

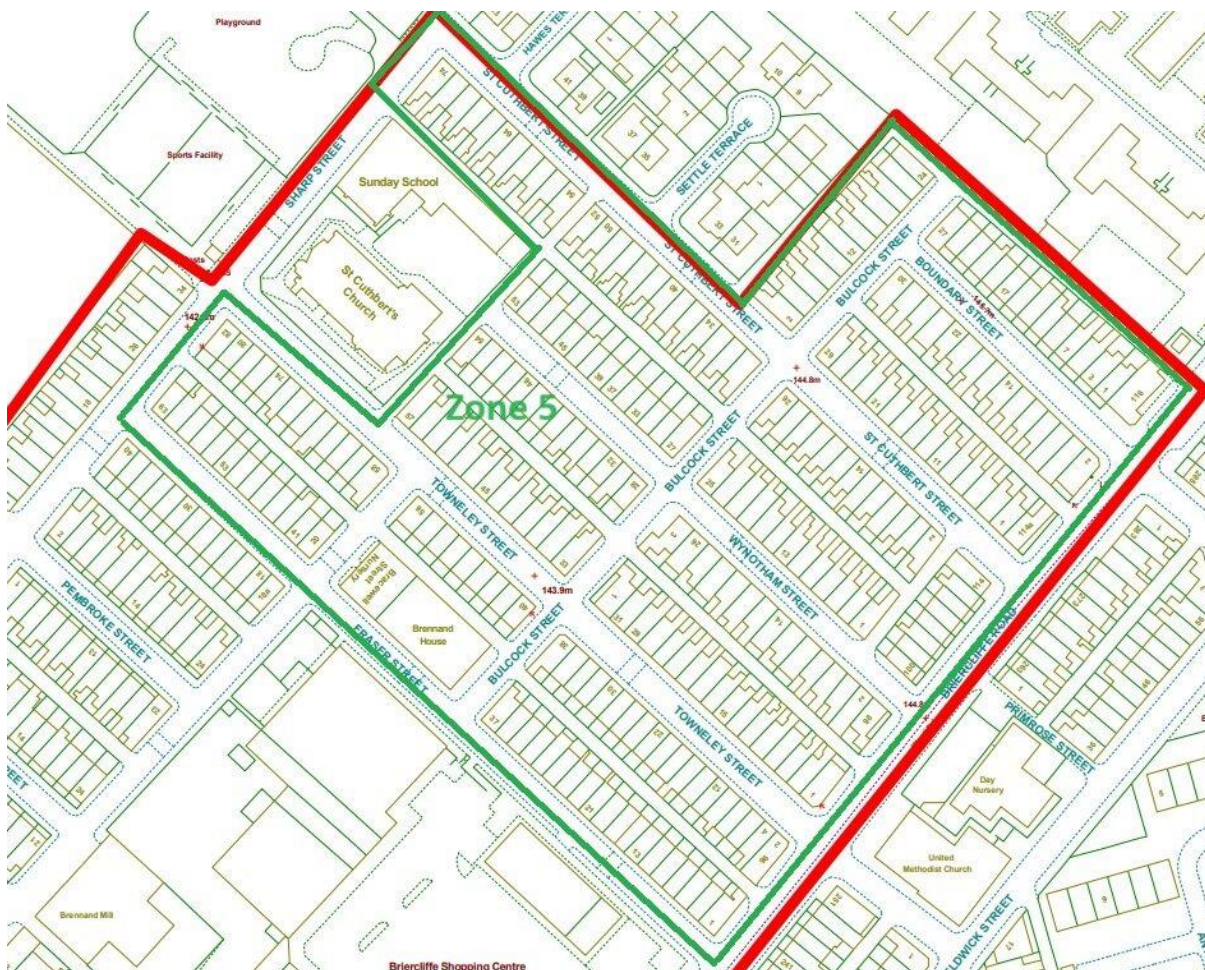
Queensgate Selective Licensing Area

Zone 5 (Wynotham St Area) Audit

Target Area

The Zone 5 (Wynotham Street, area) audit took place on the 2nd and 29th November 2023 by officers from the Selective Licensing team in the Housing Department.

The area is sandwiched between the Briercliffe Road Retail Park and Burnley General Hospital. It includes 1-63 Fraser Street, Towneley Street, Wynotham street, St Cuthbert Street, Boundary Street, Bulcock Street and 100-114 Briercliffe Road.



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

The area is going through a transitional period with an increasing number of properties becoming privately rented. There is a growing number of residents relocating into the area (just like other parts of Queensgate) which is mainly due to its close proximity to one of the towns biggest employer 'Boo Hoo'.

The area also appears to have an increasing number of community activists who meet up on a regular basis to discuss local issues. These in the main are owner occupiers who have lived in the area for a long time.

There are 263 properties in Zone 5, most of which are two-up two down terraces.

161 properties are classed as Part 3 (Housing Act 2004) and therefore require a licence. Eight were identified as not having a licence. Of the 102 that are not required to be licensed, 4 are currently vacant, whilst the others are either owner occupied, belong to a Registered Social Landlord, Commercial or Exempt due to either having a family living at the property or there is a long lease in place.

Dirty Backyards and Wheelie Bins

Four 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.

There were no properties identified as not having a wheelie bin.

It is a condition of the landlord's license 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 take action 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 days of the audit, fly-tipping was identified in a few areas including the back of Bulcock Street, Boundary street and Wyntham Street. The perpetrators were not identified but the rubbish was cleared by the Council.

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



Boundary St



Wynotham St



Bulcock Street

Smoke Detection

There were no smoke detection breaches identified.

Gas Safety Certificate

Ninety-two of the 151 licensed landlords and those that had applied for licences were identified as not having submitted a GSC since becoming licensed or applying. Reminder letters have been sent out to them. 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.

Energy Performance Certificate (EPC)

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

Electrical Installation Condition Report (EICR)

Seventy-five of the 151 licensed landlords and those that had applied for a licence did not have or submit a valid EICR. Reminder letters have been sent out requesting these reports. 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 54 properties with disrepairs that required attention by the landlords. These in the main were broken gates, perished pointing, damaged yard walls or leaking gutters. Many properties were identified with blistering/poor paint. The owners and managing agents of the properties were contacted and passed a schedule of works. Many of the landlords requested an extension to the deadline given to them due to the adverse winter weather conditions. Many deadlines were extended to spring/Easter to allow the weather to improve.

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 License Designation.

Summary (Zone 5) Wynotham Street area
Audit Days 02/11/2023 & 29/11/2023

	Boundary st	Briercliffe Rd	Bulcock St	Fraser St	St Cuthbert St	Towneley st	Wynotham St	Total
Total Properties	27	12	14	32	52	72	54	263
Part 3	12	8	8	16	33	51	33	161
Licenced	10	8	4	14	26	43	26	131
Applied Not yet Licenced	2	0	4	1	6	4	3	20
Exempt RSL	0	0	0	4	1	3	0	8
Owner Occupied	11	2	4	9	18	15	20	79
Vacant	1	0	2	0	0	0	1	4
Licenced HMO	0	0	1	0	0	0	0	1
Not Applied	0	0	0	1	0	4	3	8
Gas Expired	10	2	2	14	13	41	10	92
EPC Rating below E	0	0	0	0	0	0	0	0
EICR Not submitted	10	2	4	11	12	27	9	75
DBY on Audit Day	1	0	2	1	0	0	0	4
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	3	1	2	9	4	25	8	52