

STONEYHOLME & DANESHOUSE ZONE 5 AUDIT

MARCH – MAY 2004

Introduction

On 25TH March 2024 members of the Selective Licensing Team conducted an external audit of the properties and neighbourhood in Zone 5 of the Selective Licensing area in part of Daneshouse. In advance of the external checks a desk top audit was completed, checking the status of all licenced properties in the area and their compliance with all their licence conditions. Reminder e-mails were sent to all landlords where they had not submitted current and valid gas safety certificates (GSC), electrical installation condition reports (EICR) or expired energy performance certificates (EPC's).

Purpose of the Audit

- To check and validate the status of compliance with licence conditions with current and valid GSC's, EICR's & EPC's.
- To check the physical state of the back streets for the likes of environmental crime, fly tipping etc.
- To check the condition of the back yards to rented properties for the likes of waste disposal bin issues, cleanliness, and security (state of back gates/walls etc).
- To identify visible external defects to rented properties.
- To carry out internal inspections where there were concerns about disrepairs, tenant dissatisfaction or a check on compliance with smoke alarm/carbon monoxide regulations.
- Occupancy checks of vacant or non-licenced properties identified via council tax records.

Target Area

Zone 5 area includes the following streets:

Bank Hall Terrace 1-11

Brief Street Nos 1-15

Bond Street Nos 2 – 16

Clegg Street Nos 4-12

Colne Road Nos 4-23

Cronkshaw Street Nos 1-35

Dane Street Nos 2-25

Daneshouse Road 38A- 51

Devonshire Road 2-75

Devonshire Terrace Nos 1-7

Elm Street Nos 4-22

Granville Street Nos 2-27

Hebrew Road Nos 2-22

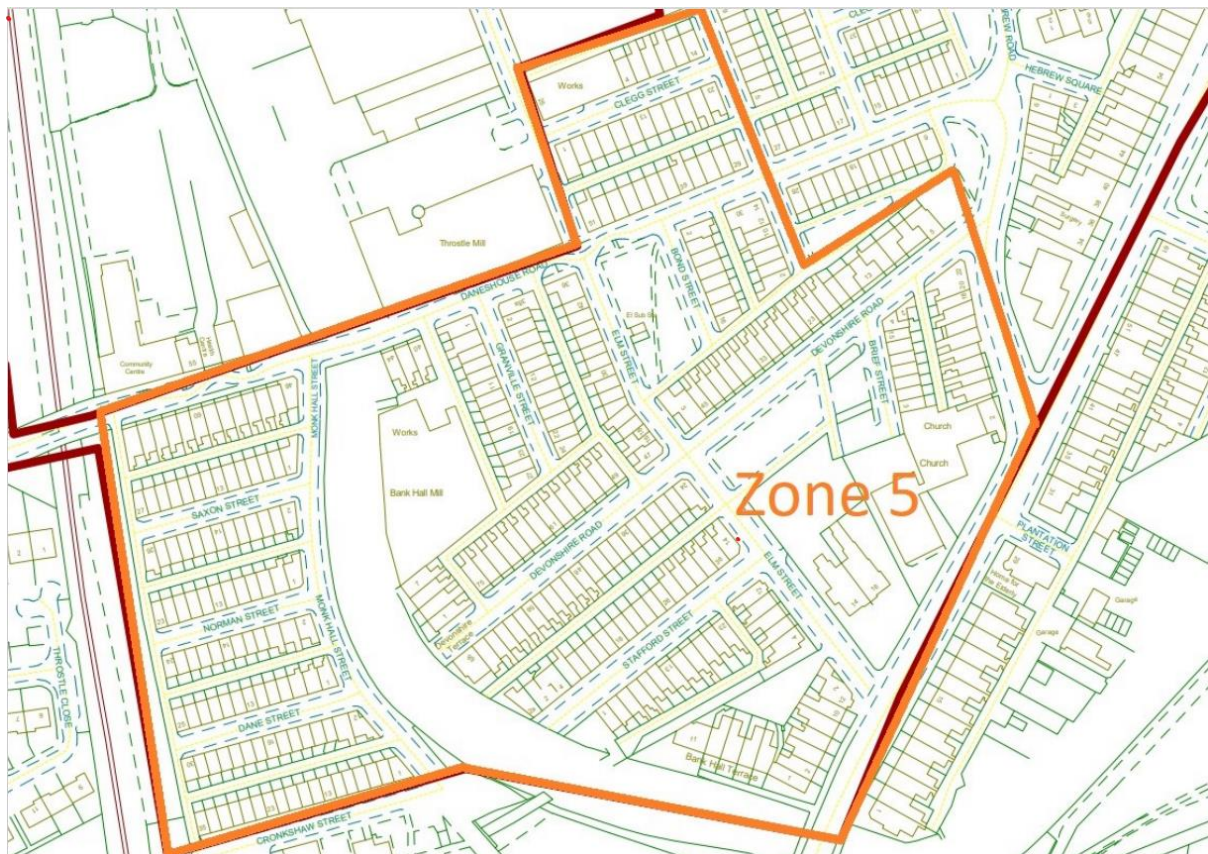
Norman Street Nos 2-23

Saxon Street Nos 2-27

Stafford Street Nos 2A-23

Travis Street Nos 2-14

Map of Zone 5



The summary table on Page 7 shows that there is a total of 285 properties in this zone – 104 of which are privately rented properties and are classified as Part 3 properties for licencing purposes. This represents 36% of the properties in this area.

At the end of May 2024:

- 88 (85%) of the licensable properties are licensed.
- 3 (3%) of the Part 3 let properties with no applications have since applied and these are being processed.
- 13 (5%) of all properties have relative exemptions formally approved.
- 13 (5%) properties are owned by Registered Social Landlords who are exempt from Selective Licensing.
- 14 (5%) properties are vacant.

- 12 (4%) of the properties still appear to be tenanted or occupied by family members) but no applications for licences or relative exemptions have yet been submitted in May 2023.
- 142 (50%) are Owner Occupied properties.

Certifications

The Selective Licencing conditions state that a Licence Holder must produce to the authority a valid GSC every 12 months and an EICR every 5 years. In addition, they also need to ensure that there is a current EPC in date and with an Energy Efficiency rating of an E or above.

Whilst all these certificates were valid when the licences were granted, the audit found that was a high level of non-compliance with landlords not with providing new certificates to the Selective Licencing Team when the old ones expired.

