changes to the City of Lincoln Council's Trusted Landlord Scheme Document and review of the scheme
- b. gave the background to the Trusted Landlord Scheme as detailed at paragraph 2 of the report
- c. advised that as of June 2020, 81 applications had been received, of which 33 had been accepted, 26 rejected (either the landlord was not accredited or had failed to produce documents) The remaining 22 applications were either currently being processed or awaiting compliance visits.
- d. explained that there were currently 505 properties covered by the scheme, however, affiliated agents were included within the 33 Trusted Landlord Scheme members, as the reporting process did not allow a distinction between individual landlords and agents. The review of the scheme, the online application form and the supporting processes would seek to address this.
- e. advised that the 22 applications pending processing represented 346 properties. Therefore subject to acceptance on the scheme, the total number of properties covered by the scheme would be 851.
- f. advised that a target of 15% of the private rented stock had been set, however this had not been achieved and was currently 9%.
- g. explained that the target had not been achieved as the Trusted Landlord scheme had been suspended for several months in 2019/20 to focus resources on the mandatory licensing of Houses in Multiple Occupation,
- h. referred to paragraph 4.2 of the report and highlighted the benefits of the Trusted Landlord Scheme.
- i. referred to Appendix A of the report and summarised the main changes to the scheme:
  - Updated Privacy Notice for GDPR compliance
  - The inclusion of checks for Banning Order Offences, Civil Penalties and the Rogue Landlord Database to determine Fit and Proper Person Compliance
  - Recent inspections for other purposes would be taken into consideration when arranging compliance visits
  - Virtual inspections would be acceptable at the discretion of the City Council

- Criteria set out of the circumstances where an application would be rejected.
- A broadening of the compliance checks for affiliate Letting and Managing Agents
- Amendments to the Terms and Conditions in respect of the above changes

Members asked how the virtual inspections worked and how could Officers be sure that the Landlord was showing the correct property?

Simon Colburn, Assistant Director – Health and Environment Services responded that the use of photographs and videos had proved to be an efficient way of starting off the process. They could be used at the discretion of Officers, for example to inspect a small change to a property where the Landlord was known to Officers and they were certain that the correct information was being provided.

**RESOLVED** that the proposed changes to the Trusted Landlord Scheme be supported and referred to Executive for approval.