

Ethical Landlord Charter (full draft)

TOPIC	STANDARD
DECENT	Use the current Decent Homes Standard as the standard for accommodation
SAFE	<p>Fire alarms to be fitted on each floor, to be in working order at the beginning of tenancy, and regularly checked by landlords.</p> <p>Carbon monoxide detectors to be fitted in any room containing a solid fuel burning appliance (e.g. a coal fire, wood burning stove).</p> <p>Gas Safety checks to be carried out on an annual basis</p> <p>Electrical Safety checks for electrical installations to be carried out at least once every 5 years</p> <p>If landlords supply any electrical appliances, they should have regular portable appliance testing (PAT) and consider registered as part of a product registration scheme</p>
SECURE	<p>No Section 21s</p> <p>No evictions during winter months (Nov-Feb) when people are more vulnerable if made homeless</p> <p>Minimum notice on evictions of 4 months</p> <p>Offer all tenants a minimum 2-year assured shorthold tenancy with a 6-month break clause</p> <p>Landlords and tenants to complete a joint photographic inventory at the beginning of the tenancy to ensure all fixtures and fittings are in working order and to assess property condition</p> <p>Contact the council to attempt to resolve tenancy problems, with potential use of council-supported mediation, before resorting to legal measures</p> <p>It's Your Home! Landlords or agents must not disturb or harass tenants and should only visit when it is convenient for you unless it's an emergency. They must give tenants at least 24 hours' notice.</p> <p>Assured Shorthold Tenancies should be issued for each individual in Houses of Multiple Occupancy (HMO) to ensure that no tenant is burdened with paying for others if they leave early</p> <p>Minimum EPC D, with programme to improve the energy efficiency of the building to achieve as far as reasonably practicable.</p>

AFFORDABILITY/FEES	<p>Landlords not to charge more than 5 weeks deposits and 1 week holding deposit, as per the law, and no additional fees</p> <p>Landlords to charge no more than Local Housing Allowance (LHA)</p> <p>Landlords to explore ways of housing tenants without a deposit or guarantors including working with the council</p> <p>Rent rises should be no more than inflation and only once in 2-year period with a 3 month notice period before the rent increase and formal notification to residents through the section 13 process</p>
HOUSING JUSTICE	<p>No more “no DSS” and no discrimination on other characteristics such as age, race, religion, gender, sexual orientation, relationship status, disability, or long-term health condition</p> <p>Right to decorate- allow tenants to decorate their homes</p> <p>Right to keep pets- allow tenants to keep pets</p> <p>Landlords to support the council in initiatives to house refugees, asylum seekers and other vulnerable residents</p> <p>Landlords to retain adaptations for people with access needs wherever possible, and make reasonable adjustments for tenants so that they can stay in their properties long-term</p>
QUALITY SERVICE	<p>Landlords to respond to emergency repairs (which affect health and safety of tenant) within 24hrs and non-emergency repairs 48hrs</p> <p>Landlord to keep log of repairs for up to 5 years and make available for tenants-</p> <p>Deep clean before new tenants move in at no cost to former tenants</p> <p>Acknowledge receipt of the request within 24 hrs and give a timeline of when the repair issue will be dealt with</p> <p>All maintenance and repairs to be carried out by certified contractors. Tenant to be given name and contact details of any contractor carrying out repair work on their property.</p>
PROVIDING TENANTS WITH INFORMATION	<p>Supply all renters with clear information including:</p> <ul style="list-style-type: none"> - the How to Rent guide - a clear tenancy agreement with details of landlords and lettings agents contacts details - jointly approved photographic inventory check

	<ul style="list-style-type: none"> - copies of Gas Safety Certificate, record of electrical inspections and EPC certificate <p>Supply proof of which tenancy deposit scheme that they have used within 30 days of taking the money.</p>
RECOGNITION OF ADVOCATES	<p>Recognise the right of tenants to engage with independent advocates such as CAB, tenant/renters unions such as ACORN, Brighton Housing Trust and housing advice organisations and work constructively with them to resolve issues</p>

