

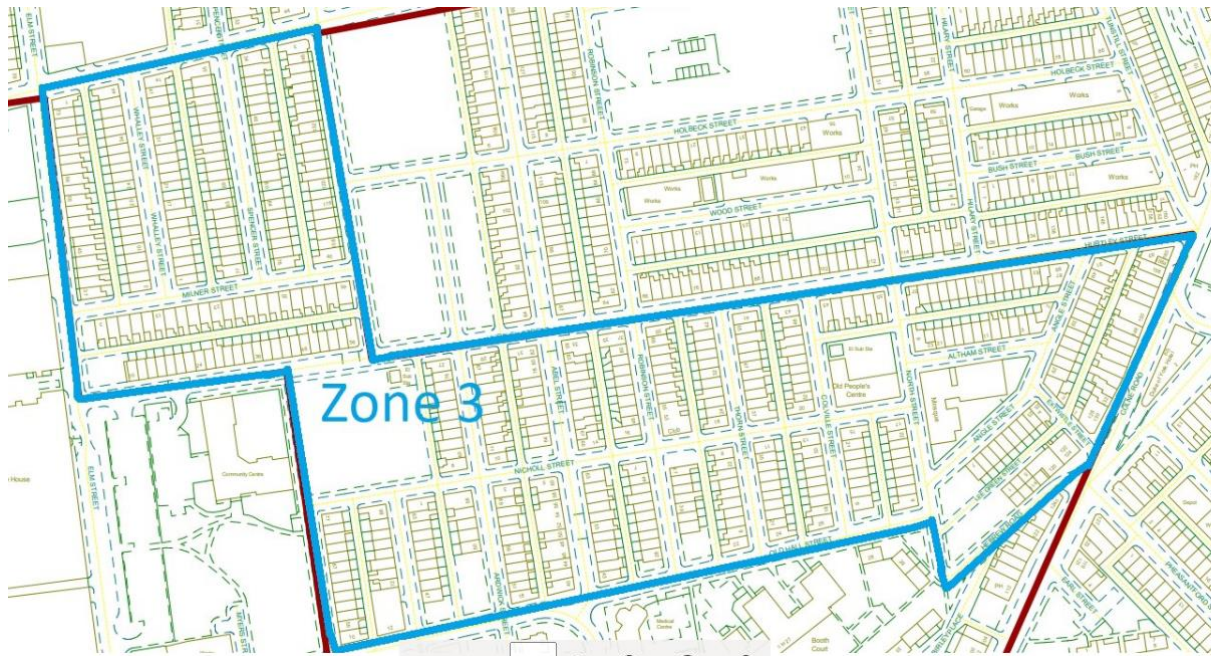
Stoneyholme & Daneshouse 3 Audit – February 2023

The third audit in Burnley Council's selective licence area of Stoneyholme & Daneshouse took place on 23rd February 2023 with officers from the Selective Licencing Team undertaking a desktop check of all landlord's compliance with current regulations and licence conditions followed by a physical external inspection of all the properties in the designated area.

The targeted streets included:

Milner Street, Elm Street, Whalley Street, Spencer Street, Hurtley Street (Nos 10-87), Travis Street, Grey Street (Nos 27-43), Ardwick Street, Abel Street, Robinson Street, Thorn Street, Colville Street, North Street, Altham Street, Angle Street, Hebrew Street & Old Hall Street.

Map of the designated area



The purpose of the audits was to collect visual data including:

- State of the back streets (fly tipping etc).
- State of back yards of rented properties (correct waste disposal bins, cleanliness and secure gates/walls).
- Visible defects /external house defects on rented properties.
- Internal inspection where there was evidence of disrepair, dissatisfaction or a check of smoke/carbon monoxide alarms was evident.
- Occupancy checks on vacant or non-licenced rented properties were identified from council tax records.
- Desktop checks were also made of Gas Safety Records, Electrical Installation Condition Reports and Energy Performance Ratings of the licenced properties.

The target area comprised a total of 378 properties of which 144 (38%) are Part 3 rented properties which require selective licences.

At the time of the audit:

- 128 (89%) of the Part 3 properties were already licenced.
- 11 (8%) had applied for licences but these applications are still ongoing.
- 13 (3%) properties had formal approved relative exemptions.
- 26 (7%) were owned by Registered Social Landlords (exempt from licencing regulations).
- 20 (5%) were vacant.
- 5 (1%) properties were rented but no application has been submitted.
- 1 Property is a licenced House in Multiple Occupation
- 174 (46%) were owner occupied properties.

In terms of visible items identified on the audit inspections there were 13 properties with dirty back yards (DBY's), 2 properties with inadequate refuse bins/arrangement and 56 properties with repair issues such as blocked gutters/ leaking drainpipes, broken windows, insecure or lack of gates, slipped roof tiles etc. Some of these properties had more than one repair item so in total 78 items of external repairs/concerned were recorded.

