

Report to the Private Rented Sector Forum – 14th October 2021
Selective Licensing Update

Purpose

- To update members of the PRSF on the progress of the Selective licensing Scheme.

Progress

- Four selective licensing designations came into effect on the 1st November 2019 for the following areas:

Trinity
 Gannow
 Queensgate
 Daneshouse & Stoneyholme

They will end 30th October 2024.

- Progress made as of 12th October 2021:

Area	No of Part 3 properties	No of apps received	No licensed	No Revoked
Trinity	660	632	538	8
Gannow	497	459	388	10
Queensgate	755	636	523	8
Daneshouse & Stoneyholme	617	456	419	3

- Enforcement for dealing with those properties not licensed:

Area	Civil penalties in progress	Civil Penalty Final notice served	Prosecution cases passed to legal
Trinity	1		3
Gannow	1		
Queensgate	1	1	
Daneshouse & Stoneyholme			

- We have made 1 Interim Management Order for the Trinity designation. The reason for making the order was due to the licence being refused for the property, there is no prospect of the property being licensed in the near future,

and there are no satisfactory management arrangements in place to manage the property. The order means the Council steps in the shoes of the landlord and will take over management responsibility for the property for 12 months.

5. The latest Resident Newsletter was distributed at the end of August for Queensgate and Daneshouse with Stoneyholme.
6. We carried out an audit in the Pheasantford Street area on the 16th September 2021 with officers from both the Selective Licencing team in the Housing Department and the Streetscene Department. It targeted a number of streets including:Pheasantford St, Cobden St, Bar St, Ribblesdale St, Shackleton St and Bromsgrove Road. It also included 41-75 Briercliffe Road (odds), 1-28 Heath St (odds and Evens) and 2-46 Cleaver St (odds and Evens).
7. The remit of the audit was to collect visual data on, the state of the backstreets, the backyards of all properties, including checking to see whether properties had waste disposal equipment and whether backyard gates were secure and accessible for occupants to put their bins out.
8. We looked at 277 properties in total and found, 89 were licensed, 39 in the process of applying, 14 licensable properties had not applied for a licence, 85 gas certificates provided had expired and new certificates not provided, 2 had an EPC of below an E, 109 have not submitted copies of their EICR certificates, 2 dirty back yards, 10 had no wheelie bin, 2 were in breach of the smoke alarm regulations, and 40 properties identified as having some form of disrepair issues some of which will need full property inspections.
9. Interventions are now taking place to address these findings and a review will be undertaken at the end of November to review progress made.