

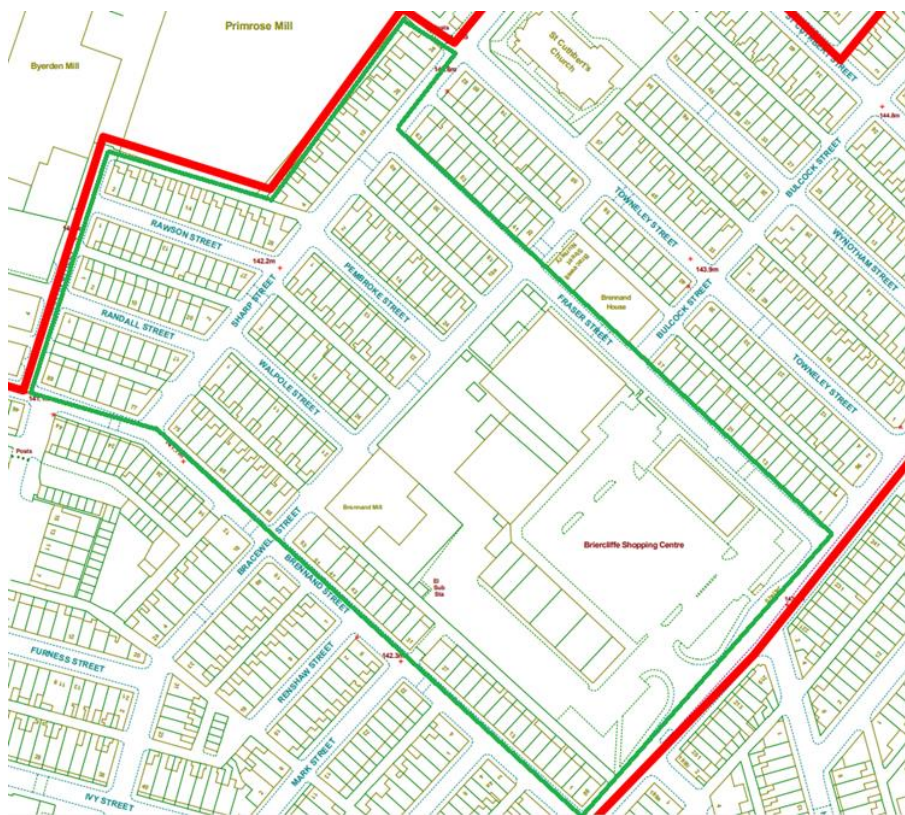
Queensgate Selective Licensing Area

Zone 4 (Brennand St Area) Audit 15th June 2023

Target Area

The Zone 4 (Brennand Street, area) audit took place on 15th of June 2023 by officers from the Selective Licensing team in the Housing Department.

The area is sandwiched between the Briercliffe Road retail park and the Colne Road commercial area. It includes 1-89 Brennand Street (Odds only), Randall Street, Walpole Street, Rawson Street, Pembroke Street, Sharp Street and 18-40 Fraser Street (Evens Only)



Remit

The remit of the audit was to collect visual data on the:

- State of the backstreets (fly tipping etc)
- State of the backyards including whether properties had secure gates and whether tenants had waste disposal equipment.
- Signs of defects on rented properties
- Occupancy checks (to see if property occupancy matched Council Tax data and to gather landlord details for licences)

- Where opportunities arose, checks to see if properties had smoke alarms and whether tenants were satisfied with their property
- Occupancy status of vacant properties
- Further inhouse checks were made on Gas Safety Certificates (GSC), Electrical Installation Condition Reports (EICR) and Energy Performance Ratings (EPC)

Neighbourhood

In the past the area benefited from the Council's facelifting scheme which was rolled out to Brennand Street and landlords continue to benefit from the Empty Homes Loan Scheme to assist them with the refurbishment of their properties.

There are 170 properties in Zone 4, most of which are two-up two-down terraces.

101 properties are classed as Part 3 (Housing Act 2004) and therefore require a licence. Seven of these were identified as not having applied for a licence. This has since reduced to 2. Of the 69 that are not required to be licensed, 6 are currently vacant, whilst the others are owner occupied/commercial.