GSCs

At the time of the audit 70 (80%) of the GSCs had expired and new, in date certificates had not been provided as required under the licencing conditions. After contacting each landlord, 68 have now supplied new GSCs and there are 20 still outstanding. Of the GSR's submitted the vast majority were dated after the date of request indicating that the management of arranging an annual inspection is not robust and these landlords only arranged for the required tests when prompted by the local authority.

EICRs

At the time of the audit 46 (52%) of the EICR's had not been provided or had expired. After contacting each landlord, 76 EICR's have been provided with 12 outstanding. Again, it is suggested that it was only due to the proactive action during the audit that ensured the required certification was completed and verified.

Certification Type	Position on 25 th March 2024	Position on 31 st May 2024	Outstanding
Valid Gas Safety Record	18 (20%)	68 (77%)	20 (23%)
Valid Electrical Installation Condition report	42(47%)	76 (86%)	12(14%)

EPC's

All the EPCs were at a rating of E and above.

All the remaining compliance certificates will continue to be requested until either 100% compliance is achieved, or non-complaint landlords will be prioritised for the service of Civil Penalties and the revocation of their licences.

Neighbourhoods

Generally, the back streets in this audit area were in a satisfactory condition but there was some evidence of minor fly tipping on the date on the audit. Three issues of abandoned bagged rubbish or items of furniture left on the backstreets were reported direct to Streetscene, and these were cleared the following week.

Back Yards

There were four properties identified with dirty/untidy back yards in the audit area.

Three of these have now been fully cleared after contact with the landlord. It became apparent that the tenant of the remaining property suffered from mental health issues and was refusing access, but the landlord has now engaged with the tenant and the yard is being gradually cleared.

Disrepairs

In total there were 40 properties with a total of 77 external disrepairs identified at the outset of the audit. These disrepairs ranged from serious disrepair issues such as loose fascia board to a side elevation to gutters blocked with debris.

All these items were photographed and e-mailed to the landlords to action and report back when the works have been completed.

Landlords of 24 of the properties with repairs have completed the identified repairs but there are still 16 properties with 35 outstanding repairs most of which are considered minor issues. Follow up visits have taken place throughout April and May to check for compliance but there remain several repairs that still need actioning.

Examples of the types of identified repairs include:

March 2024



Property with no letter box
cover and in poor condition

May 2024



Repairs completed

The property below had a very poor back yard gate which was unsightly and insecure. After notifying the landlord, a new gate has been fitted and the abandoned furniture has been cleared.

