Dear resident, welcome to the selective licensing resident newsletter, updating you on the work ongoing in your area.

Protecting your health and safety

The licensing team works hard to ensure private rented properties in your area are safe to live in. Selective licensing lets us look closely at the condition of properties, and take action where a landlord is failing to meet the minimum standard. Without licensing, we would have far fewer tools to proactively tackle some of the worst rented homes in your area.

Improving Your Neighbourhood

We know issues such as anti-social behaviour and fly-tipping are a concern to residents. Selective Licensing allows us to tackle this by using the conditions of the licence to ensure landlords and agents are doing their bit to prevent these incidents happening and dealing with them properly when they do.

We have been unable to complete many internal visits during the pandemic, but we have been undertaking external audits to check for signs of disrepair and accumulation of waste. We also continue to ensure ASB is being dealt with effectively. Selective licensing allows us to insist on tenant referencing, reducing the chance of nuisance behaviour occurring in the first place. It also allows us to ensure the landlord is doing everything they can to stop ASB if it occurs, including the serving of eviction notices in the most serious cases.

WORKING TOGETHER

SELECTIVE LICENSING

- Landlords
- Residents
- Letting agents
- Police
- Fire Service
- AntiSocial Behaviour Team
- Social Services
- Streetscene
- Housing Advice
- Housing Enforcement Team

GREEN HOMES GRANT

Qualifying residents across the borough of Burnley can access a new energy-efficiency grant scheme, worth up to £10,000 per property. For more information and to find out if you qualify for the grant, please visit www.chil.uk.com or phone 03306 061 1488.

UNWANTED VISITORS

We are receiving an increasing number of reports of rats/mice around Burnley. The Pest Control team is conducting external baiting with internal inspections expected to resume soon. All residents can help tackle this problem by keeping their yards and gardens free from waste and, also refraining from putting out food waste onto the back street and keeping the back streets free from other waste.
Raising Standards in Private Renting

Since the start of the designation, we have granted licences at approximately 69% of the properties we believe require them. We are also working with landlords in respect of a number of ongoing applications to make sure they are compliant with the law.

Failing to licence a property which requires a licence in a criminal offence. Our officers have started to gather evidence against landlords who have failed to comply. Penalties can be in the form of a prosecution resulting in a criminal record, or a financial penalty of up to £30,000. The council can also take similar action against landlords who breach the condition of their licence.

Do you rent your property from a private landlord? To check to see if your property is licensed then go to https://propertylicensing.burnley.gov.uk and click into the Public Register and search for your address. If your property is not licensed then you can contact the selective licensing team on 01282 425011 or email landlords@burnley.gov.uk with your landlord’s details and we can contact your Landlord and assist them in applying for a licence.

ANTI-SOCIAL BEHAVIOUR (ASB)

We continue to work closely with all partners to ensure that we can actively challenge and rectify issues within any designated area. We have received numerous ASB reports from different addresses and work with the landlord, the Police, our ASB Team, Social Services, neighbours, and the tenant to rectify the issues.

To report issues of ASB in your neighbourhood please call our contact centre on 01282 425011 and follow the directions for Streetscene. Please also report it to selective licensing on the same number or email landlords@burnley.gov.uk Please also report this to your neighbourhood Police officer or ring 101 and report any incidents or you can call Crimestoppers on 0800 555 111

Case Study: We received reports of ASB at an address in Queensgate. We liaised with the landlord who issued an initial warning to the tenant. As the ASB continued, we worked with the Landlord to ensure he followed his ASB procedure. Ultimately, through joint working evidence was gathered to enable the landlord to serve notice on the tenants. We continue to work to challenge and change behaviour in the first instance and offer all services available to us to assist residents and the tenants.

THINGS TO REMEMBER

For more information or to order a calendar for bin collections go to: www.burnley.gov.uk/residents/streetscene/recycling-and-waste

Contact Details

Your Selective Licencing Officer for the Queensgate designation is: Asfan Khan
01282 425011 ext. 3195 akhan@burnley.gov.uk