Appendix 1

# Statement of Case for Designating Selective Licensing Areas 2025-2030:

Trinity

Queensgate

Gannow

Daneshouse and Stoneyholme

Padiham

**January 2025**

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# 1 Introduction

1.1 Selective licensing was introduced by the Housing Act 2004. It allows local housing authorities to designate selective licensing areas in neighbourhoods if the area is experiencing one or more of the following conditions:

- Low housing demand (or is likely to become such an area)
- A significant and persistent problem caused by anti-social behaviour
- Poor property condition
- High levels of migration
- High level of deprivation
- High levels of crime

1.2 A designation can be in force for a maximum of 5 years. Within a designation all privately rented properties (except exemptions) require a licence to operate. The owner of the rented property will need to ensure an application is made to the Council for a licence. The licence is valid for a maximum of 5 years and will include a set of conditions licence holder must meet. Breach of the licence conditions is a criminal offence, as is operating without a licence, which could lead to a prosecution with an unlimited fine or a maximum civil penalty of £30,000.

1.3 This document sets out the proposal and reasons for proposing to designate six selective licensing designations in Burnley and Padiham.

# 2 The Strategic Significance to Burnley and Padiham

2.1 The Community Strategy for Burnley: Burnley's Future 2017-2020 set out an ambitious vision to be achieved by 2032. It is based around the three main themes of:

- Prosperity: how we will grow the economy,
- People: how we will help people lead healthier lives and help the next generation to realise it's potential, *and*
- Places: how we will improve housing and make the neighbourhoods in the borough cleaner, greener and safer.

2.2 Burnley is moving towards the realisation of this vision; the economy is growing, and the population is starting to increase. This growth is being assisted by multiple large-scale regeneration activities including train connectivity to Manchester, expansion of the University of Central Lancashire Burnley Campus, heritage lead developments, new business parks, town centre improvements and new housing. All of which is creating an attractive option for people to live, work and study in Burnley.

2.3 Central to supporting our successful growth is ensuring the Borough offers the right quality and type of accommodation to meet current and future demand. Well managed, good quality private rented accommodation plays a significant role in our housing offer and is an important sector within our diverse housing market.

2.4 There are however pockets of low demand in the inner areas of Burnley and Padiham where there are significantly high numbers of private rented properties which are not operating to the required standard. This has contributed to creating areas of low demand, which deters people from moving into, or remaining in these neighbourhoods. Selective licensing is an important part of the wider housing strategy to tackle this low demand and problematic neighbourhood characteristics. Our approach is to take a targeted and

coordinated approach that brings together a range of initiatives that tackle empty homes, environmental crime, anti-social behaviour, poor housing conditions and unsatisfactory management practices. Selective licensing is central to this neighbourhood regeneration strategy; it coordinates activity and works with both residents, landlords and letting agents to have the maximum impact in a designated area. This in turn helps to improve the housing and neighbourhoods which contributes to achieving Burnley's vision for the borough.

# 3 What is a Selective Licensing Scheme?

## Legal Framework and Guidance

3.1 The relevant selective licensing legislation is within the Housing Act 2004 ("The Act") and The Selective Licensing of Houses (Additional Conditions) (England) Order 2015, supported by two guidance documents published by the Department of Communities and Local Government:

- Approval Steps for Additional and Selective Licensing Designations in England; *and*

- Selective licensing in the private rented sector; A Guide for local authorities

3.2 Selective licensing is a regulatory tool provided by the Act; it gives local authorities the power to designate the whole of, or parts of, their district for selective licensing provided that the area is experiencing one or more of the conditions detailed in paragraph 1.1 of this document.

3.3 In considering whether to designate an area for selective licensing on the grounds of property condition, migration, deprivation, and crime the local housing authority may only make a designation if the area has a high proportion of property in the private rented sector.

3.4 When considering whether to make a selective licensing designation a local housing authority must first identify the objective or objectives that a designation will help it achieve. The local housing authority must also consider whether there are any other courses of action available to it that would achieve the same objective or objectives as the proposed scheme without the need for the designation to be made.

3.5 If the problems of anti-social behaviour are only associated with a small number of properties, a local housing authority should consider making a Special Interim Management Order, rather than a selective licensing designation to cover those properties associated with the anti-social behaviour.

3.6 Only where there is no practical and beneficial alternative to a designation should a scheme be made. If the local housing authority decides there is no practical and beneficial alternative to the scheme, it must only make the designation if it is satisfied that the scheme will significantly assist it in achieving its objective or objectives together with other actions the local housing authority may be taking.

3.7 Any designation made must ensure that the exercise of the power is consistent with their overall housing strategy. It must seek to adopt a coordinated approach in connection with other initiatives such as dealing with homelessness, tackling empty properties, and addressing anti-social behaviour.

3.8 The Renters (Reform) Bill will introduce a new Private Rented Sector Database,

which will support the future digital Privately Rented Property Portal service. All landlords will be legally required to register themselves and their properties on the Property Portal and could be subject to penalties if they market or let out a property without registering it and providing the required information.

3.9 The Property Portal is intended to provide local councils with more data about private sector properties. One of the biggest and most time-consuming barriers faced by local councils is identifying poor quality and non-compliant private rented sector properties and who owns them.

3.10 Government guidance on the proposed Renters (Reform) Bill indicates that the Property Portal will assist local authorities who currently operate selective licensing schemes; helping Council's to continue delivering positive outcomes for their areas.

## Consequences of designating a selective licensing area

3.11 If a selective licensing area is designated, any private landlord wishing to operate within the area must obtain a licence for every tenanted house within the designated area. The power does not permit local housing authorities to require licensing of houses that have been made exempt under the Selective Licensing of Houses (Specific Exemptions) (England) Order 2006 (such as business tenancies, tenancies with a genuine term over 21 years, holiday lettings etc.), or a property that is subject to a tenancy or licence granted by a body which is registered as a social landlord under Part 1 of the Housing Act 1996.

3.12 An application for a licence would need to be submitted for each property in accordance with specified requirements. The Council is entitled to charge a fee that accompanies the application.

3.13 As part of this application process, proposed licence holders and managers will be required to provide information that they are "fit and proper persons" and that they have satisfactory management arrangements in place, including dealing with anti-social behaviour and repairs. Further details of the proposed "fit and proper person" criteria can be found in Appendix A. In circumstances where the Council are not satisfied that the licence holder or manager are a "fit and proper person", and/or the management arrangements are unsatisfactory, then it can refuse to grant a licence.

3.14 The licence is valid for up to 5 years. A licence will have conditions (Appendix B) attached that are either mandatory or discretionary conditions. The Council can also include discretionary conditions relating to the management of the property.

## Implications of Letting a Property Without a Licence

3.15 It is a criminal offence to let a property in an area designated to be a selective licensing area without a licence. Failure to apply for a licence could lead to prosecution, with the penalty of a criminal conviction and an unlimited fine, or a civil penalty up to £30,000.

3.16 A landlord of an unlicensed property within a designation is unable to serve a section 21 repossession notice under the Housing Act 1988 in relation to a short hold

tenancy of the whole or part of any property which is an ‘unlicensed house’.

3.17 The Council can apply to the First Tier Tribunal for a Rent Repayment Order. The Order requires the landlord to repay the Council the amount of housing benefit paid during the period in which the property operated without a licence.

3.18 Part 4 of the Housing Act 2004 introduced the use of Management Orders. The Council has a duty to make a management order where they consider either:

- The property ought to be licensed, but is not, and the Council considers there is no reasonable prospect of it granting a licence in the near future; *and*
- It is necessary to take steps to ensure the health, safety and welfare of persons occupying the property, or persons living in or owning properties in its immediate vicinity, are protected.

3.19 An Interim Management Order (IMO) allows the Council to take possession of the house against the immediate landlord, and subject to existing rights to occupy allows the Council to:

- do anything in relation to the house, which could have been done by the landlord including repairs, collecting rents etc;
- spend monies received through rents and other charges for carrying out its responsibility of management, including the administration of the house; *and*
- create new tenancies (with the consent of the landlord).

3.20 A licence holder (or person bound by the licence conditions) will also commit a criminal offence if they fail to comply with any condition of a licence. This offence is punishable by prosecution and a fine not exceeding £5,000, or by a way of a civil penalty notice not exceeding £30,000.

# 4 Burnley’s Profile

4.1 Burnley borough is situated in Pennine Lancashire. It covers an area of 11,072 hectares (42 square miles). Its compact urban area, stretching along the two river valleys of the Brun and Calder, is surrounded by the moorland countryside of the South Pennines to the south and east, and the Forest of Bowland (Area of Outstanding Natural Beauty) and the gritstone outcrop of Pendle Hill to the north. Coal Clough wind farm, which is visible from many parts of Burnley, dominates the skyline to the south east of the town, while nearby, the landmark panopticon, the Singing Ringing Tree, overlooks the town from the hills at Crown Point. There are two main urban settlements, Burnley and Padiham, and a number of small villages and hamlets in the rural area.

4.2 Much of Burnley's character and distinctiveness today derives not only from its attractive Pennine setting, but also from development during the Industrial Revolution. This gave the inner parts of the urban area their distinctive sandstone terraces in grid-iron street patterns, mills, and fine parks.

## Population

4.3 The borough’s population has increased by 8.8% since 2011, to around 94,700 at the 2021 Census; higher than the overall increase for England over the same period

(6.6%) and greater than neighbouring areas of Hyndburn (1.8%) and Pendle (7.1%). The largest population increase was seen in persons aged 65 years and over (18.9%).

## Deprivation

4.4 In the 2019 Index of Multiple Deprivation (IMD) Burnley was ranked the 11th most deprived area out of 317 local authority areas in England (based on rank of average scores). The most prevalent form of deprivation in the borough relates to health and disabilities.

4.5 The health of people in Burnley is affected by high levels of deprivation and worklessness. Life expectancy for both men and women are lower than the Lancashire and England average but is rising for women. According to the Burnley Health Profile 2019 life expectancy is 11.5 years lower for men and 4.5 years lower for women in the most deprived areas of Burnley than in the least deprived areas.

4.6 Levels of unemployment have reduced significantly in Burnley in the last five years to 5.1% (APS modelled unemployment rate NOMIS 2020), this is however still higher than the north west (4.2%) and national (4.6%) figures. Unemployment can influence the affordability of the housing market resulting in fewer households being able to become homeowners, and more demand for rented accommodation.

## Housing Type

4.7 At the 2021 Census there were 42,123 dwellings in Burnley. Burnley has a much higher proportion of terraced housing than England or the region as a whole. According to the 2021 Census, 46.6% of Burnley's housing stock consisted of terraced houses compared to the England average of 23.2%. Much of the terraced housing stock comprises pre-1919 two bedroomed terraced houses and this constrains choice in the housing market.

4.8 The previous Pathfinder Housing Market Renewal (HMR) scheme recognised that poor condition, high vacancy rates and a lack of quality and choice of housing, in particular an oversupply of small two bedroomed Victorian terraced housing without gardens, were key drivers of housing market failure.

## Housing Tenure

4.9 Census data shows that between 2011 and 2021 there has been a decrease in the number of Burnley residents in owner occupation and an increase in the percentage in private rented accommodation. The rates of change are greater than those seen across England and Wales.

4.10 Between the two censuses private renting in England and Wales rose from 16.7% to 20.3%; and in Burnley from 19.4% to 24.3% in the same period.

4.11 The Burnley Strategic Housing Market Assessment (SHMA 2016) suggested that owner occupation is particularly high in the rural parts of the Borough, and that private rented accommodation is more concentrated in the urban areas of Burnley and Padiham.

*Table 1: Tenure, Burnley and England/Wales. ONS Census 2011 and 2021*

| | 2011 Census | | 2021 Census | |
|---|---|---|---|---|
| **Tenure** | **Burnley House-holds %** | **England and Wales %** | **Burnley Households %** | **England and Wales %** |
| Owned | 64.3 | 63.6 | 59.7 | 62.5% |
| Social rented | 14.1 | 17.6 | 15.6 | 17.1% |
| Private rented | 19.4 | 16.7 | 24.3 | 20.3% |
| Other | 2.2 | 2.1 | 0.4 | 0.1% |

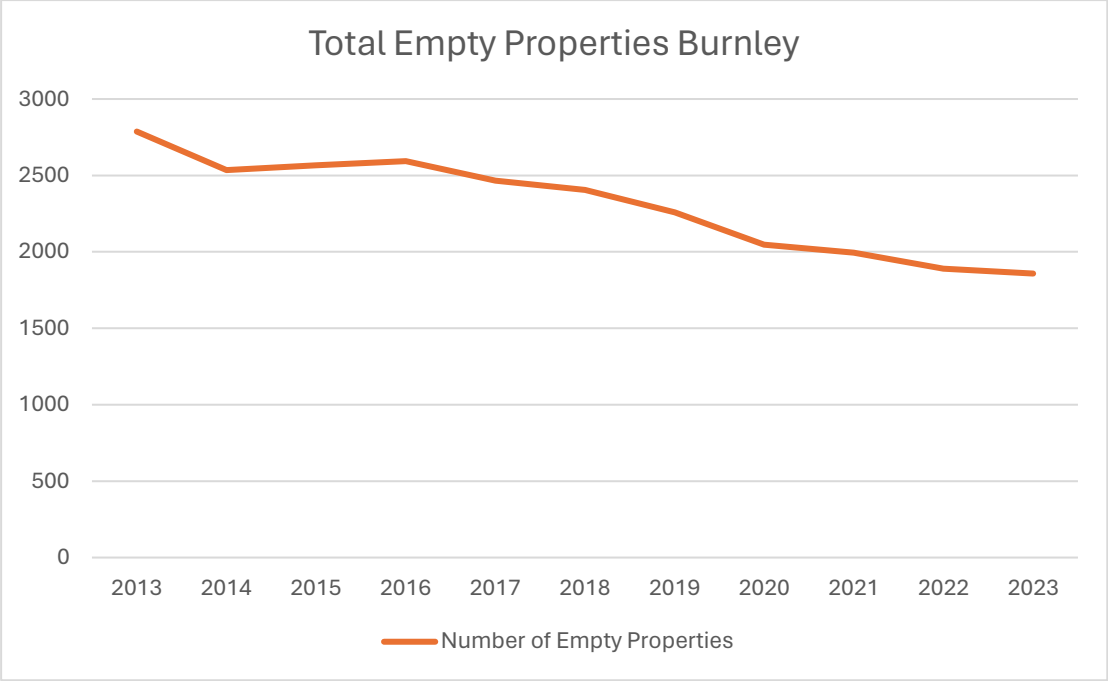
## Empty Homes

4.12 Over the last ten years there has been a steady reduction in the number of empty properties across the borough. In 2023 vacant properties accounted for 4.4% of the overall housing stock.

4.13 In 2020, 1.9% of properties in Burnley had been empty for more than two years. This has reduced to 1.3% in 2023.

4.14 The long-term vacants tend to cluster in some of the inner urban areas of the borough, affecting the appearance of an area and having a negative impact on residents as they attract anti-social behavior, fly tipping and vandalism.

*Figure 1: Empty Properties Burnley 2012-2023 (BBC Empty Homes Team)*




## Stock Condition

4.15 In 2023 the Council commissioned the Building Research Establishment (BRE) to undertake a series of modelling exercises on the housing stock in Burnley. The Council were given access to the Housing Stock Condition Database (HSCD). Estimates from this database have been used throughout this report to support other indicators of low demand and poor property condition.

4.16 The BRE estimates that 1013 (17.42%) properties in Burnley contain one or more category 1 hazard. 483 (48%) are thought to be privately rented, 486 (48%) are thought to be owner occupied, whilst the remaining 4% are in the social housing sector.

4.17 The 483 privately rented properties estimated to have category 1 hazards represent 22.7% of the private rented stock in Burnley.

## Fuel Poverty

4.18 Fuel poverty in England is measured using the Low Income Low Energy Efficiency (LILEE) indicator. Under this indicator, a household is considered to be fuel poor if:

- They are living in a property with a fuel poverty energy efficiency rating of band D or below; *and*
- When they spend the required amount to heat their home, they are left with a residual income below the official poverty line.

