

Leyland Road Audit 19th February 2024

Target Area

The Leyland Road audit took place on 19th February 2024 by officers from the Selective Licencing team in the Housing Department. It targeted a number of streets including: Albert Street (5-109a & 16-44), Belvedere Road (2-80), 2 Hobart Street, Leyland Road (1-107) and Ridge Road.



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 218 properties in the area with 136 requiring a Selective Licence of which, 104 are already licenced and 21 have applications in progress. Ten properties were identified as having not applied for a licence and were operating illegally. This number reduced to five (on 26/3/24) following officer

chase up and currently stands at four (19/4/24). Of these four, one is believed to be owner occupied so we are gathering evidence to support this. One has just become rented, so the landlord has been asked to apply. Two have recently been refused due to unsatisfactory management, so the landlord has been asked to appoint a new managing agent and apply again.

Dirty Back Yards

A total of 13 dirty backyards were identified. These backyards were excessively littered with rubbish and large items. One property was identified as not having a bin. On 26th March 2024 eight yards had been cleared following Council intervention, the remaining five received reminders. On 19th April 2024, two of these had been cleared. Of the remaining three, two have just become vacant and the previous tenants had left a lot of stuff in the back yards, so the landlords have been asked to clear them and they have been reported to Streetscene. One is a long term vacant property which Streetscene is investigating. Also on 19th April 2024, the one property which did not have a bin, has now been supplied with a bin.

Back Streets

All back streets in this area had, rubbish, food waste, white goods and furniture fly tipped on them at every visit, even though they were all cleared after every visit. Dirty back streets and fly tipping continues to be an ongoing issue in this area which requires a multi-agency and cross Council department teamworking approach to tackle it.

Gas Safety Certificates

Eighty-eight out of the 136 licensable 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 26/3/24 and 71 had been received, the remaining 17 received reminders. On 19th April 2024, ten gas certificates had been received. Of the remaining seven:

- One is the property we believe to be owner occupied;
- Two are properties owned by a landlord who has received a £4,000 civil penalty fine, but has now made steps to apply for licences but has not provided the necessary certificates so has been reported to the HSE;
- Two are not yet licenced, so their selective licence applications will be invalidated and the landlords have been reported to the HSE;
- One is now owner occupied.
- One is now vacant.

Energy performance Certificates (EPC)

Nine properties were identified as having either a lower EPC rating than an 'E' or an expired EPC. On 26th March 2024, three EPC's had been improved to an 'E' or renewed, leaving six at either lower than an 'E' or expired. On 19th April 2024, one EPC had been received. Of the remaining five, three have long term tenants. One is now owner occupied. One is not yet licenced, so their selective licence application will be invalidated and the landlord has been reported to Trading Standards.

Electrical Installation Condition Report (EICR)

Ten of the 136 licensable 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 26/3/24 and four had been received, the remaining six received reminders. On 19th April 2024, two EICR's had been received. Of the remaining four, one is the property we believe to be owner occupied. Two are properties owned by a landlord who has received a £4,000 civil penalty

fine, but has now made steps to apply for licences but has not provided the necessary certificates, so has received electrical safety remedial notices. One is not yet licenced, so their selective licence application will be invalidated and the landlord has been served with an electrical safety remedial notice.

Property Disrepairs

The audit identified 61 of the 136 licensable properties as having some sort of disrepair that required attention by the landlords. These in the main were broken gates, perished pointing or leaking gutters. These have been brought to the attention of the landlords / agents and we have had a response of 20 of the properties that had disrepair issues were remedied within four weeks, found via a follow up audit on 26th March 2024. The 41 outstanding disrepair properties were chased and a final follow up audit on 19th April 2024 found 19 of these had been remedied. Of the remaining 22:

