

# DASH ACCREDITATION: WORKS REQUESTED

The aim of DASH Landlord Accreditation is to encourage and promote good property standards and management practices in the private rented sector.

As part of your application, DASH will inspect a sample of your portfolio each year so we can be assured that your property is safe. This leaflet looks at what is required following our Inspection Report if works are required.

## What does the report cover?

- Our highly experienced inspectors visit to inspect in person, or occasionally undertake a 'virtual' video inspection. We then produce an Inspection Report.
- This highlights any matters that may not comply with DASH requirements, including any significant Housing Standards issues that fall short of standards listed in the [DASH Scheme Manual](#).
- The inspection report helps you gain compliance with Housing Standards legislation and matters that need to be addressed as part of your Accreditation application or renewal.
- The report will also contain advisory tips that you may want to implement but these do not form a requirement of your application.



DASH Services offers landlord members a reliable signposting service to help navigate their way around an ever changing market place. Can we help you?



For more advice,  
visit our website at  
[dashservices.org.uk](https://dashservices.org.uk)

## Do all the works listed have to be completed to achieve DASH Accreditation?

In short, yes. If you wish to receive accredited status, works listed under the 'Matters to be Addressed' section will need to be completed.

These matters may include compliance with the DASH Scheme Manual as well as legal requirements, relevant statutory and non-statutory guidance, Local Authority standards or requirements applicable to HMO's.

At the end of the report, we list 'Advisory Matters'. These are matters which our inspectors judge would be beneficial for the property and its tenants but are optional. Ideally, these should be implemented but it is your choice whether to do so and your DASH Accreditation application if not affected by these advisories.

## Do I have to complete these works by law?

By agreeing to become a DASH Accredited landlord, you agree to abide by the DASH Scheme Manual and undertake works of management, repair and safety that are covered by the Scheme Manual.

This includes compliance with the LACORS Fire Safety Guide and the reduction of any risks that might contribute to significant Hazards under the Housing Health & Safety Rating System (HHSRS).

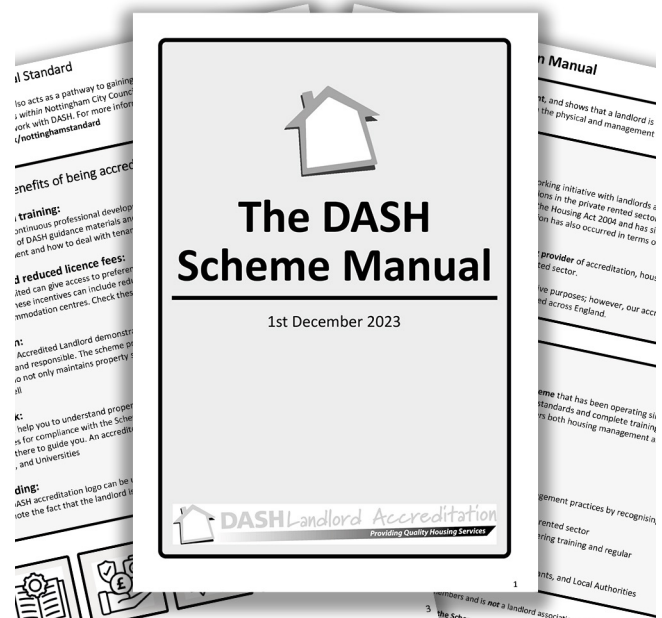
Our inspectors assess the level of risks combined with their professional judgement of works required to achieve the required standard. Although there is no specific law requiring a particular deficiency to be addressed, DASH inspectors use their training and expertise to identify remedial works necessary to help minimise the risk of your property becoming the subject of Local Authority enforcement action, or the subject of a claim by tenants seeking compensation.

There may be more than one way to improve safety in some cases, and our inspectors will use their experience to guide landlords towards the most appropriate and cost-effective solutions.

You should always discuss any deviations from the work schedule provided with DASH **prior** to implementation, to see if they are acceptable and don't accidentally introduce new unforeseen problems.

Our Inspection Reports recommend you commence remedial works immediately and will state a timescale by which you should update DASH with progress or completion. You should discuss with DASH straight away if works cannot be started.

While we endeavour to support you to progress your accreditation application, the part-completion of works, poor quality workmanship or delays deemed unnecessary by DASH, may result in your application for Accreditation being cancelled.



DASH Accreditation offers a quality mark and demonstrates that a landlord is serious about setting, achieving and maintaining high standards in both the physical and management standards of their portfolio.

## Further resources

DASH Services is a Private Rented Sector service for Local Authorities, Landlords & Tenants and is hosted by Derby City Council on behalf of a number of different Councils across England.

We will always try to ensure that all material on the site is as accurate and valid as we can make it. However, you should note that content is for general information only and we cannot guarantee that the information and advice given will always apply to a specific situation, or that the documents and forms provided will always be the most suitable for your particular situation.

The use you make of the information and services provided on site is your responsibility and we cannot accept liability for any problems resulting from your use of the DASH Services site.

## DASH Accreditation

DASH Accreditation offers people working in the private rented sector the opportunity to gain a quality mark in recognition for the good work that they do.

Find out more about the scheme including the latest DASH Scheme Manual.

<https://dashservices.org.uk/Accreditation>

## Contact DASH Services

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