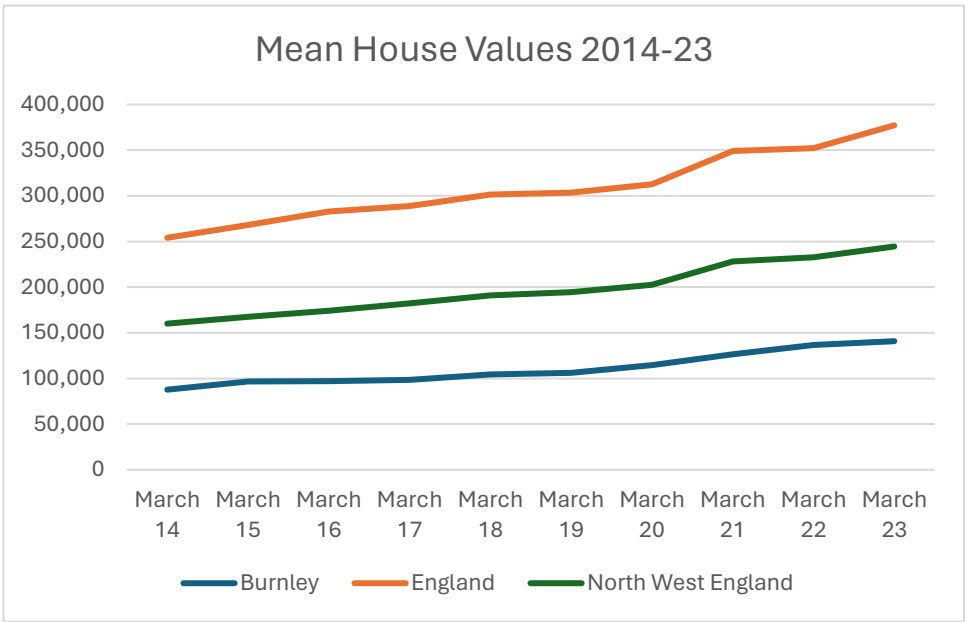
4.19 In 2022 there were an estimated 13.4% of households in fuel poverty in England (Department for Energy, Security and Net Zero). BRE data estimates that 6177 households in Burnley are living in fuel poverty, approximately 15.5% of the borough's population.

4.20 Of those, 2198 households are thought to live in the private rented sector, and these households make up 23.5% of the private rented sector in Burnley. Given that the figures for the borough and the private rented sector in Burnley are noticeably above the England average, it is crucial that the Council employs a multifaceted Housing Strategy which will tackle poor property condition and energy efficiency in both owner occupied and privately rented homes. Selective licensing is one such tool which allows the Council to closely monitor properties in some of the areas worst hit by fuel poverty.

## Housing Market

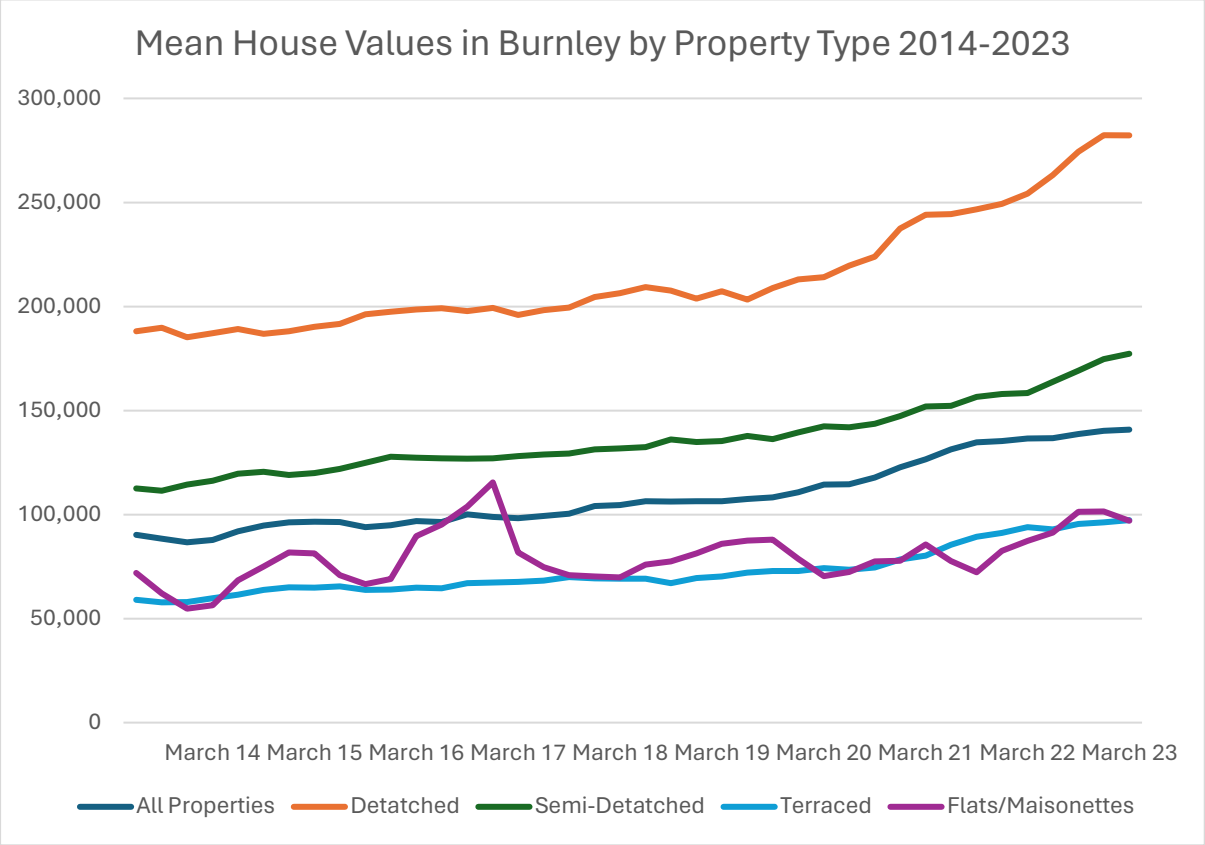
4.21 In 2023 mean house prices in Burnley were around 37% of the national average for England, and 58% of the regional average – Burnley continues to close the gap on the regional averages, showing a promising trend, however mean values remain below the averages for the region and country.

*Figure 2: Mean House Values Burnley, North West, England 14-23 (ONS)*



4.22 Figure 3 shows mean property values in Burnley since 2014 by property type. Values for all property values have continued to rise consistently. Values for detached properties continue to rise, and in recent years at an increasing rate. Values for terraced properties and flats are much lower, and although there has been a general increase it is at a slower rate.

*Figure 3: Mean House Values Burnley by Property Type 14-23 (ONS)*

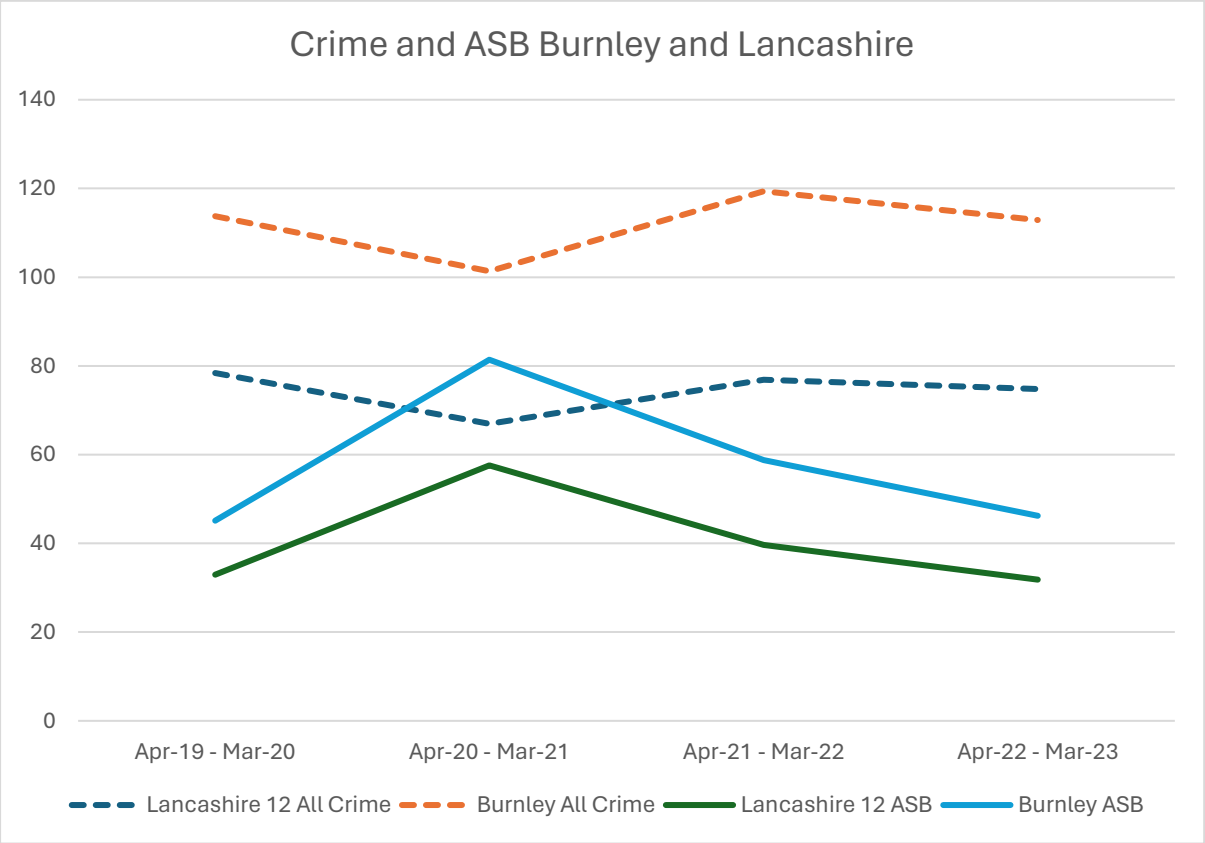


4.23 There are many local and wider economic factors which influence house price and sales trends and many of these factors are themselves being monitored e.g. employment levels, deprivation, population size and profile, crime rates, housing stock condition, land availability and household size. Other macro-economic factors such as mortgage availability, interest rates, government incentives, tax regimes, building regulations etc. will also significantly influence house prices and sales trends.

## Crime and Anti-Social Behaviour (ASB)

4.24 Figure 4 shows instances of crime and ASB recorded by Police since April 2019. Figures are recorded as instances per 1,000 of the population. The data shows that Burnley has higher crime and ASB rates than the twelve Lancashire districts. Crime and ASB have reduced across Burnley and Lancashire.

*Figure 4: Crime and ASB Burnley and Lancashire (Lancashire Insight)*



# 5 Ward Level Data

5.1 The Council has analysed a series of key indicators across the borough and at the ward level, to greater understand which areas could benefit from a selective licensing designation.

5.2 The current and proposed licensing areas are in the following wards:

- Trinity – Trinity
- Queensgate – Queensgate and a small area of Bank Hall
- Gannow – Gannow
- Daneshouse and Stoneyholme – Daneshouse with Stoneyholme
- Burnley Wood with Healey Wood – Rosehill with Burnley Wood and a small area of Trinity
- Leyland Road Area – Bank Hall
- Padiham – Gawthorpe
- Lyndhurst Road Area – Bank Hall and Brunshaw

## Tenure

5.3 Table 2 shows tenure types by ward across Burnley from 2021 Census. The top six ranked wards which are above the borough average all contain current or proposed licensing areas, and all have seen an increase in private renting since the 2011 Census of between 4.4% and 13.5%. The highest ranking ward is Bank Hall at 40.3%, significantly above the Burnley average of 24.3%.

*Table 2:Household Tenure by Ward (ONS Census 2021)*

| | Owner Occupied (%) | Social Landlord (%) | Private Rented (%) | Private Rented Change from 2011 Census (%) | Ward Rank – Highest to Lowest PRS |
|---|---|---|---|---|---|
| Bank Hall | 38.6 | 20.7 | 40.3 | +10.7 | 1 |
| Briercliffe | 79.3 | 4.7 | 15.8 | +5.2 | 12 |
| Brunshaw | 52.5 | 29.1 | 17.9 | +7.6 | 11 |
| Cliviger with Worsthorne | 86.2 | 2.5 | 11.1 | +3.6 | 14 |
| Coal Clough with Deerplay | 67.8 | 20.8 | 11.2 | +2.9 | 13 |
| Daneshouse with Stoneyholme | 44.1 | 16 | 39.5 | +13.5 | 2 |
| Gannow | 60.7 | 13.3 | 25.6 | +6.5 | 6 |
| Gawthorpe | 51.3 | 17.8 | 30.8 | +6.7 | 5 |
| Hapton with Park | 64.5 | 15.8 | 19.1 | +3.6 | 9 |
| Lanehead | 63 | 18.5 | 18.3 | +3 | 10 |
| Queensgate | 56.9 | 7.7 | 35.2 | +10.2 | 4 |
| Rosegrove with Lowerhouse | 55.5 | 20.6 | 23.6 | +8.3 | 8 |
| Rosehill with Burnley Wood | 59.1 | 16.7 | 23.8 | +4.4 | 7 |
| Trinity | 44.9 | 15.4 | 39.1 | +6.3 | 3 |
| Whittlefield with Ightenhill | 81.1 | 8.7 | 10 | +2 | 15 |

| | | | | | |
|---|---|---|---|---|---|
| Burnley | 59.8 | 15.6 | 24.3 | +4.9 | |
| England | 62.3 | 17.1 | 20.6 | +3.8 | |

## Houses in Multiple Occupation (HMOs)

5.4 HMOs are properties or parts of properties containing one or more units of living accommodation, with two or more households occupying living accommodation as their main residence and sharing basic amenities.

5.5 Where a HMO is occupied by five or more people forming two or more households and those persons share basic amenities, the landlord is required to obtain a licence from the Council.

5.6 HMOs form a vital part of the housing market, often providing cheaper accommodation to people whose housing options may be limited. Some HMOs are occupied by the most vulnerable in society. The risks of overcrowding and fire can be greater in HMOs that other types of property, therefore it is important to ensure that they are appropriately regulated, especially where they may fall under the threshold for licensable HMOs.

5.7 BRE data shows there are an estimated 916 HMOs in Burnley; 2.17% of all properties. Table 3 shows the distribution by ward.

5.8 The wards with the highest estimated rates of HMOs all contain current or proposed licensing areas. Properties in these areas tend to be rows of terraced houses; the impact of HMOs in these streets can be exacerbated by the high density of housing, and the position of the properties abutting the pavement or with short front gardens and lack of off-street parking.

5.9 The majority of HMOs in Burnley are non-licensable; given the concentration of HMOs in areas where property condition is believed to be poorer than the wider borough, it is essential that the Council has the tools to proactively monitor these properties.

*Table 3: Estimated HMOs Burnley (BRE)*

| | Licensable HMOs | All HMOs | HMOs as % of Households | Rank High-Low % HMOs |
|---|---|---|---|---|
| Bank Hall | 21 | 184 | 5.92% | 1 |
| Briercliffe | 0 | 22 | 0.86% | 12 |
| Brunshaw | 1 | 48 | 1.54% | 9 |
| Cliviger with Worsthorne | 1 | 14 | 0.59% | 14 |
| Coal Clough with Deerplay | 0 | 12 | 0.5% | 15 |
| Daneshouse with Stoneyholme | 7 | 68 | 2.77% | 3 |
| Gannow | 2 | 62 | 2.19% | 6 |
| Gawthorpe | 3 | 72 | 2.27% | 5 |
| Hapton with Park | 6 | 32 | 1.12% | 11 |
| Lanehead | 2 | 44 | 1.61% | 8 |
| Queensgate | 2 | 67 | 2.47% | 4 |

| | | | | |
|---|---|---|---|---|
| Rosegrove with Lowerhouse | 0 | 36 | 1.16% | 10 |
| Rosehill with Burnley Wood | 5 | 58 | 1.93% | 7 |
| Trinity | 17 | 180 | 5.77% | 2 |
| Whittlefield with Ightenhill | 0 | 17 | 0.66% | 13 |
| BURNLEY | 67 | 916 | 2.17% | |

## Property Condition: Energy Performance Certificates (EPCs)

5.10 The purpose of the EPC is to inform prospective tenants or purchasers the energy performance of the property and gives a good indication of property condition within an area. Since April 2020, landlords may not let a property to a new tenant if the rating on the Energy Performance Certificate (EPC) is below "E". Table 4 shows the number of properties across Burnley rated below "E".