Dirty Backyards and Wheelie Bins

Eight properties were identified as having a dirty backyard. These properties were brought to the attention of the landlords and managing agents and in the main the backyards have been cleared. Two dirty backyards were escalated to the Streetscene department where appropriate action will be taken.

There were no properties identified as not having a wheelie bin. However, some damaged bins were identified where the lids were missing. These were brought to the attention of the landlords.

It is a condition of the landlord's licence that they provide waste disposal equipment at the start of the tenancy. Where no evidence can be provided by the landlord that they have issued waste disposal equipment, the Council can act against the landlord for a breach of the conditions of their licence and can result in a Civil Penalty.

Properties having wheelie bins reduce the likelihood of a dirty backyard and fly tipping in the area.

Back streets and Fly-tipping

On the day of the audit, there was one case of fly-tipping in the backyard of a property. This related to a boarded-up property on Fraser Street where the owner is in a care home. The property had a very dirty backyard due to people fly-tipping. Streetscene have since taken action to clear the backyard.

The Selective Licensing team are working with the Council's Empty Homes team to bring the property back into occupation.

Selective Licensing and Streetscene will continue to monitor this property and the wider area with a view to taking action against the perpetrators.

Smoke Detection

There were no smoke detection breaches identified.

Gas Safety Certificates (GSC)

Fifty-nine of the 92 licenced landlords and those that had applied for licences were identified as not having submitted an up-to-date GSC since becoming licensed or applying. Reminders letters were sent out to them, and the number has since reduced to 26. Any landlord failing to supply a valid GSC by the due date will be subject to action being taken for a breach of the licence conditions and can result in a Civil Penalty.

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Energy Performance Certificate (EPC)

All the rented properties met the minimum acceptable EPC rating of 'E' or above.

Electrical Installation Condition Report (EICR)

Forty-nine of the 92 licensed/applied for a licence property did not have or submit a valid EICR. Reminder letters were sent out requesting these reports. The number has since reduced to 22. Any landlord failing to supply a valid EICR by the due date will be subject to legal action.

Property Disrepairs

On the day of the audit, the team identified 41 properties with disrepairs that required attention by the landlords. These in the main were broken gates, perished pointing, damaged yard walls or leaking gutters. Officers have also picked up on overgrown shrubs in front gardens and blistered paintwork. The owners and managing agents of the properties were contacted and passed a schedule of works. Thirty of the landlords have remedied the disrepairs with the remaining eleven given an extended deadline to do the same.

Examples of properties improved directly as a result of the audit

At the time of the audit the property below was found to be looking dilapidated, with stained and flaking paint and the front forecourt overgrown with weeds. The landlord was requested to improve the external appearance of the property. The improvements have made a dramatic difference.



The property below had a missing yard gate, making the property less secure and vulnerable to fly tipping. The landlord installed a new high-quality gate.



The property below was found to have the first-floor window open without restriction. The landlord was requested to install window restrictors and provide evidence they had done so.

**Anti-social Behaviour**

No major ASB cases relating to private rented properties were picked up on audit day.

Follow Up

The area will continue to be monitored by both Housing and Streetscene Officers throughout the remainder of the selective licence designation.

Summary (Zone 4) Brennand Street area etc Audit 15/06/23

	Brennand St	Randall St	Walpole St	Rawson St	Pembroke St	Sharp St	Fraser St	Total
Total Properties	45	21	23	28	24	16	13	170
Part 3	21	17	14	19	9	11	10	101
Licenced	16	11	10	13	6	9	10	75
Applied Not yet Licenced	1	5	1	6	3	1	0	17
Exempt RSL	1	2	0	1	0	1	1	6
Owner Occupied	18	2	7	6	14	3	1	51
Vacant	2	2	0	0	0	1	1	6
Licenced HMO	0	0	0	0	0	0	0	0
Not Applied	4	1	1	0	0	1	0	7
Gas Expired	11	8	10	9	4	8	9	59
EPC Rating below E	0	0	0	0	0	0	0	0
EICR Not submitted	8	6	9	7	4	6	9	49
DBY on Audit Day	2	2	0	2	0	0	2	8
Smoke Breach found on Audit Day	0	0	0	0	0	0	0	0
No Wheelie Bin	0	0	0	0	0	0	0	0
Disrepairs	7	5	10	12	0	4	3	41

