

Appendix 3: Other Local Authorities offering 'Ethical Lettings Agencies'

| Activity Undertaken | Direct Lets (BHCC) | Crawley Deposit Service | Direct Let Scheme (LB Hounslow) | Direct Lets (LB Ealing) | Ethical Lettings CIC (South East ⁱ) |
|---|--------------------|-------------------------|---------------------------------|-------------------------|---|
| Guaranteed rent | x | x | ✓ | ✓ | ✓ |
| Free management | x | x | ✓ | ✓ | ✓ ⁱⁱ |
| 'Honest, trustworthy and transparent' | ✓ | ✓ | ✓ | ✓ | ✓ |
| Comply with relevant legislation | ✓ | ✓ | ✓ | ✓ | ✓ |
| Property is in 'good decorative order' | ✓ | ✓ | ✓ | ✓ | ✓ |
| Tenancy Sustainment | ✓ | ✓ | ✓ | ✓ | ✓ |
| Inventory Check at tenancy start | ✓ (if requested) | ✓ | ✓ | ✓ | ✓ |
| Assistance in setting up rent payments | ✓ | ✓ | ✓ | ✓ | ✓ |
| Landlord building insurance required | x | ✓ | ✓ | ✓ | ✓ |
| EPC required | ✓ | ✓ | ✓ | ✓ | ✓ |
| Gas safety certificate required | ✓ | ✓ | ✓ | ✓ | ✓ |
| Will act as a guarantor | x | x | x | x | ✓ |
| Will deal with evictions | x | ✓ | ✓ | ✓ | ✓ |
| 'Enhanced practice' (eg Landlord Charter) | x | x | x | x | x |
| 'Enhanced' property standard | x | x | x | x | x |

ⁱ This is a Community Interest Company, independent from any local authorities. It is commissioned by London Borough of Wandsworth, Woking Borough Council, Bracknell Forest Council, Royal Borough of Windsor & Maidenhead, London Borough of Richmond Upon Thames, Guildford Borough Council, Surrey Heath Borough Council, Waverley Borough Council and City of Westminster.

ⁱⁱ Although Ethical Lettings CIC will not charge landlords a fee, they will generate a fee from the local authorities themselves, which is then used to fund the service.