*Table 4: EPC Below "E" (EPC Register 2023)*

| Ward | % of Properties Below Standard |
|---|---|
| Bank Hall | 3.6% |
| Briercliffe | 2.1% |
| Brunshaw | 2.1% |
| Cliviger with Worsthorne | 2.2% |
| Coalclough with Deerplay | 2.0% |
| Daneshouse with Stoneyholme | 4.3% |
| Gannow | 2.8% |
| Gawthorpe | 2.3% |
| Hapton with Park | 2.5% |
| Lanehead | 2.4% |
| Queensgate | 3.8% |
| Rosegrove with Lowerhouse | 2.1% |
| Rosehill with Burnley Wood | 3.1% |
| Trinity | 3.9% |
| Whittlefield with Ightenhill | 0.7% |
| BURNLEY | 2.7% |

5.11 2.7% of properties in Burnley have an EPC rated below "E" (all tenures). The figures in Table 4 demonstrate a concentration of energy inefficient homes in the wards containing the current and proposed licensing areas. This is an indicator of poorer standard properties in these areas.

5.12 Landlords are required to submit a valid EPC as part of their selective licensing application; the licensing schemes have allowed the Council to take a proactive approach to utilising EPC regulations, identifying energy inefficient homes and ensuring landlords are making the relevant improvements to be compliant with the law.

*Table 5: EPC Ratings Below "E" Licensing Areas (EPC Register)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |

5.13 Table 5 shows the percentage of properties rated below "E" for all tenures, and separately for PRS stock in the current licensing areas. Levels of non-compliant properties (all tenures) are above average in the licensing areas, indicating a concentration of poor property conditions in this area. Within the licensing area however, levels are much lower in large part due to the proactive work of the licensing team.

## Property Condition: Estimated Category 1 Hazards

5.14 Property condition, maintenance and repair is a fundamental aspect of property management in the private rented sector. The Council has considered evidence from the BRE housing stock modelling report which estimated the number of properties in the borough likely to be subject to a Category 1 Hazard, as defined by the Housing Health and Safety Rating System (HHSRS) as a hazard which poses a serious and immediate risk to a person's safety. In addition, the Council has also analysed the number of disrepair complaints made to the Council in respect of privately rented properties.

5.15 Table 6 shows the estimated distribution of Category 1 Hazards for all tenures across the borough. It also shows the percentage of the private rented sector in each ward estimated to have a Category 1 Hazard.

*Table 6: Estimated Cat 1 Hazards All Tenures (BRE 2023)*

| Ward | No. Cat 1 Hazard All Tenures | Rank Total Cases | No. Cat 1 Hazard PRS | Rank PRS Cases |
|---|---|---|---|---|
| Bank Hall | 514 | 2 | 284 | 2 |
| Briercliffe | 388 | 9 | 74 | 11 |
| Brunshaw | 352 | 11 | 63 | 12 |
| Cliviger with Worsthorne | 338 | 13 | 28 | 15 |
| Coalclough with Deerplay | 304 | 14 | 31 | 14 |
| Daneshouse with Stoneyholme | 510 | 3 | 244 | 4 |
| Gannow | 414 | 7 | 146 | 7 |
| Gawthorpe | 493 | 6 | 247 | 3 |
| Hapton with Park | 404 | 8 | 107 | 8 |
| Lanehead | 350 | 12 | 98 | 9 |
| Queensgate | 499 | 5 | 199 | 5 |

| | | | | |
|---|---|---|---|---|
| Rosegrove with Lowerhouse | 357 | 10 | 88 | 10 |
| Rosehill with Burnley Wood | 507 | 4 | 163 | 6 |
| Trinity | 607 | 1 | 295 | 1 |
| Whittlefield with Ightenhill | 175 | 15 | 37 | 13 |
| **BURNLEY** | **6212** | | **2104** | |

5.16 There are estimated to be 6212 properties with Category 1 Hazards across the borough (14.7% of all stock). The seven wards estimated to have the highest numbers of Category 1 Hazards are all those where the current and proposed licensing areas are located. The highest ranked ward for total cases was Trinity, followed by Bank Hall, Daneshouse with Stoneyholme, Rosehill with Burnley Wood, Queensgate, Gawthorpe and then Gannow.

5.17 There are estimated to be 2104 privately rented properties with Category 1 Hazards across the borough (22.5% of the PRS). Again, the wards with the highest number of estimated private rented properties with Category 1 Hazards are those where the licensing areas are located. As shown previously, levels of private renting do vary significantly across the wards. As such, it can be expected that wards with higher levels of private renting will have increased numbers of hazards.

5.18 The modelling suggests a clear concentration of poorer quality housing within the wards where the current and proposed selective licensing areas are located; the Council is satisfied that the licensing areas are located in the most appropriate wards when it comes to concerns around property condition.

## Property Condition: Disrepair Complaints

5.19 Table 7 shows the numbers of disrepair complaints made to the Council's Housing Standards team in the last five years. The number of reported cases rose sharply between 18/19 and 20/21. and has since fluctuated. The seven highest wards for disrepair complaints are those where the selective licensing areas are located, with the highest being Bank Hall and Trinity.

5.20 The data again supports the Council's view that the selective licensing areas are in the areas where there is a poorer standard of private rented houses.

*Table 7: Disrepair Complaints to BBC (BBC)*

| Ward | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | Rank 22/23 |
|---|---|---|---|---|---|---|
| Bank Hall | 32 | 49 | 64 | 89 | 72 | 1 |
| Briercliffe | 0 | 5 | 3 | 7 | 7 | 13 |
| Brunshaw | 7 | 7 | 14 | 14 | 11 | 11 |
| Cliviger with Worsthorne | 0 | 1 | 3 | 4 | 3 | 15 |
| Coalclough with Deerplay | 1 | 7 | 10 | 10 | 12 | 10 |
| Daneshouse with Stoneyholme | 17 | 23 | 54 | 28 | 31 | 4 |
| Gannow | 10 | 6 | 7 | 21 | 23 | =6 |
| Gawthorpe | 16 | 17 | 27 | 27 | 23 | =6 |

| | | | | | | |
|---|---|---|---|---|---|---|
| Hapton with Park | 5 | 14 | 14 | 21 | 16 | 9 |
| Lanehead | 4 | 9 | 11 | 14 | 9 | 12 |
| Queensgate | 23 | 31 | 43 | 41 | 40 | 3 |
| Rosegrove with Lowerhouse | 15 | 26 | 46 | 29 | 22 | 8 |
| Rosehill with Burnley Wood | 22 | 39 | 27 | 21 | 28 | 5 |
| Trinity | 49 | 65 | 63 | 64 | 61 | 2 |
| Whittlefield with Ightenhill | 3 | 7 | 7 | 9 | 6 | 14 |
| **Burnley Total** | **204** | **306** | **393** | **399** | **364** | |

## Housing Market

5.21 Table 8 shows mean house values by ward across the borough since 2018/19. Values range from Daneshouse with Stoneyholme with the lowest average, to the rural ward of Cliviger with Worsthorne which records the highest values. It is well documented how house prices in Burnley have been consistently some of the lowest in the country, and the option to buy cheap properties "unseen" at auction means a greater risk of some parts of Burnley suffering from absentee landlords.

5.22 Five wards containing current or proposed licensing areas are ranked the lowest in terms of house values. The exceptions are Gannow (ranked 9) and Rosehill with Burnley Wood (ranked 11). Both areas contain a wider variety of property types at the ward level, but as later analysis will show, values within the licensing boundaries are much lower than the borough average.

5.23 Mean house values in Burnley for all properties rose by around 33% between 2018/19 and 2022/23; for terraced properties the increase was approximately 38%.

*Table 8: Mean House Values by Ward (ONS)*

| Ward | March-19 | March-20 | March-21 | March-22 | March-23 | Rank Low to High Mar-23 |
|---|---|---|---|---|---|---|
| Bank Hall | 58,131 | 68,737 | 69,725 | 91,171 | 88,883 | 2 |
| Briercliffe | 134,361 | 134,703 | 133,004 | 159,071 | 153,451 | 12 |
| Brunshaw | 101,651 | 96,065 | 111,613 | 128,529 | 132,996 | 7 |
| Cliviger with Worsthorne | 185,492 | 196,830 | 216,386 | 212,876 | 253,936 | 15 |
| Coal Clough with Deerplay | 129,109 | 152,389 | 150,607 | 161,213 | 173,931 | 13 |
| Daneshouse with Stoneyholme | 64,004 | 70,236 | 70,010 | 79,747 | 72,603 | 1 |
| Gannow | 83,971 | 111,286 | 149,073 | 141,222 | 143,860 | 9 |
| Gawthorpe | 90,722 | 95,045 | 121,604 | 106,989 | 113,255 | 5 |
| Hapton with Park | 139,647 | 139,139 | 150,093 | 147,255 | 149,441 | 10 |
| Lanehead | 117,224 | 106,989 | 112,057 | 134,979 | 133,261 | 8 |
| Queensgate | 63,871 | 79,134 | 74,355 | 99,355 | 95,991 | 4 |
| Rosegrove with Lowerhouse | 126,277 | 120,330 | 119,698 | 120,695 | 132,845 | 6 |
| Rosehill with Burnley Wood | 95,536 | 108,334 | 122,722 | 126,063 | 151,398 | 11 |
| Trinity | 77,206 | 71,373 | 76,720 | 89,395 | 92,148 | 3 |
| Whittlefield with Ightenhill | 144,738 | 155,311 | 173,509 | 189,033 | 218,405 | 14 |
| **Burnley All Properties** | **106,274** | **114,189** | **126,187** | **135,584** | **140,808** | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Burnley Terraced** | **70,291** | **74,321** | **80,261** | **93,918** | **97,327** | |

## Empty Homes

5.24 Table 9 shows the number of empty properties in Burnley by ward. Bank Hall and Trinity contained the most empty properties at year end March 2023, and the seven highest ranked wards for empty properties are where the current and proposed selective licensing areas are situated.

5.25 Over the last ten years the number of empty homes in Burnley has continued to reduce. The number of long term empty properties (vacant for over two years) in 2022/23 across Burnley was 1.2%.

*Table 9: Empty Properties by Ward (BBC Empty Homes)*

| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Rank 2023 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bank Hall | 408 | 326 | 255 | 253 | 272 | 328 | 252 | 215 | 280 | 271 | 259 | 1 |
| Briercliffe | 100 | 87 | 102 | 124 | 84 | 89 | 87 | 88 | 75 | 79 | 86 | 12 |
| Brunshaw | 83 | 84 | 112 | 110 | 124 | 113 | 123 | 104 | 108 | 116 | 98 | 11 |
| Cliviger with Worsthorne | 94 | 84 | 85 | 89 | 93 | 80 | 90 | 63 | 79 | 78 | 72 | 13 |
| Coal Clough Lane with Deerplay | 135 | 117 | 103 | 88 | 88 | 78 | 73 | 63 | 77 | 49 | 52 | 15 |
| Danehouse with Stoneyholme | 319 | 274 | 223 | 225 | 234 | 204 | 186 | 157 | 139 | 138 | 132 | 6 |
| Gannow | 165 | 150 | 165 | 166 | 171 | 153 | 163 | 134 | 125 | 144 | 167 | 3 |
| Gawthorpe | 217 | 211 | 189 | 223 | 182 | 198 | 198 | 206 | 162 | 150 | 141 | 5 |
| Hapton with Park | 190 | 170 | 143 | 138 | 129 | 113 | 102 | 112 | 108 | 91 | 111 | 8 |
| Lanehead | 136 | 145 | 119 | 129 | 109 | 93 | 92 | 101 | 97 | 97 | 106 | 9 |
| Queensgate | 239 | 231 | 262 | 264 | 250 | 240 | 204 | 181 | 164 | 157 | 142 | 4 |
| Rosegrove with Lower House | 165 | 160 | 165 | 141 | 127 | 122 | 168 | 124 | 115 | 99 | 105 | 10 |
| Rosehill with Burnley Wood | 123 | 125 | 214 | 199 | 203 | 205 | 176 | 166 | 155 | 134 | 127 | 7 |
| Trinity | 320 | 288 | 345 | 350 | 307 | 302 | 265 | 255 | 233 | 222 | 204 | 2 |
| Whittlefield with Ightenhill | 93 | 82 | 85 | 94 | 93 | 88 | 79 | 77 | 78 | 65 | 56 | 14 |

## Crime and Anti-Social Behaviour

5.26 Significant levels of crime and anti-social behaviour (ASB) can be a contributing factor to low demand. Table 10 shows all crime recorded by police from April 2020 to present. Levels of recorded crime across Burnley fluctuated during this period, which was reflected in many of the wards. The highest ranking ward for all crime was Daneshouse with Stoneyholme, though this ward does contain the town centre, and so a significant proportion of recorded crimes here will relate to the night time economy.

5.27 All of the current and proposed licensing areas are located in the highest ranked six wards, with the exception of Gannow which was ranked ninth.

*Table 10: Recorded All Crime by Ward (Lancashire Insight)*

| | Apr-20 - Mar-21 | | Apr-21 - Mar-22 | | Apr-22 - Mar-23 | | Rank March 2023 |
|---|---|---|---|---|---|---|---|
| Area | Per 1000 Population | % change on previous year | Per 1000 Population | % change on previous year | Per 1000 Population | % change on previous year | |
| Bank Hall | 146.5 | -16% | 196.49 | 34% | 168.36 | -14% | 3 |
| Briercliffe | 38.3 | -7% | 44.11 | 15% | 39.02 | -12% | 14 |
| Brunshaw | 72.6 | -14% | 81.91 | 13% | 80.87 | -1% | 10 |
| Cliviger With Worsthorne | 22.9 | -16% | 22.72 | -1% | 33.17 | 46% | 15 |
| Coal Clough With Deerplay | 98.5 | -3% | 107.37 | 9% | 89.23 | -17% | 8 |
| Daneshouse With Stoneyholme | 191.5 | -33% | 276.74 | 45% | 234.45 | -15% | 1 |
| Gannow | 95.5 | 3% | 103.69 | 9% | 88.4 | -15% | 9 |
| Gawthorpe | 110.6 | 1% | 115.39 | 4% | 129.74 | 12% | 5 |
| Hapton With Park | 81.3 | 9% | 90.57 | 11% | 80.53 | -11% | 11 |
| Lanehead | 87.4 | 25% | 79.98 | -8% | 57.77 | -28% | 12 |
| Queensgate | 155.3 | 5% | 172.04 | 11% | 133 | -23% | 4 |
| Rosegrove With Lowerhouse | 123.3 | 17% | 110.11 | -11% | 99.73 | -9% | 7 |
| Rosehill With Burnley Wood | 142.7 | 0% | 139 | -3% | 116.14 | -16% | 6 |
| Trinity | 197.0 | -15% | 223.05 | 13% | 210.23 | -6% | 2 |
| Whittlefield With Ightenhill | 46.6 | -4% | 57.12 | 23% | 45.06 | -21% | 13 |
| Burnley | 112.6 | -8% | 126.51 | 12% | 112.93 | -11% | |

5.28 Table 11 shows levels of ASB recorded by Police across Burnley from April 2020 to present. Rates of recorded ASB rose significantly in 2020/21, due in part to the restrictions in place during the Covid 19 Pandemic. Breaches of restrictions were recorded by police as ASB, and larger numbers of people at home may have resulted in increased neighbourhood tensions.