Back Streets

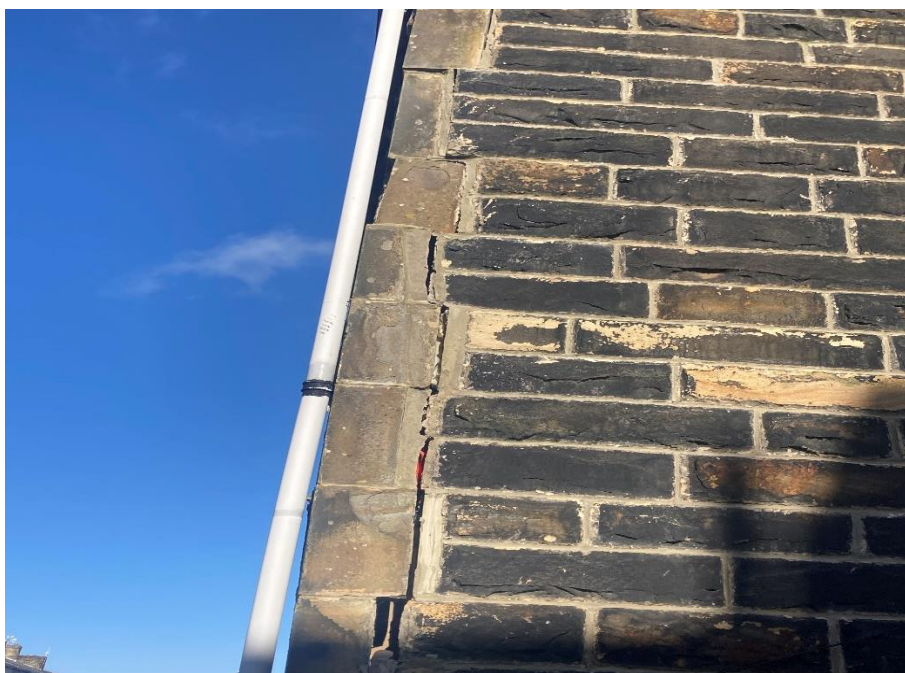
Generally, the back streets in this audit area were in a satisfactory condition with little evidence of fly tipping or vandalism on the date on the audit. Only one issue was reported to Streetscene, and this was cleared the following week.

Property Disrepairs

In total there were 78 disrepair items identified on the audit inspections of 56 rented properties. Many of these items were fairly minor in nature such as weeds growing in gutters, but there were a number of repairs that required addressing by the landlords as they were deemed as either dangerous or likely to impact on the occupants health, safety or welfare.

All the identified issues have been brought to the attention of the landlords/managing agents. As yet only 26 of the identified repairs on 20 of the relevant properties have been confirmed or verified through follow up inspection as fully completed repairs. The remaining 30 repair items include the likes of broken/boarded up windows and repairs to gates but 14 are issues relating to vegetation in gutters which whilst unsightly are considered minor issues and are not enforceable.

There were a couple of external repairs that were deemed as significant, and these were reported as needing urgent attention. Overleaf is an example of one of the identified properties.



This property shows signs of serious movement on the corner of the property but also had defects to the roof/ guttering and the general state of the back yard was poor. Despite alerting the landlord to the issue no response has been obtained so this has now been escalated to the Housing Standards Team who have identified several Category 2 hazards and have issued a list of required repairs to be completed.

At another rented property (below) several roof defects were identified, and the landlord took the opportunity to overhaul the whole roof rather than just patch repair the roof.



Back yards/front areas

The details of the 16 identified issues with back yards included:

- 2 properties with either insufficient refuse bins or incorrect occupant refuse disposal – these have both been resolved by landlord intervention.
- 14 other issues with back yards were identified including 3 with excessive animal faeces, 2 with untidy front areas, and 6 with excessive rubbish/household items.

Of these, the 3 yards with animal faeces have been cleared, but there are 5 properties still with rubbish in the back yards – some of which are currently empty and are being refurbished for new tenants/sale.

Gas /Electrical and Energy Performance Certification

In terms of compliance with licence holders having valid and current certifications, the audit identified that a significant number of properties had either not resubmitted new annual gas safety records or not commissioned new Electrical Inspection Condition Reports (EICR's) when the regulations changed in July 2020 which now require a condition report every 5 years.

The table below shows a significant improvement in compliance with both gas and electrical records when officers reminded landlords of their legal responsibilities.

Certification	Received by 23 rd February 2023	Received by 22 nd May 2023	Outstanding
Gas Safety Record	27(21%)	114 (89%)	14 (11%)
Electrical Installation Condition Report	54(42%)	122 (95%)	6 (5%)
Energy Performance Certification	128 (100%)	128 (100%)	0 (0%)

It was evident that a significant number of the rented properties either did not have current valid gas and electrical reports in place at the time of the audit. It was only the proactive action carried out during the audit that prompted landlords to either update their records or in the case of electrical reports commission new reports.

All outstanding certificates will continue to be pursued until we either have 100% compliance, or if not received, consider treating these as licence breaches which may be subject to prosecution or subject to civil penalties.