March 2024



May 2024



The Audit identified three properties as causes for concern, so internal inspections were referred to The Housing Standards Team for Housing Health and Rating System inspections. All three inspections have been carried out, schedules of work prepared, and all the landlords have all commenced making the required improvements to these properties. These properties will be brought up to the required standards under Housing Act 2004 Part 1.

Non licenced Properties

There are still 12 properties in this area that remain unlicensed & with no applications submitted. Despite endeavours to track down the owners and visiting the properties to speak to the tenants to obtain more information, these properties needed to be either be licensed or applications for a family exemption needed to be submitted. As applications for this designated area are now closed these properties will be now issued with Civil Penalties or Prosecutions for non-compliance.

Vacant properties

There were 15 vacant properties on the date of the audit which is 5.2% of the properties in the area.

One long term property is in the process of Compulsory Purchase by the Council's Empty Property Team and a further two long term empty properties are currently being investigated with a view to enforcement action.

One property has now been refurbished and is now an owner-occupied property.

There was evidence that a number of the vacant properties are in the process of some form of refurbishment, but they are not occupied yet.

The status of all the vacant properties will continue to be monitored.

Follow Up Action

The list of properties that are licenced but with outstanding certificates will be monitored until 100% compliance is met, or Civil Penalties and revocation of the licences will be actioned.

The properties with outstanding repairs will be checked and pursued again for completion. Any serious outstanding items will be escalated to the Housing Standards Team.

The status of all the vacant properties will continue to be monitored.

The properties with no application will be prioritised for the imposition of Civil Penalties for noncompliance with The Housing Act 2024 Part 3.

Paul Spencer

Landlord Licensing Officer

6th June 2024

Summary Daneshouse 5 Audit March - May 2024																			
	Danes house Road	Devon- shire Road	Colne Road	Saxon Street	Norman Street	Dane Street	Cronks haw Street	Gran- ville Street	Elm Street	Bond Street	Travis Street	Clegg Street	Devon- shire Terrace	Brief Street	Hebrew Road	Stafford Street	Bank Hall Ter- race	Total March 2024	Total May 2024
Total Properties	29	50	6	25	21	26	17	22	9	7	6	16	4	8	9	24	6	285	285
Part 3	9	16	1	8	7	10	10	7	4	1	3	6	2	5	5	10	0	104	104
Licenced	8	9	1	7	7	9	9	6	4	1	3	5	0	4	5	10	0	88	88
Applied Not yet Li- cenced	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	3
Exempt RSL	4	0	0	1	0	4	0	2	0	0	1	0	0	1	0	0	0	13	13
Exempt Selective Li- cence	0	0	2	2	0	2	1	3	1	0	0	0	0	0	0	0	2	13	13
Owner Occu- pied/Businesses	13	32	3	13	13	9	5	11	4	5	2	8	2	2	3	12	4	141	142
Vacant	2	2	0	1	1	1	1	0	0	1	0	2	0	1	1	2	0	15	14
Licenced HMO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Not Applied	1	6	0	1	0	0	1	0	0	0	0	1	2	0	0	0	0	12	12
Gas Expired	3(5)	6(8))	0(1)	2(6)	0(4)	1(7)	4(9)	1(6)	0(4)	1(1)	0(1)	0(4)	0	0(3)	1(3)	1(8)	0	70	20
EPC Rating below E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EICR Outstanding	1(2)	2(4)	0	1(5)	1(4)	1(6)	3(7)	2(3)	0(2)	1(1)	0	0(3)	0	0(3)	0(2)	0(4)	0	46	12
DBY on Audit Day	0	0	0	0	1	1	0	0	0	0	1	0	0	0	0	1	0	4	1
Streetscene Issues	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0
Refuse Bin Issues	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Properties with Dis- repairs [Items]	5(8)	2(2)	1(2)	7(9)	4(7)	6(14)	3(15)	2(4)	1(1)	0	2(3)	1(2)	2(5)	2(2)	0(0)	2(3)	0	40 (77)	16 (35)
Disrepairs Ordered/ Completed	3	2	1	2	3	8	12	2	0	0	2	1	3	2	0	1	0	N/A	42
Property Number Checks	29	50	6	25	21	26	17	22	9	7	6	16	4	8	9	24	6	285	285
Items in brackets () = Position in March 2024																			