5.29 Daneshouse with Stoneyholme recorded the highest level of ASB in March 2022/23; again this is likely to be due in part to the influence of the town centre and night time economy.

5.30 Similarly to all crime levels, all of the current and proposed licensing areas are ranked in the highest six wards for recorded ASB with the exception of Gannow.

*Table 11: Recorded ASB by Ward (Lancashire Insight)*

| | Apr -20 - Mar - 21 | | Apr-21 - Mar-22 | | Apr-22 - Mar-23 | | |
|---|---|---|---|---|---|---|---|

| Area | Per 1000 population | % change on previous year | Per 1000 population | % change on previous year | Per 1000 population | % change on previous year | Rank March 2023 |
|---|---|---|---|---|---|---|---|
| Bank Hall | 122.08 | 56% | 84.96 | -30% | 70.93 | -17% | 2 |
| Briercliffe | 58.64 | 133% | 25.48 | -57% | 21.76 | -15% | 13 |
| Brunshaw | 63.25 | 113% | 36.85 | -42% | 28.71 | -22% | 11 |
| Cliviger With Worsthorne | 25.47 | 115% | 11.76 | -54% | 10.07 | -14% | 15 |
| Coal Clough With Deerplay | 82.33 | 144% | 44.74 | -46% | 35.2 | -21% | 8 |
| Daneshouse With Stoneyholme | 133.18 | 18% | 132.17 | -1% | 99.94 | -24% | 1 |
| Gannow | 72.79 | 76% | 52.46 | -28% | 34.48 | -34% | 9 |
| Gawthorpe | 86.89 | 70% | 71.64 | -18% | 57.04 | -20% | 6 |
| Hapton With Park | 78.35 | 148% | 54.58 | -30% | 32.59 | -40% | 10 |
| Lanehead | 73.53 | 104% | 30.76 | -58% | 19.31 | -37% | 14 |
| Queensgate | 99.02 | 72% | 97.64 | -1% | 60.14 | -38% | 4 |
| Rosegrove With Lowerhouse | 93.3 | 160% | 52.62 | -44% | 40.15 | -24% | 7 |
| Rosehill With Burnley Wood | 120.85 | 80% | 91.78 | -24% | 59.34 | -35% | 5 |
| Trinity | 161.79 | 80% | 95.59 | -41% | 69.31 | -27% | 3 |
| Whittlefield With Ightenhill | 41.73 | 80% | 25.8 | -38% | 27.31 | 6% | 12 |
| **Burnley** | **88.11** | **80%** | **62.35** | **-29%** | **46.21** | **-26%** | |

## Environmental Crime

5.31 Environmental crime includes fly tipping of back streets, and residents failing to keep their yards free of waste and dog fouling. Accumulations of waste have a detrimental effect on neighbourhoods, making an area look unattractive and run down, attracting vermin, and posing a risk of deliberate fires. Table 12 shows the number of incidents of dirty back yards reported to the Council be residents since 2018/19.

5.32 The wards containing current and proposed licensing areas are all in the top eight ranked wards for resident complaints of dirty back yards in 2022/23.

*Table 12: Dirty Back Yard Resident Complaints (BBC Streetscene)*

| **Ward Resident Complaints** | **2018/19** | **2019/20** | **2020/21** | **2021/22** | **2022/23** | **Rank 22/23** |
|---|---|---|---|---|---|---|
| Bank Hall Ward | 23 | 33 | 56 | 66 | 66 | 3 |
| Briercliffe Ward | 6 | 13 | 30 | 25 | 22 | 13 |
| Brunshaw Ward | 7 | 11 | 51 | 31 | 27 | 10 |

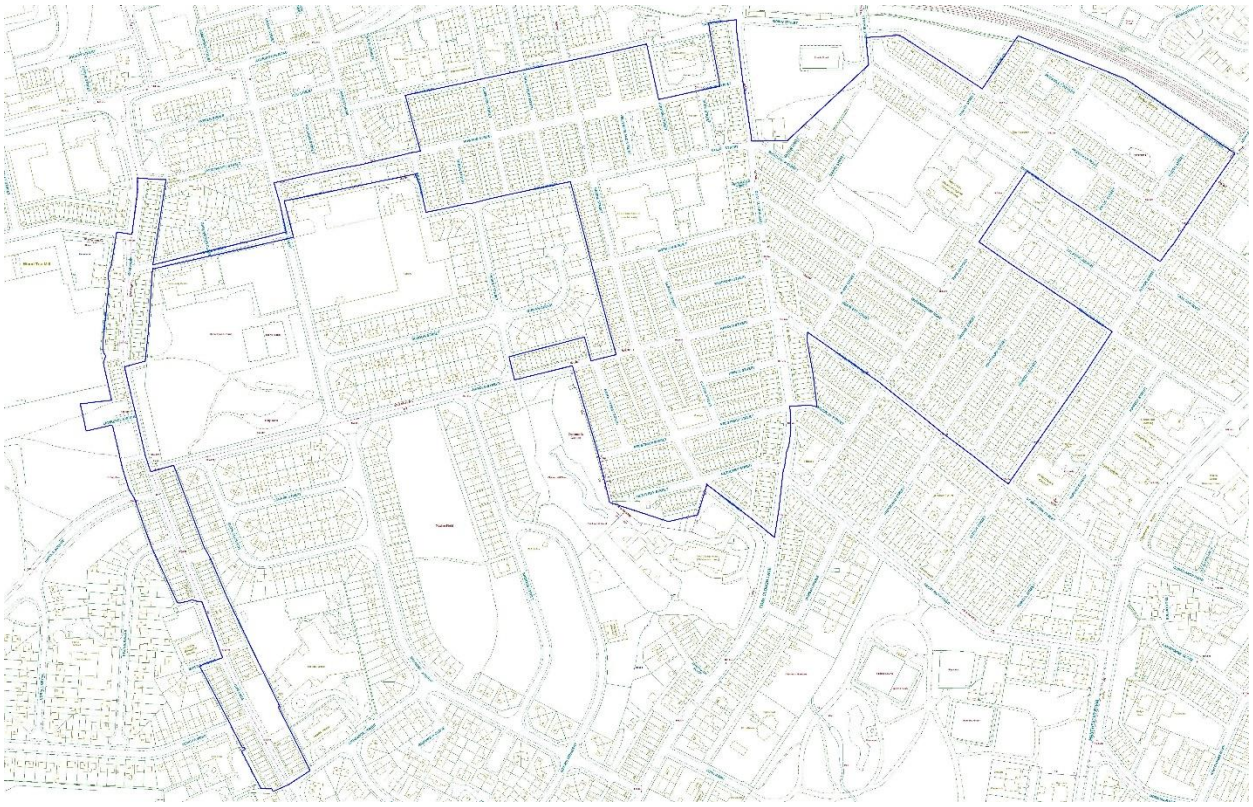
| | | | | | | |
|---|---|---|---|---|---|---|
| Cliviger with Worsthorne Ward | 1 | 0 | 3 | 2 | 5 | 14 |
| Coal Clough with Deerplay Ward | 4 | 9 | 21 | 16 | 28 | 9 |
| Daneshouse with Stoneyholme Ward | 8 | 15 | 30 | 22 | 44 | 6 |
| Gannow Ward | 8 | 21 | 38 | 36 | 36 | 8 |
| Gawthorpe Ward | 12 | 16 | 51 | 71 | 52 | 4 |
| Hapton with Park Ward | 8 | 11 | 20 | 26 | 14 | 14 |
| Lanehead Ward | 10 | 7 | 37 | 28 | 23 | 12 |
| Queensgate Ward | 23 | 28 | 49 | 45 | 37 | 7 |
| Rosegrove with Lowerhouse Ward | 7 | 16 | 38 | 38 | 46 | 5 |
| Rosehill with Burnley Wood Ward | 18 | 17 | 85 | 56 | 82 | 1 |
| Trinity Ward | 17 | 37 | 155 | 82 | 71 | 2 |
| Whittlefield with Ightenhill Ward | 3 | 13 | 12 | 23 | 25 | 11 |

# 6 The Trinity Proposed Designation

## Background

6.1 The Trinity area was first designated as an area subject to selective licensing in 2008; it has since been subject to two further designations, the most recent being the period of 2019-2024. Figure 5 shows the boundary of the current designation.

*Figure 5: Trinity 2019-24 Boundary*



6.2 The current designation covers a large residential area of over 1300 properties, of which 55.2%% are privately rented (*SL Database 2023*). The majority of the designation is situated in Trinity ward.

6.3 Throughout the designation, the Council has monitored several key indicators of low housing demand. The scheme is now in its final year, and the Council has assessed these indicators to determine the effectiveness of the scheme, and whether this area, or other similar areas, would benefit from a further selective licensing designation.

6.4 The Council has also considered whether the following neighbouring areas would benefit from selective licensing:

6.4.1.1 Zone 1: Clifton Street Area
6.4.1.2 Zone 2: Westgate
6.4.1.3 Zone 3: Waverley/Dean Street Area
6.4.1.4 Zone 4: Florence/Villiers Street Area

6.5 Zones 1, 2 and 3 are located to the north-west of the current Trinity boundary, whilst Zone 4 is located to the West. Zones 1, 2 and 4 consist typically of blocks of terraced properties which the Council believes to contain high levels of private rented

properties. Zone 2, Westgate, is a main thoroughfare into Burnley town centre, and consists of larger terraced properties, the majority of which have been converted into individual flats or HMOs.

6.6 A map of the proposed boundary, consisting of the current designation plus the additional areas listed above, is attached as Appendix 2.

6.7 Table 13 summarises the key indicators of low housing demand which the Council has considered in relation to the current and proposed licensing areas.

*Table 13: Key Indicators: Trinity and Surrounding Areas 2022/23*

| | Trinity Current Boundary | Zone 1: Clifton St | Zone 2: Westgate | Zone 3: Waverley/ Dean St | Zone 4: Florence/ Villiers St | Burnley Borough |
|---|---|---|---|---|---|---|
| Total Properties | 1348 | 81 | 56 | 133 | 142 | 44,123 |
| Private Rented | 55.2% | 74.1% | 80.4% | 60.9% | 61.3% | 24.3% |
| Owner Occupied | 32.3% | 23.5% | 19.6% | 32.3% | 33.9% | 59.8% |
| EPC Below Minimum Standard in PRS (EPC Register 2023) | 0.4% | 1.67% | 6.67% | 1.23% | 0% | Figure unknown |
| Estimated Cat 1 hazards in PRS (BRE 2023, PRS cases as % of PRS) | 22.6% | 3.33% | 40% | 19.75% | 23% | 22.5% |
| Disrepair Complaints to BBC as % of PRS (22/23) | 7.3% | 3.3% | 4.4% | 2.5% | 5.8% | 3.8% |
| Estimated HMOs (BRE 2023) | 5.9% | 9.9% | 28.6% | 9% | 2.4% | 2.17% |
| Mean House Value (Land Registry 22/23) | £60,826 | £67,750 | £129,000 | £64,571 | £57,889 | All: £140,808 Terraced: £97,327 |
| Vacant Homes 2yr+ (March 23) | 3% | 2.5% | 1.8% | 0.9% | 1.6% | 1.2% |
| ASB Complaints to BBC (22/23) | 0.8% | 0% | 0% | 0% | 0.7% | 0.6% |
| DBY Resident Complaints to BBC (22/23) | 3.1% | 2.5% | 1.8% | 2.8% | 3.3% | 1.4% |
| Estimated PRS Households in Fuel Poverty (BRE 23) | 21.2% | 6.7% | 35.6% | 18.5% | 28.7% | 23.5% |

## Housing Tenure

6.8 Trinity ward has the third highest percentage of private rented properties at 39.1%, notably above the Burnley and England averages. The rate of increase from the 2011 census is also above the rate for Burnley as a whole. Levels of social renting are similar to Burnley as a whole and below the average for England, whilst owner

occupiers are lower (Table 2).

6.9 Table 14 shows tenures within the current and proposed selective licensing areas. The proposed licensing area would extend the boundary by an estimated 273 private rented properties and is estimated to be 57.8% private rented. There is a significant concentration of the PRS within the boundary.

*Table 14: Property Numbers and PRS in the selective licensing areas (SL Data 2023, BRE Data 2023)*

| Current Selective Licensing Areas | Total Properties | Total PRS | % PRS |
|---|---|---|---|
| Trinity 2019-24 | 1348 | 744 | 55.2 |
| Queensgate 2019-24 | 1612 | 785 | 48.7 |
| Gannow 2019-24 | 960 | 496 | 51.7 |
| Daneshouse & Stoneyholme 2019-24 | 1783 | 603 | 33.8 |
| Burnley Wood with Healey Wood 2022-27 | 810 | 429 | 53 |
| Leyland Road 2022-27 | 756 | 464 | 61.4 |
| **Current Total** | **7269** | **3521** | **48.4** |
| Proposed Selective Licensing Areas 2025-30 | Estimated Total Properties | Estimated PRS | Estimated % PRS |
| Trinity 2025-30 | 1760 | 1017 | 57.8 |
| Queensgate 2025-30 | 2873 | 1369 | 47.7 |
| Gannow 2025-30 | 1145 | 555 | 48.5 |
| Daneshouse & Stoneyholme 2025-30 | 1783 | 603 | 33.8 |
| Padiham 2025-30 | 1317 | 671 | 51 |
| Lyndhurst Road 2025-30 | 962 | 370 | 38.5 |
| **Proposed Total** | **9840** | **4585** | **46.6** |

## Houses in Multiple Occupation (HMOs)

6.10 According to BRE data, Trinity ward is estimated to have the second highest rate of HMOs in the borough at 5.77% compared to 2.17% for Burnley (Table 3).

6.11 Table 15 shows estimated HMO rates in the current and proposed licensing areas.

6.12 The current Trinity licensing area has a much higher concentration of HMOs than the borough, and the proposed area has an even higher rate at 6.6%. This is partly due to the proposed inclusion of Westgate, which consists of larger terraced properties on three or four levels, many of which have been converted into individual flats or HMOs.

*Table 15: Estimated HMOs Current and Proposed Licensing Areas (BRE)*

| Current Selective Licensing Areas | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2019-24 | 5.93% |
| Queensgate 2019-24 | 5.52% |
| Gannow 2019-24 | 4.48% |
| Daneshouse & Stoneyholme 2019-24 | 2.8% |
| Burnley Wood with Healey Wood 2022-27 | 3.7% |
| Leyland Road 2022-27 | 11.24% |

| Proposed Selective Licensing Areas 2025-30 | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2025-30 | 6.6% |
| Queensgate 2025-30 | 5.01% |
| Gannow 2025-30 | 4.37% |
| Daneshouse & Stoneyholme 2025-30 | 2.8% |
| Padiham 2025-30 | 2.96% |
| Lyndhurst Road 2025-30 | 4.37% |
| **BURNLEY** | **2.17%** |

## Property Condition: Energy Performance Certificates (EPCs)

6.13 2.7% of properties (all tenures) in Burnley have an EPC rated below "E" (all tenures), compared to 4.8% of properties in the current Trinity designation (Table 4 and Table 16). However, of those properties, those that are privately rented are much lower at 0.4%.

6.14 The figures in Table 16 clearly show the positive impact that the licensing schemes have had; of the three privately rented properties in the current Trinity scheme rated below "E", two are occupied by long term tenants (the landlord is not required to increase the rating until a new tenancy or renewal) and the other is a landlord who is not currently compliant with the licensing scheme. The Council is working to secure a valid application from them, which will include ensuring the property meets the minimum energy efficiency standard. Without the licensing schemes proactively investigating EPC ratings, it's possible for landlords to operate below standard under the radar.