Whilst all the properties in the area have valid Energy Performance Certificates in place, the vast majority of these are graded at Level D or E which typifies the difficulty in raising the energy efficiency in the housing stock in the area which comprises mainly pre 1919 terraced housing.

Vacant Properties

At the commencement of the audit there were 20 recorded vacant properties. Upon investigation the details of these properties are as follows:

- 8 properties appear to be now owner-occupied properties.
- 2 properties are long term vacant properties subject to executor decisions.
- 5 are long term empty properties some of which are combined with commercial premises.
- 5 need investigating further as the properties now appear to have been recently let and are therefore subject to licencing.

The true status of these empty properties need further investigation and maybe needs to be re-categorised as owner occupied premises, business premises, long term vacant or rented and therefore subject to licencing. Any genuine long term empty properties will be referred to the Empty Homes Team.

Applied – Not Licenced Properties

Following the audit there were 11 applications lodged and these are still being processed. These will be progressed until they are fully licenced. Once these are licenced 97% of the licensable properties in this audit area will be compliant.

Rented properties with no Licence.

There are currently 4 properties where the properties appear to be rented but no application for a licence has been submitted. Of these:

2 properties have recently been refurbished by the same owner/company for rent and have been let. Despite notifying the owner to date no applications have been lodged.

2 properties appear to have been knocked into one unit, but the occupancy of the property is still being investigated as there may be a tenancy granted in the property.

One property appears to be occupied but as yet no contact has been established with the occupier/tenant.

Further visits to these properties are planned to try to speak to the occupiers and to establish whether the properties are rented out.

Colne Road – Mixed Use Properties

The audit area included a number of properties on Colne Road which mainly comprise of commercial properties on the ground floor. Whilst one flat above a commercial unit is licenced there appeared to be other properties which may have residential use on the first floor.

A separate audit concentrating on Colne Road will be undertaken with the Housing Standards Team.

Follow Up

This area will be continued to be monitored by both Housing and Streetscene Officers throughout the remainder of the selective licencing designation which ends on 31st October 2024.

Paul Spencer**Project Assistant****26th May 2023**

Audit Summary

	Elm Street	Whalley Street	Spencer Street	Milner Street	Hurtley Street	Travis Street	Grey Street	Ardwick Street	Abel Street	Robinson Street	Thorn Street	Colville Street	North Street	Altham Street	Angle Street	Hebrew Road	Colne Road	Old Hall Street	Total 23rd Feb 2023	Total 22nd May 2023
Total Properties	16	38	38	20	50	11	18	24	31	25	21	20	4	11	19	13	13	6	378	378
Part 3	2	25	11	1	23	5	3	9	11	10	10	7	2	8	11	4	1	1	144	145
Licenced	2	23	10	1	21	3	1	7	11	8	10	7	2	6	11	4	1	1	128	130
Applied Not yet Licenced	1	2	1	0	1	0	0	2	1	1	0	0	0	2	0	0	0	0	11	10
Exempt RSL	0	0	0	0	0	0	8	1	1	4	6	3	0	1	2	0	0	0	26	26
Exempt Selective Licence	2	2	1	1	0	2	1	1	0	0	1	1	0	1	0	0	0	0	13	13
Owner Occupied/Businesses	11	6	24	18	22	3	7	12	17	10	3	9	2	1	6	6	12	5	174	174
Vacant	0	5	2	0	6	1	0	1	1	0	1	0	0	0	0	3	0	0	20	20
Licenced HMO	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1
Not Applied	0(1)	0	0	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0	5	4
Gas Expired May (February)	0(2)	1(17)	2(11)	0(1)	5(19)	0(1)	0(1)	1(5)	0(7)	1(6)	2(7)	0(6)	0(2)	2(6)	0(10)	0	0	0	101	14
EPC Rating below E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EICR Outstanding May (February)	0(2)	1(10)	1(5)	0(1)	1(11)	0(1)	0(1)	0(3)	1(8)	0(5)	1(7)	0(6)	0(1)	1(4)	0(9)	0	0	0	74	6
DBY on Audit Day May (February)	0	1(2)	1(1)	0	0(2)	0	0	0	1(1)	0	0	0	1(1)	0(4)	1(2)	0	0	0	13	4
Streetscene Issues May (February)	0	0(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Refuse Bin Issues May (February)	0	0(1)	0	0	0(1)	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Disrepairs (Items) February 2023	1(2)	13 (25)	7(11)	0	11(14)	0	1(1)	1(1)	1(1)	2(2)	3(3)	3(4)	2(2)	7(8)	4(5)	0	0	0	78	{56}
Disrepairs (Items) May 2023	0(0)	7(15)	7(11)	0	3(8)	0	1(1)	0(1)	0(0)	0(2)	0(0)	2(3)	1(1)	5(5)	4(5)	0	0	0	52	{30}
Property Number Checks	16	38	38	20	50	11	18	24	31	25	21	20	4	11	19	13	13	6	378	378