

Queensgate Selective Licensing Area

Zone 6 (Waterbarn St Area) Audit

Target Area

The Zone 6 audit (Waterbarn street, area) took place between the 28th May and the 8th August 2024 and was conducted by officers from the Selective License team in the Housing Department.

The area lies between two of the busiest thoroughfares in Burnley (Colne road and Barden Lane) and extends to the even side of Pratt street. Other streets in Zone 6 include Cardinal street, Redvers street, Waterbarn street, Ada street, Bright St, Murray street, Holmby st, Godiva St and Newman Street.

Colne Road properties numbered 168 to 392 were not inspected as part of this audit as they are in the main mostly commercial fronted and includes shops, takeaways, barbers, estate agents, accountants and solicitors etc. Some of the commercial properties do have domestic flats at first floor level. It was agreed by the Housing department that a more collaborative approach between various other teams and departments including Housing Standards and Streetscene be adopted to deal with the complex nature of those properties.



Zone 6 Queensgate

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 Colne Road area boasts one of the busiest commercial retail hubs within the town, attracting thousands of shoppers daily. A Home Bargains store and a Lidl store with a large car park provides additional convenience and variety for shoppers. At one end of the Commercial hub is St Andrews church with its tall and elegant iconic spire that purges into the sky unapologetically demanding attention. Barden primary and Sir John Thursby community college along with Holly grove special school and Ridgewood Community high for children with additional requirements and Reedly Hallows Nursery for the very young are all within a short walking distance.

During the Elevate era (2004-2010) many of the residential properties on Colne road benefited from facelifting with the exception of those terraces with commercial properties.

The Gleeson development in partnership with Burnley Council in the neighbouring Daneshouse ward is now clearly having a positive aesthetic and social impact on Colne Road. The programmed demolition of surplus terraces some twenty years ago left the area disjointed but now that the new homes have been built the area is beginning to have a more complete neighbourhood friendly vibe.

The vibrancy of Colne Road does attract begging, particularly around the larger stores including Homebargains, Lidl and the One Stop Shop. Begging and homelessness are not the same thing. Not everyone who is homeless begs and not every beggar is homeless but as the National Business Crime Centre points out “whenever you are in a place with high footfall you are likely to encounter people who ask you for money via begging”.

Speeding is a major concern on Colne road with drivers regularly causing issues for members of the public. As Burnley has been selected to benefit from the Levelling Up East Lancashire programme. Colne Road will become safer through The Safer, Greener, Healthier streets project which includes various improvements in sections of Colne Road, with the aim of improving pedestrian movement, access for the communities either side of the road, and to help address the issues of speeding motorists. Public space improvements will be focussed on the main shopping areas.



An illustration of some potential road safety and public space improvements planned for Colne Road.

Barden Lane and Newman street have benefitted from past facelifting schemes which have created pavement appeal and a much pleasant experience for those coming into the town. The remaining terraces in zone 6 have not benefitted from any type of group repair scheme and almost entirely consist of two-bedroom terraces.

There are 459 properties in Zone 6 (not including Colne Road no. 168-392), many of which are two-up two down terraces.

211 properties are classed as Part 3 (Housing Act 2004) and therefore require a licence. Eleven were identified as not having a license. Two landlords will be issued a civil penalty for failing to apply. Of the 248 that are not required to be licensed, 16 are currently vacant, 199 are owner occupied, 21 belong to Registered Social Landlords, whilst others are either 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

Twenty-two 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. It is the responsibility of the tenant to maintain a clean backyard, but it is also the landlords/ agent's responsibility to regularly inspect their property.



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

fly-tipping is a major issue on the back of Waterbarn street where it backs the commercial properties on Colne Road. Large commercial bins on the backstreet appear to attract large amounts of fly-tipping. A thorough inspection of the commercial properties on Colne Road will be arranged which may assist to shed some light on where the fly-tipping is coming from.



Fly-tipping and irresponsible builders and 'Eco grant installers' behaviour was also identified on Cardinal street and Redvers street. The builders were spoken to and footpaths and backstreet cleared of sand and other building material. The domestic waste fly tipped on the back of Redvers and Cardinal Street 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.

Anti-Social Behaviour

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

Smoke Detection

There was no smoke detection breaches identified.

Gas Safety Certificate

148 of the 202 licensed landlords and those that had applied for licences were identified as not having submitted a valid GSC since their last certificate expired. 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)

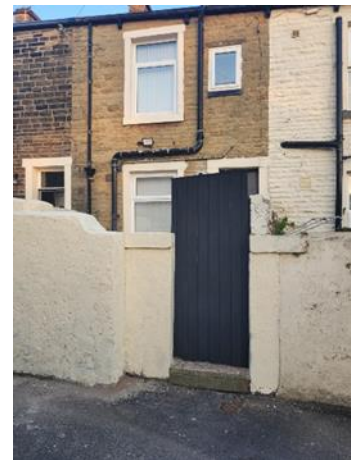
All the rented properties met the minimum acceptable EPC rating of 'E' or above.

Electrical Installation Condition Report (EICR)

145 of the 202 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

The audit identified 187 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. 107 of the landlords remedied their disrepairs within the timescale, 25 landlords have been given an extended deadline and the remaining 55 will be chased up and a decision reached as to whether they should be subject to a full housing standards inspection.





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 6) Waterbarn Street Area
Audits between 28th May – 8th August 2024

	Ada st	Barden Lane	Bright St	Cardinal st	Colne Road	Godiva St	Holmby street	Murray St	Newman st	Pratt st	Redvers st	Waterbarn st	Total
Total Properties	19	58	4	55	19	34	27	35	12	22	53	121	459
Part 3	14	15	1	17	12	13	14	14	5	5	26	75	211
Licenced	10	12	1	12	6	11	13	12	5	5	21	61	169
Applied Not yet Licenced	3	3	0	5	4	0	1	0	1	0	5	11	33
Exempt RSL	0	1	0	1	1	0	0	0	0	15	1	2	21
Owner Occupied	5	39	2	33	3	20	9	19	5	1	23	40	199
Vacant	0	1		2	2	1	1	2	2	1	2	2	16
Licenced HMO	0	0	0	0	0	0	0	0	0	0	0	0	0
Not Applied	1	0	0	0	2	2	0	2		0	1	3	11
Gas Expired	12	6	1	12	8	2	14	2	4	5	20	62	148
EPC Rating below E	0	0	0	12	0	4	0	0	4	0	0	0	20
EICR Not submitted	12	12	1	0	8	0	12	13	0	5	20	62	145
DBY on Audit Day	0	1	1	2	1	2	2	1	1	0	4	7	22
Smoke Breach found on Audit Day	0	0	0	0	0	0	0	0	0	0	0	0	0
No Wheelie Bin	0	0	0	0	0	0	0	0	0	0	0	0	0
Disrepairs	12	13	1	13	12	19	15	9	3	2	22	66	187