6.15 There are 13 properties in the additional zones which the Council is proposing to add to the Trinity designation which have recorded EPC ratings below "E". Of those, five are believed to be privately rented. From experience of previous schemes, the Council often finds there are more privately rented properties in a designated area than initially estimated. The Council is confident that a further designation in the Trinity area will allow us to continue to monitor new privately rented properties to ensure they are meeting the required standard, and that extending the boundary of the scheme will allow us to address the issue in neighbouring zones.

*Table 16: EPC Ratings in the licensing areas (EPC Register September 2023)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |
| **Current Total** | **319** | **4.4%** | **14** | **0.4%** |
| Proposed Selective Licensing Areas 2025-30 | No. rated below "E" | % rated below "E" | No. PRS rated below "E" | % PRS rated below "E" |
| Trinity 2025-30 | 78 | 4.4% | 5 | 0.5% |

| | | | | |
|---|---|---|---|---|
| Queensgate 2025-30 | 148 | 5.2% | 24 | 1.8% |
| Gannow 2025-30 | 31 | 2.7% | 4 | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | 97 | 5.4% | 2 | 0.3% |
| Padiham 2025-30 | 29 | 2.2% | 9 | 1.3% |
| Lyndhurst Road 2025-30 | 41 | 4.3% | 9 | 1.9% |
| **Proposed Total** | **424** | **4.3%** | **53** | **1.2%** |
| **BURNLEY** | | | | |

## Property Condition: Estimated Category 1 Hazards

6.16 BRE data estimates that Trinity ward has the highest level of Category 1 Hazards in the PRS in the borough (Table 6).

6.17 Table 17 shows the estimated numbers of Category 1 Hazards in the current and proposed licensing areas. The percentage of properties in the current and proposed licensing areas estimated to have Category 1 Hazards is significantly above the Burnley average of 14.7%. When taken together, the estimated rates at privately rented properties for the current and proposed licensing areas is above the average for Burnley of 22.5%, though there is variation between the areas.

*Table 17: Estimated Category 1 Hazards SL Areas (BRE 2023)*

| Current Selective Licensing Areas | Cat 1 Hazard All Properties | Total Properties | Cat 1 Hazard as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 313 | 1348 | 23.2% | 162 | 744 | 21.8% |
| Queensgate 2019-24 | 325 | 1612 | 20.2% | 165 | 785 | 21.0% |
| Gannow 2019-24 | 192 | 960 | 20% | 107 | 496 | 21.6% |
| Daneshouse & Stoneyholme 2019-24 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Burnley Wood with Healey Wood 2022-27 | 184 | 810 | 22.7% | 99 | 429 | 23.1% |
| Leyland Road 2022-27 | 163 | 756 | 21.6% | 104 | 464 | 22.4% |
| **Current Total** | **1588** | **7269** | **21.9%** | **825** | **3521** | **23.4%** |
| Proposed Selective Licensing Areas 2025-30 | Cat 1 Hazards All Properties | Total Properties | Cat 1 Hazards as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
| Trinity 2025-30 | 396 | 1760 | 22.5% | 218 | 1017 | 21.4% |
| Queensgate 2025-30 | 615 | 2873 | 21.4% | 329 | 1369 | 24% |
| Gannow 2025-30 | 235 | 1145 | 20.5% | 125 | 555 | 22.5% |
| Daneshouse and Stoneyholme | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |

| | | | | | | |
|---|---|---|---|---|---|---|
| 2025-30 | | | | | | |
| Padiham 2025-30 | 281 | 1317 | 21.3% | 170 | 671 | 25.3% |
| Lyndhurst Road 2025-30 | 206 | 962 | 21.4% | 90 | 370 | 24.3% |
| **Proposed Total** | **2144** | **9840** | **21.8%** | **1120** | **4585** | **24.4%** |
| **BURNLEY** | | | **14.7%** | | | **22.5%** |

6.18 The current Trinity selective licensing area is estimated to have Category 1 Hazards at 22.5% of all properties and 21.4% of private rented properties; the rate for all properties is considerable above the Burnley average, whilst the rate at private rented properties is below the Burnley average. This shows that the licensing schemes are having a positive impact on property conditions in Trinity. The Council is satisfied that continuing and extending the scheme here would result in further reductions of properties with serious disrepair.

## Property Condition: Disrepair Complaints

6.19 Trinity ward was ranked second highest in the borough for disrepair complaints made to the Council in 2022/23 (Table 7).

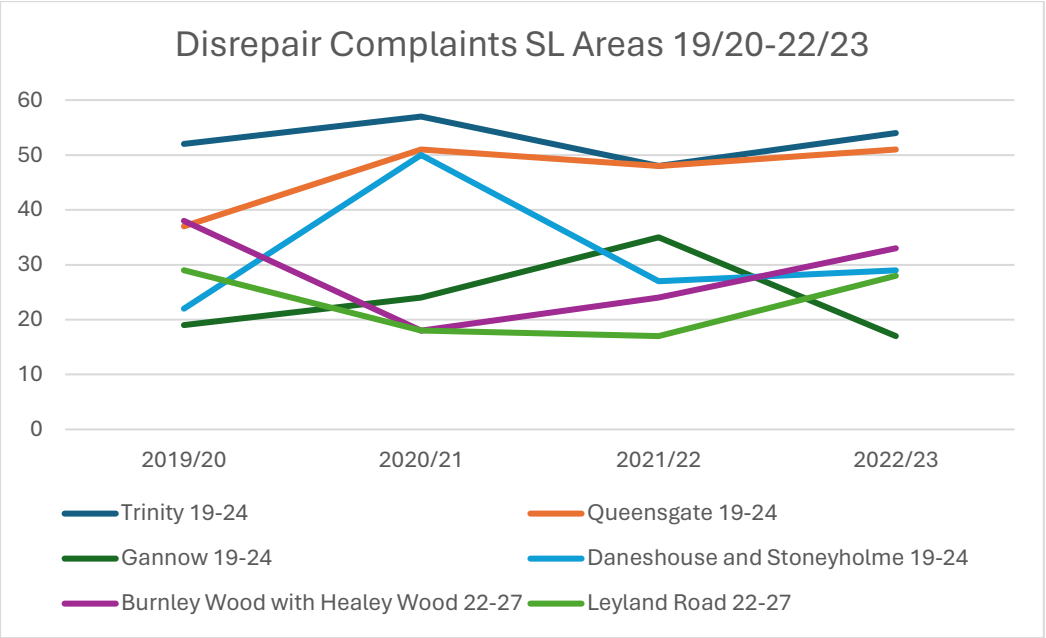
6.20 Table 18 and Figure 6 show the numbers of disrepair complaints within the current and proposed licensing areas. Despite a significant increase in disrepair complaints across the borough between 19/20 and 20/21, rates in the Trinity designation have remained fairly static, with a slight overall reduction in the last four years. The number of complaints as a percentage of the private rented stock is still significantly above average for the borough. By incorporating additional zones, this has reduced slightly, though this may be explained by the fact that residents of some areas, particularly those not immediately adjacent to an existing designation, may not be aware of the assistance the Council can provide when issues of disrepair have not been addressed by their landlord. The Council is satisfied that there is further work to be done to address poor property condition in the Trinity area.

*Table 18: Disrepair Complaints to BBC SL Areas (BBC)*

| Current/Previous Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
|---|---|---|---|---|
| Trinity 2019-24 | 8% | 8.7% | 6.7% | 7.3% |
| Queensgate 2019-24 | 5% | 6.9% | 6.7% | 6.5% |
| Gannow 2019-24 | 4% | 5% | 7.1% | 3.4% |
| Daneshouse & Stoneyholme 2019-24 | 3.5% | 8.1% | 4.8% | 4.8% |
| Burnley Wood with Healey Wood 2022-27 | 7.6% | 3.6% | 5.5% | 7.7% |
| Leyland Road 2022-27 | 6.2% | 3.8% | 3.7% | 6% |
| Proposed Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
| Trinity 2025-30 | | | | 6.4% |
| Queensgate 2025-30 | | | | 4.7% |
| Gannow 2025-30 | | | | 6.1% |

| | | | | |
|---|---|---|---|---|
| Daneshouse and Stoneyholme 2025-30 | | | | 4.8% |
| Padiham 2025-30 | | | | 2.5% |
| Lyndhurst Road 2025-30 | | | | 6% |
| **BURNLEY** | | | | **3.8%** |

*Figure 6: Disrepair Complaints to BBC SL Areas (BBC)*




## Housing Market

6.21 Mean house values in Trinity ward are the third lowest in the borough for 2022/23 at £92,148 (Table 8).

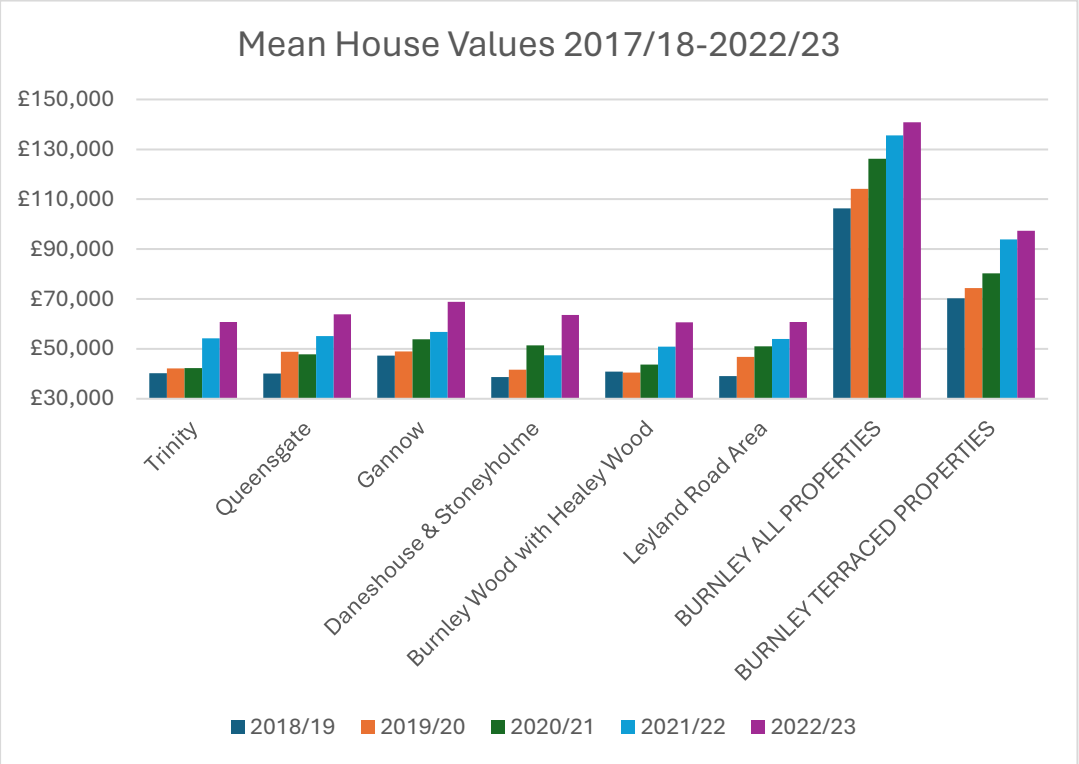
6.22 Table 19 and Figure 7 show trends in house values in the current licensing areas for the last four years, as well as the most recent data for the proposed new designations.

*Table 19: Mean House Values SL Areas (ONS)*

| Current/Previous Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | £40,240 | £42,198 | £42,356 | £54,267 | £60,826 |
| Queensgate 2019-24 | £40,146 | £48,875 | £47,782 | £55,144 | £63,860 |
| Gannow 2019-24 | £47, 327 | £48,982 | £53,897 | £56,759 | £68,843 |
| Daneshouse & Stoneyholme 2019-24 | £38,684 | £41,663 | £52,344 | £47,477 | £63,607 |
| Burnley Wood with | £40,929 | £40,499 | £43,703 | £50,860 | £60,674 |

| | | | | | |
|---|---|---|---|---|---|
| Healey Wood 2022-27 | | | | | |
| Leyland Road 2022-27 | £39,102 | £46,737 | £51,008 | £54,025 | £60,810 |
| Proposed Selective Licensing Areas | | | | | |
| Trinity 2025-30 | | | | | £62,528 |
| Queensgate 2025-30 | | | | | £67,666 |
| Gannow 2025-30 | | | | | £73,043 |
| Daneshouse and Stoneyholme 2025-30 | | | | | £63,607 |
| Padiham 2025-30 | | | | | £75,671 |
| Lyndhurst Road 2025-30 | | | | | £82,081 |
| **BURNLEY ALL PROPERTIES** | **£106,274** | **£114,189** | **£126,187** | **£135,584** | **£140,808** |
| **BURNLEY TERRACED PROPERTIES** | **£70,291** | **£74,321** | **£80,261** | **£93,918** | **£97,327** |

*Figure 7:Mean House Values (ONS)*




6.23 Mean house values in Burnley for all properties rose by around 33% between 2018/19 and 2022/23; for terraced properties the increase was approximately 38%.

6.24 In Trinity licensing area, values rose by around 51% over the same period, after an initial period of slow growth there was a significant increase between 2020/21 and 2021/22. This is a significant rate of increase compared to the borough, which may indicate increasing confidence in the housing market within the licensing

area.

6.25 However, property values in Trinity remain significantly below the borough average for all property types and terraces. They are also below the average for Trinity ward. The rate of increase is promising, but lower house values continue to indicate a problem of low demand in this area.

6.26 Values for the proposed licensing area are slightly higher than the current boundary but remain well below average.

## Empty Homes

6.27 Empty homes in Trinity ward have continued to reduce in line with the trend across the borough, but still remain high.

6.28 Table 20 shows levels of empty properties as a percentage of houses in the current and proposed selective licensing areas. For comparison, the percentage of empty properties in March 2023 across Burnley was 4.4%

*Table 20: Empty Properties in Current and Proposed Licensing Areas as % of Properties (BBC Empty Homes)*

| Current/Previous Selective Licensing Areas | March 2018 | March 2019 | March 2020 | March 2021 | March 2022 | March 2023 |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 15% | 14% | 12% | 10% | 10% | 10% |
| Queensgate 2019-24 | 12% | 10% | 8% | 8% | 8% | 7% |
| Gannow 2019-24 | 12% | 11% | 10% | 9% | 10% | 10% |
| Daneshouse & Stoneyholme 2019-24 | 8% | 8% | 6% | 6% | 6% | 6% |
| Burnley Wood with Healey Wood 2022-27 | | | | 10% | 9% | 7% |
| Leyland Road 2022-27 | | | | 8% | 9% | 8% |
| Proposed Selective Licensing Areas | | | | | | |
| Trinity 2025-30 | | | | | | 9% |
| Queensgate 2025-30 | | | | | | 7% |
| Gannow 2025-30 | | | | | | 9% |
| Daneshouse and Stoneyholme 2025-30 | | | | | | 6% |
| Padiham 2025-30 | | | | | | 7% |
| Lyndhurst Road 2025-30 | | | | | | 7% |

6.29 The data shows a decrease in vacant properties in Trinity between 2018 and 2021, which has then held at 10% for the last two years. The Council accepts that there will always be a number of vacant properties in the borough and licensing areas as properties are bought and sold, and tenancies change. The rates in the licensing areas are reducing but remain above average, which suggests more of an issue with low demand and high tenant turnover.

6.30 A useful additional indicator is to review the number of properties which have remained empty for two years or more. Table 21 shows the number of long term empty properties in the current and proposed licensing areas.

6.31 Both the current and proposed Trinity licensing areas have higher than average levels of long term empty homes, indicating there continues to be an issue of low demand, despite improvements made in recent years.

