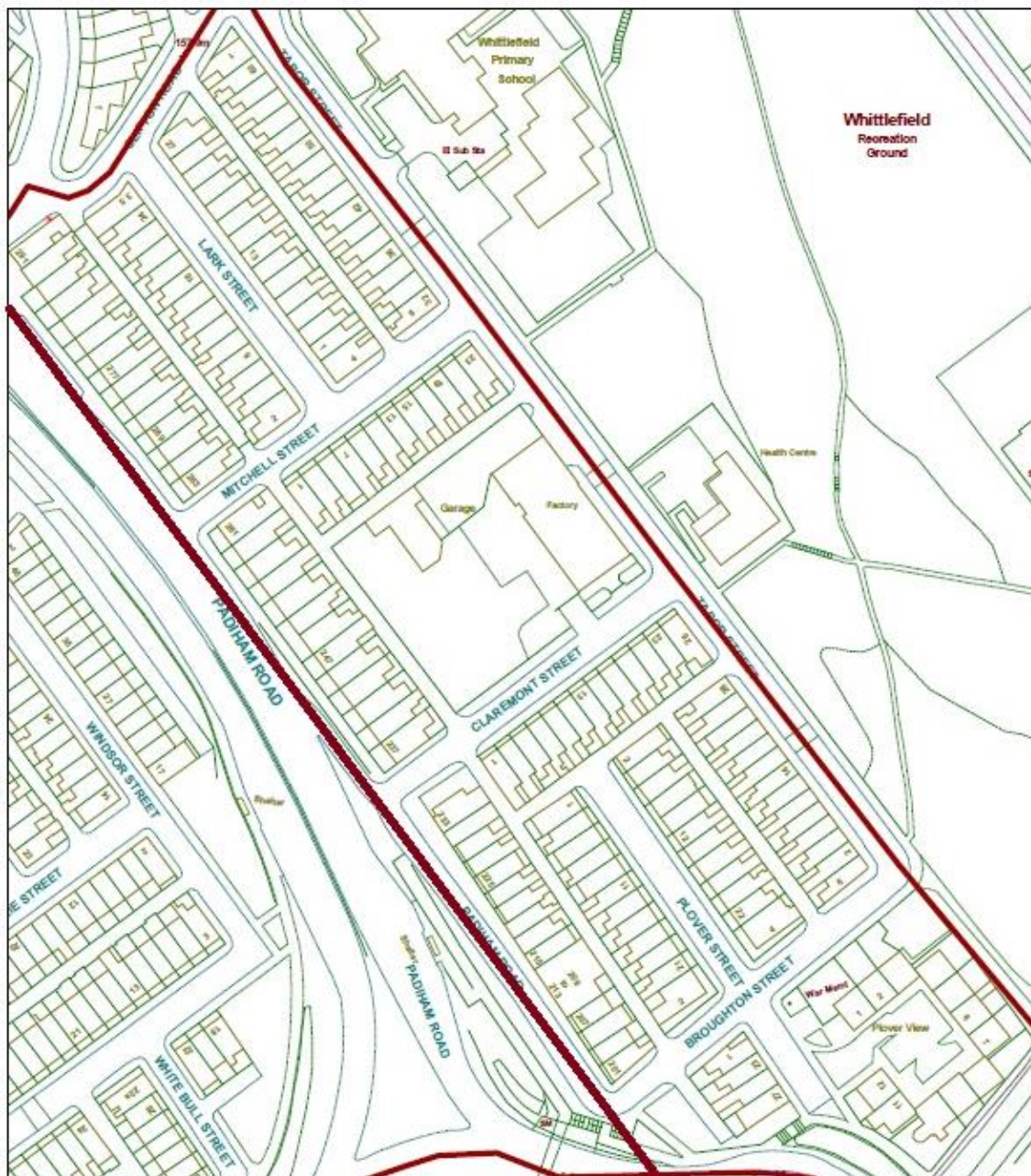


Gannow, Padiham Road Audit 21st November 2023

Target Area

The Gannow, Padiham Road audit took place on 21st November 2023 by officers from the Selective Licencing team in the Housing Department. It targeted a number of streets including:

Padiham Road (201-291), Tabor Street (2-60), Plover View, Broughton Street, Plover Street, Claremont Street, Mitchell Street, Lark Street and Clifton Road (1-5).



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

- The state of the backstreets (fly tipping etc);
- The 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, Electrical Installation Condition Reports(EICR) and Energy Performance Certificate (EPC) Ratings.

There are 163 properties in the area with 69 classed as Part 3 requiring a Selective Licence of which, 33 are already licenced and seven have applications in progress. Ten properties were identified as having not applied for a licence and were operating illegally. This number reduced to eight (on 26/1/24) following officer chase up and currently stands at three (15/2/24). Of those three, one landlord has said she will apply within a week, one property has been taken over by the mortgage company so we are awaiting confirmation of who the new owner will be and one is suspected to be a family exemption, so investigation work is ongoing to ensure the landlord applies for a licence or exemption.

Dirty Back Yards

A total of five dirty backyards were identified. These backyards were littered with rubbish and large items. On 26th January 2024 two yards had been cleared following Council intervention, the remaining three received reminders. On 15th February 2024, two of these had been cleared, but one other dirty back yard was found totalling two. The one that has been ongoing since the start of the audit has been reported to Streetscene to issue the tenant with a fine and the new one has been reported to the landlord.