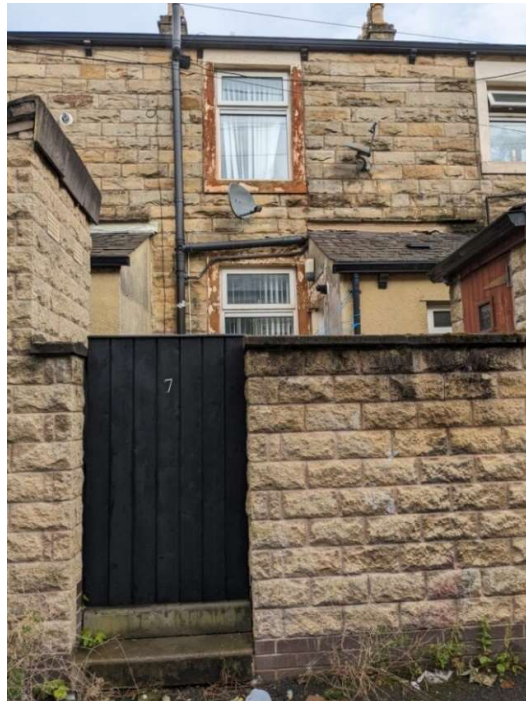
- Four, we have had no response from the managing agents or landlord so we will arrange to inspect them internally;
- Five, are owned by one landlord who has instructed their maintenance team to carry out the work;
- Three, the managing agents have requested authorisation from the landlords to carry out the work;
- One, has completed all of the initial work, but on the final visit another defect was identified, so the managing agent has said they will carry out this repair also;
- One, the majority of work has been completed, there is just vegetation in a gutter to clear;
- One, the managing agent has arranged for the work to be completed;
- One, the majority of work has been completed, there is just aesthetic work that has been recommended still outstanding;
- One, the external work has been completed, but the tenant is not allowing access for the landlord to complete internal window repairs;
- Three, are now vacant;
- One, is not yet licenced, so their selective licence application will be invalidated and the landlord and we will start civil penalty action against the landlord;
- One, the majority of work has been completed, there is just a draft excluder to fit to the front door;

Below is an example of how a secure back gate can quickly put an end to a property being targeted for fly tipping and make the back street look a lot cleaner.

Before:



After:



Below is an example of how a new front door can make a street look nicer.

Before:



Follow Up

The area will continue to be monitored by both Housing and Streetscene officers throughout the remainder of the selective licence designation and a full second audit will be scheduled in year 4 of the designation.

Summary Leyland 2 Audit 19th February 2024

	Albert Street	Belvedere Road	Hobart Street	Leyland Road	Ridge Road	Total 19 Feb 2024	Total 26 Mar 2024	Total 19 Apr 2024
Total Properties	68	41	1	104	4	218	218	218
Part 3	43 (44)	17 (18)	0	75 (76)	1	136	136	139
Licenced	30 (33)	14	0	59 (61) (62)	1	104	109	110
Applied Not yet Licenced	7 (10)	3	0	11	0	21	21	23
Exempt RSL	2	0	0	0	0	2	2	2
Exempt Selective Licence	2	2	0	3	0	7	7	7
Owner Occupied/Businesses	15	19	0	22	2	59	59	59
Vacant	6 (5)	3 (2)	1	5 (4)	1	15	15	12
Licenced HMO	0	0	0	0	0	0	0	0
Not Applied	6 (1)	0 (1)	0	4 (2)	0	10	5	4
Gas Expired	33 (8) (3)	14 (3) (2)	0	40 (6) (2)	1 (0)	88	17	7
EPC Rating below E	1	3 (1)	0	5 (4) (3)	0	9	6	5
EICR Outstanding	7 (5) (3)	0	0	3 (1)	0	10	6	4
DBY on Audit Day	3 (1) (0)	1 (0)	0	9 (4) (3)	0	13	5	3
Missing bin	0	0	0	1 (0)	0	1	1	0
Disrepairs February 2024	25	5	0	30	1	61		
Disrepairs March 2024	19	3	0	19	0		41	
Disrepairs April 2024	7	3	0	12	0			22