*Table 21: Long Term Empty Properties (BBC Empty Homes 2023)*

| Current/Previous Selective Licensing Areas | Long Term Empty as % of Properties March 2023 |
|---|---|
| Trinity 2019-24 | 3% |
| Queensgate 2019-24 | 2.2% |
| Gannow 2019-24 | 2.2% |
| Daneshouse & Stoneyholme 2019-24 | 1.8% |
| Burnley Wood with Healey Wood 2022-27 | 1.5% |
| Leyland Road 2022-27 | 2.1% |
| Proposed Selective Licensing Areas | |
| Trinity 2025-30 | 3.5% |
| Queensgate 2025-30 | 1.7% |
| Gannow 2025-30 | 2.1% |
| Daneshouse and Stoneyholme 2025-30 | 1.8% |
| Padiham 2025-30 | 1.6% |
| Lyndhurst Road 2025-30 | 0.8% |
| **BURNLEY** | **1.2%** |

## Crime and Anti-Social Behaviour

6.32 Rates of all crime recorded by Police in Trinity ward reduced from 20/21 to 21/22 before recording a slight increase in 22/23 (Table 10). Trinity was still ranked as the second highest ward for all recorded crime in 2022/23.

6.33 Trinity ward was the third highest ranking ward for ASB, despite reductions in the previous two years, and a greater than borough average reduction in 2021/22 (Table 11).

6.34 Table 22 shows the number of ASB cases recorded by Police for the current selective licensing areas by calendar year. Trinity has recorded a reduction in ASB 2021 and 2022, following a spike in 2020, which may in part be attributed to Covid breaches and increased neighbour intolerance during lockdown periods. 2023 saw a slight rise in recorded cases. Analyst data is not currently available for the proposed boundary.

*Table 22: ASB Recorded by Police (Lancashire Police Analyst)*

| Current Selective Licensing Areas | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 12.7% | 26.3% | 18.6% | 11.5% | 13.4% |
| Queensgate 2019-24 | 11.6% | 20.5% | 25% | 20% | 11% |
| Gannow 2019-24 | 14.6% | 20.6% | 23.4% | 12.1% | 11% |
| Daneshouse & Stoneyholme 2019-24 | 8.7% | 12.1% | 11.8% | 2.9% | 3.7% |
| Burnley Wood with Healey Wood 2022-27 | | | | 17.7% | 14.6% |
| Leyland Road 2022-27 | | | | 14.6% | 15.3% |

6.35 Table 23 shows the numbers of cases reported to the Council in the licensing areas since 2018/19 as a percentage of properties. These figures differ from those recorded by Police, as not every incident is reported to both agencies. Cases

recorded by the Council in Trinity have reduced notably since 2018, which shows a promising trend, although it does remain above average for the borough for 2022/23.

6.36 Cases recorded in the proposed area are slightly lower than the current boundary, suggesting that the issue is more concentrated in the current boundary. However, the rate for the proposed area remains above the borough average.

*Table 23: ASB Recorded by BBC SL Areas Cases as Percentage of Properties (BBC Community Safety Team)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 1.9% | 1.6% | 1.6% | 1.3% | 0.82% |
| Queensgate 2019-24 | 2.1% | 1% | 1.4% | 0.9% | 0.74% |
| Gannow 2019-24 | 2% | 4% | 1.35% | 1.35% | 1.89% |
| Daneshouse & Stoneyholme 2019-24 | 0.62% | 0.5% | 0.84% | 0.28% | 0.5% |
| Burnley Wood with Healey Wood 2022-27 | | | | 2.84% | 2.22% |
| Leyland Road 2022-27 | | | | 0.4% | 2.51% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 0.68% |
| Queensgate 2025-30 | | | | | 0.73% |
| Gannow 2025-30 | | | | | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 0.5% |
| Padiham 2025-30 | | | | | 0.76% |
| Lyndhurst Road 2025-30 | | | | | 0.31% |
| **BURNLEY** | | | | | **0.55%** |

## Environmental Crime

6.37 Trinity ward recorded the second highest number of dirty back yard complaints in 2022/23, although the figure has reduced since 2020/21 (Table 12).

6.38 Table 24 examines the number of dirty back yard resident complaints in the current and proposed licensing areas as a percentage of the total properties in each area.

6.39 Cases in Trinity rose sharply between 2019/20 and 2020/21, and have since reduced, but still remain well above the average for the borough. Environmental crime is clearly an issue for residents in this area.

6.40 Complaints for the proposed area are comparable with the current designation, indicating a similar problem in the proposed additional zones.

*Table 24: Dirty Back Yard Resident Complaints SL Areas (BBC Streetscene)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 0.82% | 2.23% | 7.27% | 5.93% | 3.12% |
| Queensgate 2019-24 | 1.55% | 1.86% | 3.1% | 2.17% | 2.05% |
| Gannow 2019-24 | 0.52% | 2.6% | 1.98% | 4.59% | 3.33% |
| Daneshouse & Stoneyholme 2019-24 | 0.28% | 0.67% | 1.29% | 1.23% | 1.57% |
| Burnley Wood with Healey Wood 2022-27 | | | | 5.93% | 7.16% |

| | | | | | |
|---|---|---|---|---|---|
| Leyland Road 2022-27 | | | | 3.95% | 3.17% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 3% |
| Queensgate 2025-30 | | | | | 1.7% |
| Gannow 2025-30 | | | | | 2.9% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 1.57% |
| Padiham 2025-30 | | | | | 2.13% |
| Lyndhurst Road 2025-30 | | | | | 1.25% |
| **BURNLEY** | | | | | **1.37%** |

## Why Propose a Selective Licensing Scheme?

6.41 The Council has seen some positive improvements in the Trinity area throughout the current scheme. Property values have increased from a mean value of £40,240 in 18/19 to £60,826 in 22/23 for the current scheme, and the mean for the proposed boundary for 22/23 is comparable at £62,528. This represents an increase of around 51% in the current scheme, compared to an increase across the borough for the same period of 33%. This shows increasing confidence in the housing market in this area as values rise at a faster rate. Despite this improvement, values remain well below the borough mean of £140,808 for all properties and £97,327 for terraced properties in 22/23.

6.42 In addition, the number of empty homes in the current designation has reduced from 15% of the area in 2018 to 10% in 2023, suggesting increasing stabilisation of the community. This is however still above the borough average of 4.4%. There are also more long term vacant properties in this area; 3% of the current area and 3.5% of the proposed area have been empty for two years or more, compared to a borough rate of 1.2% (22/23). The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that continuing and expanding the licensing scheme will allow this proactive work to continue.

6.43 The Council has also seen the positive impact of the schemes when it comes to property condition. Just 0.4% of the privately rented properties in the current scheme have an EPC which does not meet the required standard; this small number of properties are those where the landlord has not been compliant with the licensing scheme and the Council is taking steps to enforce in these cases. Selective licensing has allowed the Council to proactively insist upon improvements to energy efficiency in properties and obtain the correct paperwork to reflect this (a licence will not be granted at a property with an EPC rated below “E”). Without the resources licensing provides, landlords could continue to operate below the required standard.

6.44 The evidence shows, however, that there is a significant number of properties in the current and proposed licensing area across all tenures where the EPC is rated below “E” (4.8% for the current area and 4.4% for the proposed boundary, compared to 2.7% for the borough). This shows a clear concentration of energy inefficient homes within this area and is a strong indicator of poor property condition.

6.45 Data from the BRE shows that Trinity ward has the highest rate of estimated serious hazards in the borough. 22% of all tenures are estimated to have a category 1 hazard, compared to 14% for the borough, and 27.3% of the private rented sector is estimated to have a serious hazard, compared to 22.5% for the borough. The current licensing area is estimated to have hazards at 23.2% of all properties, higher than both the borough and ward average. However, within the private rented sector in the current licensing area this reduces to 21.8%, just below the borough average. This shows the positive impact of licensing in tackling poor property condition.

6.46 The EPC and BRE data both show that the current and proposed licensing areas have significant levels of properties in poor condition across all tenures, and from the Council's experience we expect that a number of these properties will move into the private rented sector. It is crucial that the Council is able to monitor these properties closely to ensure they then meet the required standards.

6.47 Levels of disrepair complaints to the Council in the current licensing area have fluctuated throughout the scheme, from 8% of the private rented sector in 19/20 reducing slightly to 7.3% in 22/23. The level of complaints has remained consistently above the borough average (3.8% in 22/23). The Council received complaints about 6.4% of the private rented sector in the proposed boundary. The Council is satisfied that whilst small reductions in complaints are being seen, there is still further work to do to tackle poor property condition in this area.

6.48 The current and proposed licensing areas are estimated to contain a high number of HMOs; 5.93% and 6.6% respectively compared to 2.17% for the borough. HMOs form a vital part of the housing market, but they do carry greater risks than other property types, including risk of overcrowding and higher fire risks. A significant number of HMOs in the current and proposed licensing areas do not meet the threshold for mandatory HMO licensing; therefore it is important that the Council considers other ways to proactively monitor standards at these properties. Selective licensing gives the Council the tools to do this.

6.49 Complaints of ASB to the Council in the current scheme have reduced from 1.9% of all properties in 18/19 to 0.82% in 22/23, just slightly above the borough average of 0.55% for 22/23. Complaints to police have fluctuated over the same period, with increases in 2020/21 largely attributed to pandemic related breaches being recorded as ASB and increased neighbourhood tensions. Figures have now started to reduce closer to expected levels, but the current licensing area recorded a slightly higher rate in 2023 (13.4%) than in 2019 (12.7%).

6.50 The licensing team works closely with the neighbourhood policing teams and the Council's community safety team to tackle instances of ASB; representatives from the team attend various multi agency meetings and individual officers are in contact with the neighbourhood policing teams for their areas. The Council believes it is important to continue strengthening these relationships to ensure that all parties are sharing information, knowledge and skills to tackle ASB. The conditions of the selective licence require landlords to take steps to prevent and tackle ASB; this offers a unique tool which would not otherwise be available, strengthening the multi agency approach to tackling ASB.

6.51 Instances of residents complaining about dirty back yards have risen considerably in the licensing area from 0.82% of all properties in 18/19 to 3.12% in 22/23. Rates for 22/23 are comparable in the proposed boundary. There have been fluctuations during this period; there was a significant increase in 20/21 which has now started to reduce, but overall levels remain high, compared to the borough average of 1.37%. The licensing team work closely with colleagues in Streetscene to tackle this blight on neighbourhoods, by undertaking proactive audits and sharing of data to try to identify repeat offenders. Licensing officers are able to utilise the conditions of the licence to ensure landlords are also playing their part to tackle environmental crime.

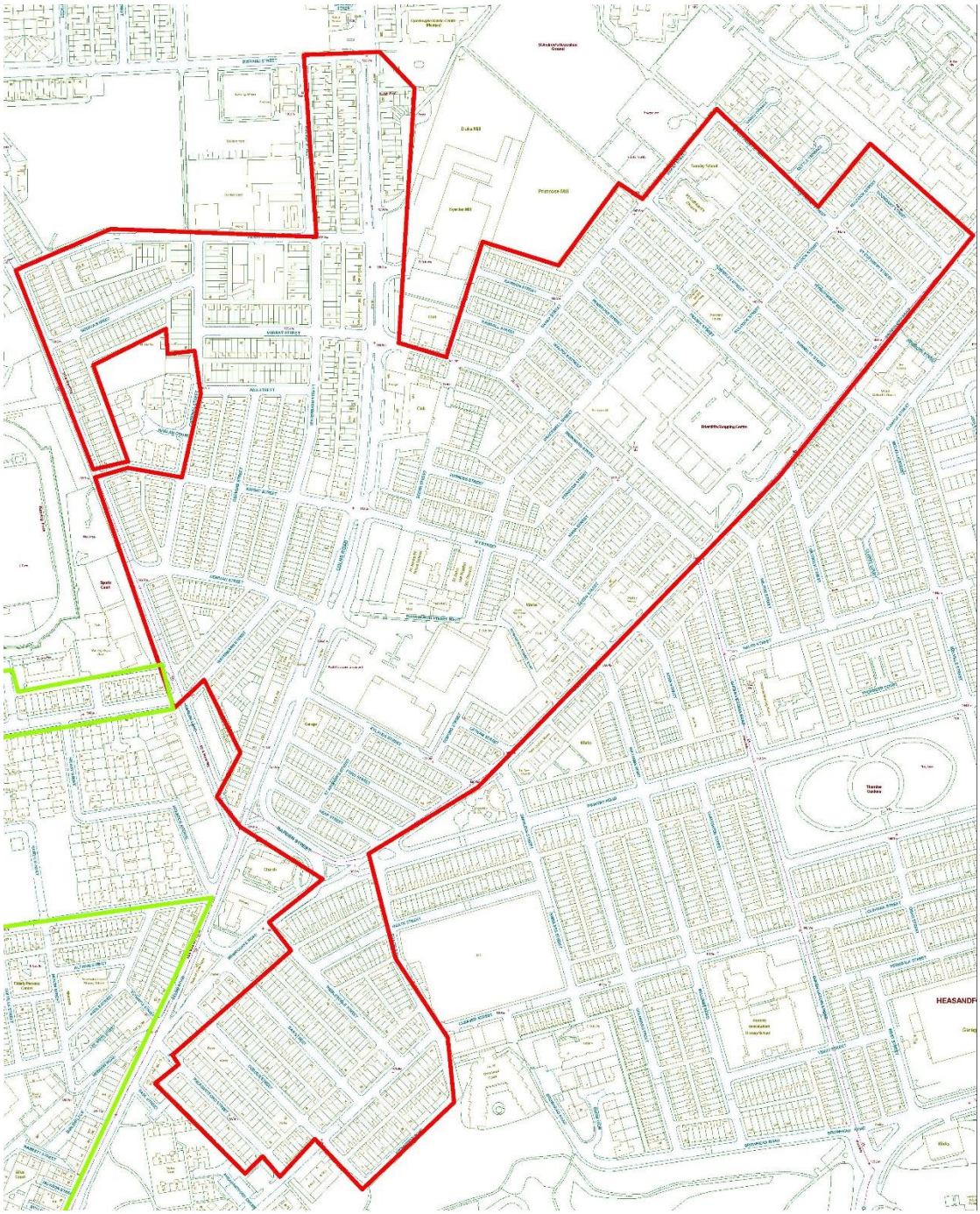
6.52 In summary, whilst the Council is satisfied that improvements are being made in the Trinity area, it believes that there is still work to be done on tackling low demand for housing. The Council is satisfied that selective licensing gives the Council the tools it needs, working with other partners, to ensure better outcomes for residents in this area. The Council is also satisfied that the evidence suggests the expansion of the licensing scheme in this area would ensure greater benefits to a larger number of residents.

# 7 The Queensgate Proposed Designation

## Background

7.1 The Queensgate area was first designated as an area subject to selective licensing in 2014; it has since been subject to a further designation from 2019-2024. Figure 8 shows the boundary of the current designation. The designation is primarily located in the Queensgate ward, with a small area to the south located in Bank Hall.

*Figure 8: Queensgate 2019-2024 Selective Licensing Boundary*



7.2 The current designation covers a large residential area of over 1600 properties, of which 48.7%% are privately rented (*SL Database 2023*).

7.3 Throughout the designation, the Council has monitored several key indicators of low housing demand. The scheme is now in its final year, and the Council has assessed these indicators to determine the effectiveness of the scheme, and whether this area, or other similar areas, would benefit from a further selective licensing designation.

7.4 The Council has also considered whether the following neighbouring areas would benefit from Selective Licensing:

7.4.1.1 Zone 1: Kyan/Grasmere Street Area

7.4.1.2 Zone 2: Heasanford Area

7.5 Zone 1 is a residential area situated to the north of the current Queensgate boundary and consists of 177 properties of which 41.8% are estimated to be privately rented (BRE 2023).

7.6 Zone 2 is primarily a residential area, with some commercial properties along Briercliffe Road, some of which have accommodation above, and is situated to the south-east of the current Queensgate boundary. It consists of 1084 properties of which 47.1% are estimated to be privately rented (BRE 2023).

7.7 The Council is proposing to designate the existing Queensgate area, plus the additional areas described above. A map of the proposed boundaries can be found in Appendix 4.