Back Streets

There was rubbish in the back street of Padiham Road, which was reported to Streetscene. On 26th January 2024, all back streets were clear. On 15th February 2024, there was rubbish and building waste in the back street of Padiham Road again, but this time the offender had been witnessed by a Councillor, so has been reported to Streetscene to issue a fine.

Gas Safety Certificates

Twenty-four out of the 69 Part 3 landlords were identified as having not submitted an up to date gas certificate.

In some cases, the landlord does have a valid gas certificate but has simply not provided it to the Council. Reminder emails were sent to all landlords to send in their current gas certificates. The certificates were checked on 26/1/24 and 13 had been received, the remaining 11 received reminders. On 15th February 2024, five gas certificates had been received. Of the remaining six:

- One has started an exemption application which we are awaiting proof that the landlord and tenant are family members;
- One has recently changed ownership and the new owner has started an application so is being chased for the gas certificate;
- Two have recently become vacant so will be monitored for when they are tenanted again;
- One has been taken over by the mortgage company so we are awaiting confirmation of who the new owner will be;
- One is suspected of being a family exemption, so investigation work is ongoing to ensure the landlord applies for a licence with the correct certificates or exemption.

Energy performance Certificates (EPC)

One of the 69 Part 3 properties did not have an EPC. An email was sent to the landlord asking to get an EPC. On 26th January 2024 because this property still did not have an EPC, a reminder email was sent to the landlord asking to get an EPC. On 15th February 2024, as the property still did not have an EPC, a final reminder was sent to the landlord asking to get an EPC.

Electrical Installation Condition Report (EICR)

Twenty of the 69 Part 3 landlords have not yet submitted a valid, in date EICR.

In some cases, the landlord does have a valid EICR but has simply not provided it to the Council. Reminder emails were sent out to all landlords to send in their EICRs. The EICR's were checked on 26th January 2024 and 12 had been received, the remaining eight received reminders. On 15th February 2024, three EICR's had been received, of the remaining five:

- One has recently changed ownership and the new owner has started an application so is being chased for the EICR;
- Two have recently become vacant so will be monitored for when they are tenanted again;
- One has been taken over by the mortgage company so we are awaiting confirmation of who the new owner will be;
- One is suspected of being a family exemption, so investigation work is ongoing to ensure the landlord applies for a licence with the correct certificates or exemption.

Property Disrepairs

The audit identified 19 of the 69 Part 3 properties as having some sort of disrepair that required attention by the landlords. These in the main were broken gates, perished pointing or vegetation in gutters. These have been brought to the attention of the landlords / agents and we had a positive response with 11 of the properties being remedied within eight weeks, found via a follow up audit on 26th January 2024. The eight outstanding disrepair properties were chased and a final follow up audit on 15th February 2024 found six of these had been remedied. Of the remaining two, one, they both have dirty back yards which have been reported to Streetscene to issue fines and reported to the landlords and one, most of the other repairs have been completed, the landlord just needs to repair an external yard wall.

Below is an example of an old window with broken seals which were letting in a draft and would have caused damp and mould if left like that. But through the Selective Licensing audit advising the landlord of the problems they would face if they left the window as it is, they replaced the window, making the property more secure and warmer for the tenant, future weatherproof for the landlord and more pleasing on the eye for the neighbours.

Before:



After:



Below is an example of a front yard on a busy main road in Burnley and how the work on our audits can make the area look completely different from out of a car window driving past. This property had a dirty front yard making it an eyesore for passers by, after working with the landlord and the tenant, the yard is now clear which makes the whole area look cleaner.

Before:



After:



Follow Up

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

	Padiham Road	Plover Street	Tabor Street	Plover View	Claremont Street	Mitchell Street	Lark Street	Total November 2023	Total January 2024
Total Properties	44	25	29	12	12	15	26	163	163
Part 3	20	12 (11)	11 (10)	4	3 (2)	7 (6)	12 (10) (9)	69	64
Licenced	14 (13)	9	9	1 (3)	2	6	7	33	35
Applied Not yet Licenced	2 (4) (6)	1 (2)	0	2 (0) (1)	0	0	3	7	9
Exempt RSL	3	1	1	0	0	1	0	6	6
Relative Exemption	0	0	2	0	0	1	0	3	3
Owner Occupied/Business Premises	18	13 (14)	16	8	9	5	14 (15)	84	83
Vacant	3	0	1 (2)	0	0	0 (1)	0	4	6
Licenced HMO	0	0	0	0	0	0	0	0	0
Not Applied	4 (3) (1)	(1) 0	0	1 (0)	1 (0)	1	2 (1)	10	8
Gas Expired 21/11/2023	9	4	5	1	0	2	3	24	
Gas Expired 26/1/24	1	3	4	0	0	2	1		11
Gas Expired 15/2/24	0	1	2	0	0	2	1		
EPC Rating below E	1	0	0	0	0	0	0	1	1
EICR Not submitted 21/11/2023	7	2	6	1	1	1	2	20	
EICR not submitted 26/1/24	0	1	4	0	0	2	1		8
EICR not submitted 15/2/24	0	0	2	0	0	2	1		
DBY on Audit Day	1	1 (0)	0	0	0	2 (1)	1	5	3
Smoke Breach found on Audit Day	0	0	0	0	0	0	0	0	0
No Wheelie Bin	0	0	0	0	0	0	0	0	0
Disrepairs 21/11/23	9	3	2	0	0	4	1	19	
Disrepairs 26/1/24	4	1	0	0	0	3	0		8
Disrepairs 15/2/24	1	0	0	0	0	1	0		