*Table 25: Key Indicators: Queensgate and Surrounding Areas 2022/23*

| | Queensgate Current Boundary | Zone 1: Kyan/Grasmere St | Zone 2: Heasanford | Burnley Borough |
|---|---|---|---|---|
| Total Properties | 1612 | 177 | 1084 | 44,123 |
| Private Rented | 48.7% | 41.8% | 47.1% | 24.3% |
| Owner Occupied | 37.7% | 57.6% | 51.2% | 59.8% |
| EPC Below Minimum Standard in PRS (EPC Register 2023) | 0.5% | 4.1% | 3.3% | Figure unknown |
| Estimated Cat 1 hazards in PRS (BRE 2023, as % of PRS) | 23.2% | 27% | 28.2% | 22.5% |
| Disrepair Complaints to BBC as % of PRS (22/23) | 6.5% | 1.35% | 2.4% | 3.8% |
| Estimated HMOs (BRE 2023) | 5.5% | 1.7% | 4.9% | 2.17% |
| Mean House Value (Land Registry 22/23) | £63,860 | £74,539 | £75,154 | All: £140,808 Terraced: £97,327 |
| Vacant Homes 2yr+ (March 23) | 2% | 1.1% | 1.1% | 1.2% |
| ASB Complaints to BBC (22/23) | 0.7% | 2.8% | 0.4% | 0.6% |
| DBY Resident Complaints to BBC (22/23) | 2.1% | 0.6% | 1.4% | 1.4% |
| Estimated PRS Households in Fuel Poverty (BRE 23) | 21% | 21.6% | 28.6% | 23.5% |

## Housing Tenure

7.8 Queensgate ward has the fourth highest level of private renting in the borough. A small part of the Queensgate designation falls into Bank Hall ward; which has the highest levels, and has also seen a significant increase since the 2011 census (Table 2).

7.9 Table 26 shows tenures within the current and proposed selective licensing areas. The proposed licensing area would extend the boundary by an estimated 584 private rented properties and is estimated to be 47.7% PRS. There is a significant concentration of the PRS within the proposed boundary.

*Table 26: Property Numbers and PRS in the selective licensing areas (SL Data 2023, BRE Data 2023)*

| Current Selective Licensing Areas | Total Properties | Total PRS | % PRS |
|---|---|---|---|
| Trinity 2019-24 | 1348 | 744 | 55.2 |
| Queensgate 2019-24 | 1612 | 785 | 48.7 |
| Gannow 2019-24 | 960 | 496 | 51.7 |
| Daneshouse & Stoneyholme 2019-24 | 1783 | 603 | 33.8 |
| Burnley Wood with Healey Wood 2022-27 | 810 | 429 | 53 |
| Leyland Road 2022-27 | 756 | 464 | 61.4 |
| **Current Total** | **7269** | **3521** | **48.4** |
| Proposed Selective Licensing Areas 2025-30 | Estimated Total Properties | Estimated PRS | Estimated % PRS |
| Trinity 2025-30 | 1760 | 1017 | 57.8 |
| Queensgate 2025-30 | 2873 | 1369 | 47.7 |
| Gannow 2025-30 | 1145 | 555 | 48.5 |
| Daneshouse & Stoneyholme 2025-30 | 1783 | 603 | 33.8 |
| Padiham 2025-30 | 1317 | 671 | 51 |
| Lyndhurst Road 2025-30 | 962 | 370 | 38.5 |
| **Proposed Total** | **9840** | **4585** | **46.6** |

## Houses in Multiple Occupation (HMOs)

7.10 According to BRE data, Queensgate ward is estimated to have the fourth highest rate of HMOs in the borough at 2.47% compared to 2.17% for Burnley (Table 3).

7.11 Table 27 shows estimated HMO rates in the current and proposed licensing areas. The current Queensgate licensing area has a much higher concentration of HMOs than the borough and the ward in which it is situated, and the proposed area has a comparable rate.

*Table 27: Estimated HMOs Current and Proposed Selective Licensing Areas (BRE)*

| Current Selective Licensing Areas | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2019-24 | 5.93% |
| Queensgate 2019-24 | 5.52% |
| Gannow 2019-24 | 4.48% |
| Daneshouse & Stoneyholme 2019-24 | 2.8% |
| Burnley Wood with Healey Wood 2022-27 | 3.7% |

| | |
|---|---|
| Leyland Road 2022-27 | 11.24% |
| Proposed Selective Licensing Areas 2025-30 | Estimated HMOs as % of Properties |
| Trinity 2025-30 | 6.6% |
| Queensgate 2025-30 | 5.01% |
| Gannow 2025-30 | 4.37% |
| Daneshouse & Stoneyholme 2025-30 | 2.8% |
| Padiham 2025-30 | 2.96% |
| Lyndhurst Road 2025-30 | 4.37% |
| **BURNLEY** | **2.17%** |

## Property Condition: Energy Performance Certificates (EPCs)

8.12 2.7% of properties (all tenures) in Burnley have an EPC rated below "E" (all tenures), compared to 5.2% of properties in the current Queensgate designation. However, of those properties, those that are privately rented are much lower, at 0.5%.

*Table 28: EPC Ratings in the licensing areas (EPC Register September 2023)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |
| **Current Total** | **319** | **4.4%** | **14** | **0.4%** |
| Proposed Selective Licensing Areas 2025-30 | No. rated below "E" | % rated below "E" | No. PRS rated below "E" | % PRS rated below "E" |
| Trinity 2025-30 | 78 | 4.4% | 5 | 0.5% |
| Queensgate 2025-30 | 148 | 5.2% | 24 | 1.8% |
| Gannow 2025-30 | 31 | 2.7% | 4 | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | 97 | 5.4% | 2 | 0.3% |
| Padiham 2025-30 | 29 | 2.2% | 9 | 1.3% |
| Lyndhurst Road 2025-30 | 41 | 4.3% | 9 | 1.9% |
| **Proposed Total** | **424** | **4.3%** | **53** | **1.2%** |

7.12 The figures clearly show the positive impact that the licensing schemes have had; of the four privately rented properties in the current Queensgate scheme rated below "E", two are subject to ongoing applications where the Council is working with the landlords to ensure they meet the required standard, whilst the other two are currently non compliant with the scheme. The Council will take appropriate legal action regarding both the offence of operating without a licence and failure to adhere to energy efficiency regulations. Without the licensing schemes proactively investigating EPC ratings, it's possible for landlords to operate below standard under the radar.

7.13 There are 65 properties in the additional zones which the Council is proposing to add to the Queensgate designation which have recorded EPC ratings below "E". Of those, 20 are estimated to be privately rented. This is a significant number of

properties which do not appear to meet the current efficiency standards and from experience of previous schemes, the Council often finds there are more privately rented properties in a designated area than initially estimated. The Council is confident that a further designation and extension of the Queensgate area will allow us to proactively address this issue of non-compliance in the additional zones, as well as continuing to monitor new rental properties coming on stream in the existing areas to ensure they also meet the standard.

## Property Condition: Estimated Category 1 Hazards

7.14 The percentage of properties in the current and proposed licensing areas estimated to have Category 1 Hazards is significantly above the Burnley average of 14.7%. When taken together, the estimated rates at privately rented properties for the current and proposed licensing areas is above the average for Burnley of 22.5%, though there is variation between the areas.

7.15 BRE data estimates that Queensgate ward has the fifth highest level of Category 1 hazards in the PRS in the borough (Table 6).

7.16 Table 29 examines the estimated numbers of Category 1 Hazards in the current and proposed licensing areas.

*Table 29: Estimated Category 1 Hazards SL Areas (BRE 2023)*

| Current Selective Licensing Areas | Cat 1 Hazard All Properties | Total Properties | Cat 1 Hazard as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 313 | 1348 | 23.2% | 162 | 744 | 21.8% |
| Queensgate 2019-24 | 325 | 1612 | 20.2% | 165 | 785 | 21.0% |
| Gannow 2019-24 | 192 | 960 | 20% | 107 | 496 | 21.6% |
| Daneshouse & Stoneyholme 2019-24 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Burnley Wood with Healey Wood 2022-27 | 184 | 810 | 22.7% | 99 | 429 | 23.1% |
| Leyland Road 2022-27 | 163 | 756 | 21.6% | 104 | 464 | 22.4% |
| **Current Total** | **1588** | **7269** | **21.9%** | **825** | **3521** | **23.4%** |
| Proposed Selective Licensing Areas 2025-30 | Cat 1 Hazards All Properties | Total Properties | Cat 1 Hazards as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
| Trinity 2025-30 | 396 | 1760 | 22.5% | 218 | 1017 | 21.4% |
| Queensgate 2025-30 | 615 | 2873 | 21.4% | 329 | 1369 | 24% |
| Gannow 2025-30 | 235 | 1145 | 20.5% | 125 | 555 | 22.5% |
| Daneshouse and Stoneyholme 2025-30 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Padiham 2025-30 | 281 | 1317 | 21.3% | 170 | 671 | 25.3% |

| | | | | | | |
|---|---|---|---|---|---|---|
| Lyndhurst Road 2025-30 | 206 | 962 | 21.4% | 90 | 370 | 24.3% |
| **Proposed Total** | **2144** | **9840** | **21.8%** | **1120** | **4585** | **24.4%** |
| **BURNLEY** | | | **14.7%** | | | **22.5%** |

7.17 The current Queensgate selective licensing area is estimated to have Category 1 Hazards at 20.2% of all properties and 21% of private rented properties; the rate for all properties is considerable above the Burnley average, whilst the rate at private rented properties is just below the Burnley average. This suggests that the licensing schemes are having a positive impact on property conditions in Queensgate.

7.18 There are estimated to be an additional 164 privately rented properties in the proposed extended boundaries to Queensgate; when incorporated with the existing boundary this increases the percentage of privately rented properties estimated to have a serious hazard to 24%, higher than the Burnley average. The Council is satisfied that it is appropriate to consider extending the boundary to address issues of poor property condition in the wider area.

## Property Condition: Disrepair Complaints

7.19 Queensgate ward ranked third highest in the borough for disrepair complaints made to the Council in 2022/23 (Table 7).

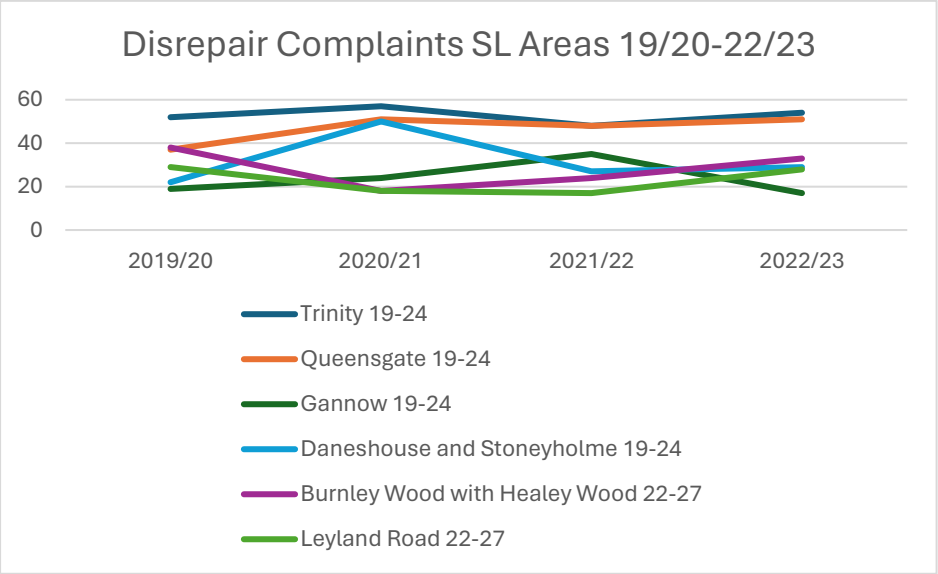
7.20 Table 30 and Figure 9 show the numbers of disrepair complaints within the current and proposed licensing areas. The number of complaints in the Queensgate designation rose slightly from 19/20 and have since remained static. The number of complaints as a percentage of the private rented stock is still significantly above average for the borough. By incorporating additional zones, this has reduced slightly, though this may be explained by the fact that residents of some areas may not be aware of the assistance the Council can provide when issues of disrepair have not been addressed by their landlord. The Council is satisfied that there is further work to be done to investigate and address poor property condition in the Queensgate and wider area.

*Table 30: Disrepair Complaints to BBC SL Areas (BBC)*

| Current/Previous Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
|---|---|---|---|---|
| Trinity 2019-24 | 8% | 8.7% | 6.7% | 7.3% |
| Queensgate 2019-24 | 5% | 6.9% | 6.7% | 6.5% |
| Gannow 2019-24 | 4% | 5% | 7.1% | 3.4% |
| Daneshouse & Stoneyholme 2019-24 | 3.5% | 8.1% | 4.8% | 4.8% |
| Burnley Wood with Healey Wood 2022-27 | 7.6% | 3.6% | 5.5% | 7.7% |
| Leyland Road 2022-27 | 6.2% | 3.8% | 3.7% | 6% |
| Proposed Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
| Trinity 2025-30 | | | | 6.4% |
| Queensgate 2025-30 | | | | 4.7% |
| Gannow 2025-30 | | | | 6.1% |

| | | | | |
|---|---|---|---|---|
| Daneshouse and Stoneyholme 2025-30 | | | | 4.8% |
| Padiham 2025-30 | | | | 2.5% |
| Lyndhurst Road 2025-30 | | | | 6% |
| **BURNLEY** | | | | **3.8%** |

*Figure 9: Disrepair Complaints to BBC SL Areas (BBC)*




## Housing Market

7.21 Mean house values in Queensgate and Bank Hall ward are the fourth and second lowest respectively in the borough for 2022/23 at £95,991 and £88,883 respectively compared to a borough average of £140, 808 (Table 8).

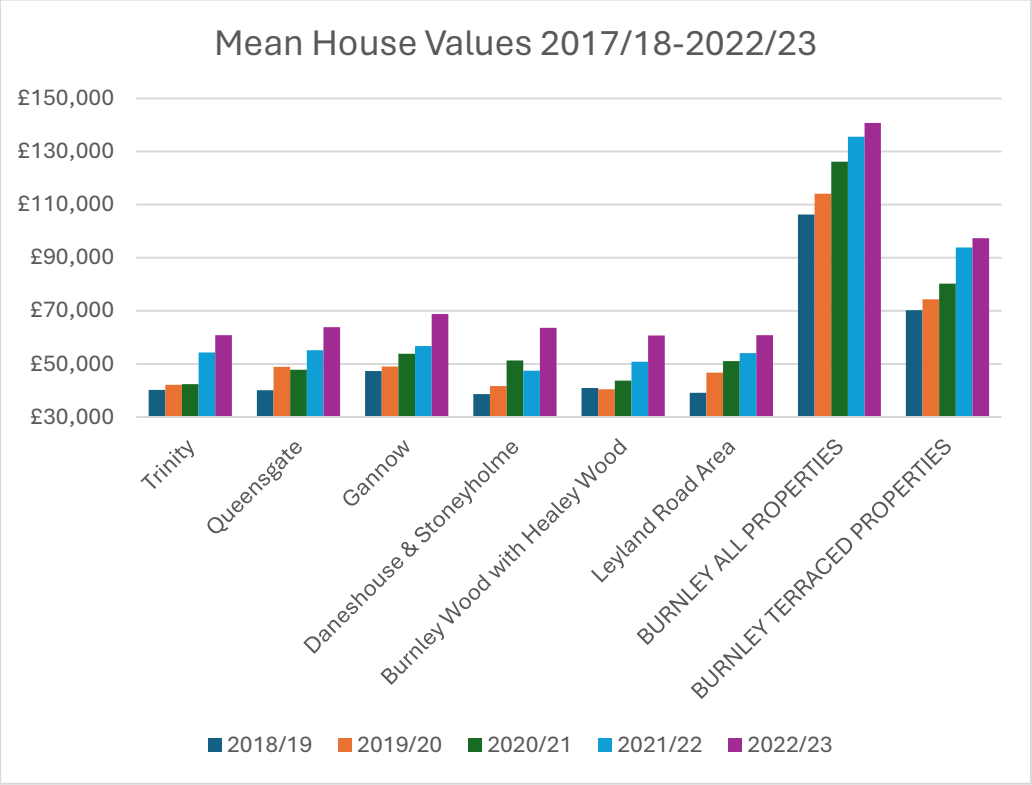
7.22 Table 31 and Figure 10 show trends in house values in the current licensing areas for the last four years, as well as the most recent data for the proposed new designations.

*Table 31: Mean House Values SL Areas (ONS)*

| Current/Previous Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | £40,240 | £42,198 | £42,356 | £54,267 | £60,826 |
| Queensgate 2019-24 | £40,146 | £48,875 | £47,782 | £55,144 | £63,860 |
| Gannow 2019-24 | £47, 327 | £48,982 | £53,897 | £56,759 | £68,843 |
| Daneshouse & Stoneyholme 2019-24 | £38,684 | £41,663 | £52,344 | £47,477 | £63,607 |
| Burnley Wood with Healey Wood 2022-27 | £40,929 | £40,499 | £43,703 | £50,860 | £60,674 |
| Leyland Road 2022-27 | £39,102 | £46,737 | £51,008 | £54,025 | £60,810 |
| Proposed Selective Licensing | | | | | |

| Areas | | | | | |
|---|---|---|---|---|---|
| Trinity 2025-30 | | | | | £62,528 |
| Queensgate 2025-30 | | | | | £67,666 |
| Gannow 2025-30 | | | | | £73,043 |
| Daneshouse and Stoneyholme 2025-30 | | | | | £63,607 |
| Padiham 2025-30 | | | | | £75,671 |
| Lyndhurst Road 2025-30 | | | | | £82,081 |
| **BURNLEY ALL PROPERTIES** | **£106,274** | **£114,189** | **£126,187** | **£135,584** | **£140,808** |
| **BURNLEY TERRACED PROPERTIES** | **£70,291** | **£74,321** | **£80,261** | **£93,918** | **£97,327** |

*Figure 10: Mean House Values (ONS)*




7.23 Mean house values in Burnley for all properties rose by around 33% between 2018/19 and 2022/23; for terraced properties the increase was approximately 38%.

7.24 In Queensgate licensing area, values rose by around 59% over the same period, steadily increasing year on year. This is a significant rate of increase compared to the borough, which may indicate increasing confidence in the housing market within the licensing area.

7.25 However, property values in Queensgate and Bank Hall remain significantly below the borough average for all property types and terraces. The rate of increase is

promising, but lower house values continue to indicate a problem of low demand in this area.

7.26 Values for the proposed licensing area are higher than the current boundary, but remain well below average.

## Empty Homes

7.27 Over the last ten years the number of empty homes in Burnley has reduced. Empty homes in Queensgate ward have continued to reduce significantly, but still remain high (Table 9)

7.28 Table 32 shows levels of empty properties as a percentage of houses in the current and proposed selective licensing areas. For comparison, the percentage of empty properties in March 2023 across Burnley was 4.4%

*Table 32: Empty Properties in Current and Proposed Licensing Areas as % of Properties (BBC Empty Homes)*

| Current/Previous Selective Licensing Areas | March 2018 | March 2019 | March 2020 | March 2021 | March 2022 | March 2023 |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 15% | 14% | 12% | 10% | 10% | 10% |
| Queensgate 2019-24 | 12% | 10% | 8% | 8% | 8% | 7% |
| Gannow 2019-24 | 12% | 11% | 10% | 9% | 10% | 10% |
| Daneshouse & Stoneyholme 2019-24 | 8% | 8% | 6% | 6% | 6% | 6% |
| Burnley Wood with Healey Wood 2022-27 | | | | 10% | 9% | 7% |
| Leyland Road 2022-27 | | | | 8% | 9% | 8% |
| Proposed Selective Licensing Areas | | | | | | |
| Trinity 2025-30 | | | | | | 9% |
| Queensgate 2025-30 | | | | | | 7% |
| Gannow 2025-30 | | | | | | 9% |
| Daneshouse and Stoneyholme 2025-30 | | | | | | 6% |
| Padiham 2025-30 | | | | | | 7% |
| Lyndhurst Road 2025-30 | | | | | | 7% |

7.29 The data shows a steady decrease in vacant properties in Queensgate licensing area. The Council accepts that there will always be a number of vacant properties in the borough and licensing areas as properties are bought and sold, and tenancies change. The rates in the licensing areas are reducing but remain above average, which suggests more of an issue with low demand and high tenant turnover, though the picture is improving in this area.

7.30 A useful additional indicator is to review the number of properties which have remained empty for two years or more. Table 33 shows the number of long term

empty properties in the current and proposed licensing areas.

7.31 Long term empty properties in Queensgate remain above average, despite a reduction in recent years of overall vacant properties. The proposed boundary with additional zones has a lower rate of long term empty properties, demonstrating less of an issue in the wider zones that the current designation, however the total rate remains above the borough average. The Council believes that further intervention via selective licensing will support the work of the Empty Homes team in further reducing long term empty properties in the Queensgate and Bank Hall area.

*Table 33: Long Term Empty Properties (BBC Empty Homes 2023)*

| Current/Previous Selective Licensing Areas | Long Term Empty as % of Properties March 2023 |
|---|---|
| Trinity 2019-24 | 3% |
| Queensgate 2019-24 | 2.2% |
| Gannow 2019-24 | 2.2% |
| Daneshouse & Stoneyholme 2019-24 | 1.8% |
| Burnley Wood with Healey Wood 2022-27 | 1.5% |
| Leyland Road 2022-27 | 2.1% |
| Proposed Selective Licensing Areas | |
| Trinity 2025-30 | 3.5% |
| Queensgate 2025-30 | 1.7% |
| Gannow 2025-30 | 2.1% |
| Daneshouse and Stoneyholme 2025-30 | 1.8% |
| Padiham 2025-30 | 1.6% |
| Lyndhurst Road 2025-30 | 0.8% |
| **BURNLEY** | **1.2%** |

## Crime and Anti-Social Behaviour

7.32 Rates of all crime recorded by Police in Queensgate ward increased from 20/21 to 21/22 before recording a notable decrease in 22/23 (Table 10). Queensgate ward was ranked as the fourth highest ward for all recorded crime in 2022/23.

7.33 Queensgate ward was the fourth highest ranking ward for ASB, despite a significant reduction between 2021/22 and 2022/23, and a greater than borough average reduction in 2022/23 (Table 11).

7.34 Table 34 shows the number of ASB cases recorded by Police for the current selective licensing areas by calendar year. Queensgate has recorded a significant reduction in ASB in the last year, following a spike in 2020 and 2021, which may in part be attributed to Covid breaches and increased neighbour intolerance during lockdown periods. Levels have since returned to 2019 levels. Analyst data is not currently available for the proposed boundaries.

*Table 34: ASB Recorded by Police (Lancashire Police Analyst)*

| Current Selective Licensing Areas | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 12.7% | 26.3% | 18.6% | 11.5% | 13.4% |
| Queensgate 2019-24 | 11.6% | 20.5% | 25% | 20% | 11% |
| Gannow 2019-24 | 14.6% | 20.6% | 23.4% | 12.1% | 11% |
| Daneshouse & Stoneyholme 2019-24 | 8.7% | 12.1% | 11.8% | 2.9% | 3.7% |

| | | | | | |
|---|---|---|---|---|---|
| Burnley Wood with Healey Wood 2022-27 | | | | 17.7% | 14.6% |
| Leyland Road 2022-27 | | | | 14.6% | 15.3% |

7.35 Table 35 shows the numbers of cases reported to the Council in the licensing areas since 2018/19. These figures differ from those recorded by Police, as not every incident is reported to both agencies. Cases recorded by the Council in Queensgate have reduced notably since 2018, which shows a promising trend, although it does remain above average for the borough for 2022/23.

7.36 Cases recorded in the proposed area are comparable with the current boundary, suggesting a similar level of concern with ASB, and the proposed boundary remains above the borough average for 2022/23.

*Table 35: ASB Recorded by BBC SL Areas Cases as Percentage of Properties (BBC Community Safety Team)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 1.9% | 1.6% | 1.6% | 1.3% | 0.82% |
| Queensgate 2019-24 | 2.1% | 1% | 1.4% | 0.9% | 0.74% |
| Gannow 2019-24 | 2% | 4% | 1.35% | 1.35% | 1.89% |
| Daneshouse & Stoneyholme 2019-24 | 0.62% | 0.5% | 0.84% | 0.28% | 0.5% |
| Burnley Wood with Healey Wood 2022-27 | | | | 2.84% | 2.22% |
| Leyland Road 2022-27 | | | | 0.4% | 2.51% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 0.68% |
| Queensgate 2025-30 | | | | | 0.73% |
| Gannow 2025-30 | | | | | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 0.5% |
| Padiham 2025-30 | | | | | 0.76% |
| Lyndhurst Road 2025-30 | | | | | 0.31% |
| **BURNLEY** | | | | | **0.55%** |

## Environmental Crime

7.37 Queensgate ward is ranked seventh for resident complaints of dirty back yards in 2022/23, with Bank Hall ward ranked third. Queensgate has followed a similar trajectory to the borough, with increases in 2020/21 followed by reductions in the last two years (Table 12).

7.38 Table 36 examines number of dirty back yard resident complaints in the current and proposed licensing areas as a percentage of the total properties in each area.

7.39 Cases in Queensgate rose between 2018/19 and 2020/21, and have since reduced but still remain above the average for the borough. Environmental crime remains an issue for residents in this area.

7.40 Cases in the proposed boundary reduce the total to 1.7%, which whilst lower is still above the borough average. This suggests environmental crime is still an issue

for the proposed wider boundary.

*Table 36: Dirty Back Yard Resident Complaints SL Areas (BBC Streetscene)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 0.82% | 2.23% | 7.27% | 5.93% | 3.12% |
| Queensgate 2019-24 | 1.55% | 1.86% | 3.1% | 2.17% | 2.05% |
| Gannow 2019-24 | 0.52% | 2.6% | 1.98% | 4.59% | 3.33% |
| Daneshouse & Stoneyholme 2019-24 | 0.28% | 0.67% | 1.29% | 1.23% | 1.57% |
| Burnley Wood with Healey Wood 2022-27 | | | | 5.93% | 7.16% |
| Leyland Road 2022-27 | | | | 3.95% | 3.17% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 3% |
| Queensgate 2025-30 | | | | | 1.7% |
| Gannow 2025-30 | | | | | 2.9% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 1.57% |
| Padiham 2025-30 | | | | | 2.13% |
| Lyndhurst Road 2025-30 | | | | | 1.25% |
| **BURNLEY** | | | | | **1.37%** |

## Why Propose a Selective Licensing Scheme?

7.41 The Council has seen some positive improvements in the Queensgate area throughout the current scheme. Property values have increased from a mean value of £40,146 in 18/19 to £63,860 in 22/23 for the current scheme; the mean for the proposed boundary for 22/23 is slightly higher at £67,666. This represents an increase of around 59% in the current scheme, compared to an increase across the borough for the same period of 33%. This shows increasing confidence in the housing market in this area as values rise at a faster rate. Despite this improvement, values remain well below the borough mean of £140,808 for all properties and £97,327 for terraced properties in 22/23.

7.42 In addition, the number of empty homes in the current designation has reduced from 12% of the area in 2018 to 7% in 2023, suggesting increasing stabilisation of the community. This is however still above the borough average of 4.4%. There are also more long term vacant properties in this area; 2.2% of the current area and 1.7% of the proposed area have been empty for two years or more, compared to a borough rate of 1.2% (22/23). The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that continuing and expanding the licensing scheme will allow this proactive work to continue.

7.43 The Council has also seen the positive impact of the schemes when it comes to property condition. Just 0.5% of the privately rented properties in the current scheme have an EPC which does not meet the required standard; this small number of properties are those where the landlord has not been compliant with the licensing scheme and the Council is taking steps to enforce in these cases. Selective licensing has allowed the Council to proactively insist upon improvements to energy efficiency

in properties and obtain the correct paperwork to reflect this (a licence will not be granted at a property with an EPC rated below “E”). Without the resources licensing provides, landlords could continue to operate below the required standard.

7.44 In addition, the evidence shows that there is a significant number of properties in the current and proposed licensing area across all tenures where the EPC is rated below “E” (4.8% for the current area and 4.4% for the proposed boundary, compared to 2.7% for the borough). This shows a clear concentration of energy inefficient homes within this area and is a strong indicator of poor property condition.

7.45 Data from the BRE shows that Queensgate ward has the fifth highest rate of estimated serious hazards in the borough. 19.7% of all tenures are estimated to have a category 1 hazard, compared to 14% for the borough, and 22.3% of the private rented sector is estimated to have a serious hazard, comparable with 22.5% for the borough. The current licensing area is estimated to have hazards at 20.2% of all properties, higher than both the borough and ward average. However, within the private rented sector in the current licensing area this reduces to 21%, just below the borough average. This shows the positive impact of licensing in tackling poor property condition.

7.46 The EPC and BRE data both show that the current and proposed licensing areas have significant levels of properties in poor condition across all tenures, and from the Council’s experience we expect that a number of these properties will move into the private rented sector. It is crucial that the Council is able to monitor these properties closely to ensure they then meet the required standards.

7.47 Levels of disrepair complaints to the Council in the current licensing area have increased throughout the scheme, from 5% of the private rented sector in 19/20 to 6.5% in 22/23. The level of complaints has remained consistently above the borough average (3.8% in 22/23). The Council received complaints about 4.7% of the private rented sector in the proposed boundary. This could indicate that the problems of disrepair are concentrated in the current boundary; but it could also be argued that as the additional zones have not yet been subject to selective licensing, residents are less aware that they can approach the Council to make a complaint. The Council believes that there is still significant work to be done in the Queensgate area to tackle property condition, and is keen to empower more residents to come forward with complaints if their landlord is not operating to the required standard.

7.48 The current and proposed licensing areas are estimated to contain a high number of HMOs; 5.52% and 5.01% respectively compared to 2.17% for the borough. HMOs form a vital part of the housing market, but they do carry greater risks than other property types, including risk of overcrowding and higher fire risks. A significant number of HMOs in the current and proposed licensing areas do not meet the threshold for mandatory HMO licensing; therefore it is important that the Council considers other ways to proactively monitor standards at these properties. Selective licensing gives the Council the tools to do this.

7.49 Complaints of ASB to the Council in the current scheme have reduced from 2.1% of all properties in 18/19 to 0.74% in 22/23, just above the borough average of 0.55% for 22/23. Complaints to police have fluctuated over the same period, with

increases in 2020/21 largely attributed to pandemic related breaches being recorded as ASB and increased neighbourhood tensions. Figures have since reduced following this peak, and are now back to 2019 levels (11.6% in 2019 compared to 11% in 2023).

7.50 The licensing team works closely with the neighbourhood policing teams and the Council's community safety team to tackle instances of ASB; representatives from the team attend various multi agency meetings and individual officers are in contact with the neighbourhood policing teams for their areas. The Council believes it is important to continue strengthening these relationships to ensure that all parties are sharing information, knowledge and skills to tackle ASB. The conditions of the selective licence require landlords to take steps to prevent and tackle ASB; this offers a unique tool which would not otherwise be available, strengthening the multi agency approach to tackling ASB.

7.51 Instances of residents complaining about dirty back yards have risen slightly in the licensing area from 1.55% of all properties in 18/19 to 2.05% in 22/23. Rates for 22/23 are lower in the proposed boundary (1.7%). There have been fluctuations during this period; there was a significant increase in 20/21 which has now started to reduce, but overall levels remain high, compared to the borough average of 1.37%. The licensing team work closely with colleagues in Streetscene to tackle this blight on neighbourhoods, by undertaking proactive audits and sharing of data to try to identify repeat offenders. Licensing officers are able to utilise the conditions of the licence to ensure landlords are also playing their part to tackle environmental crime.

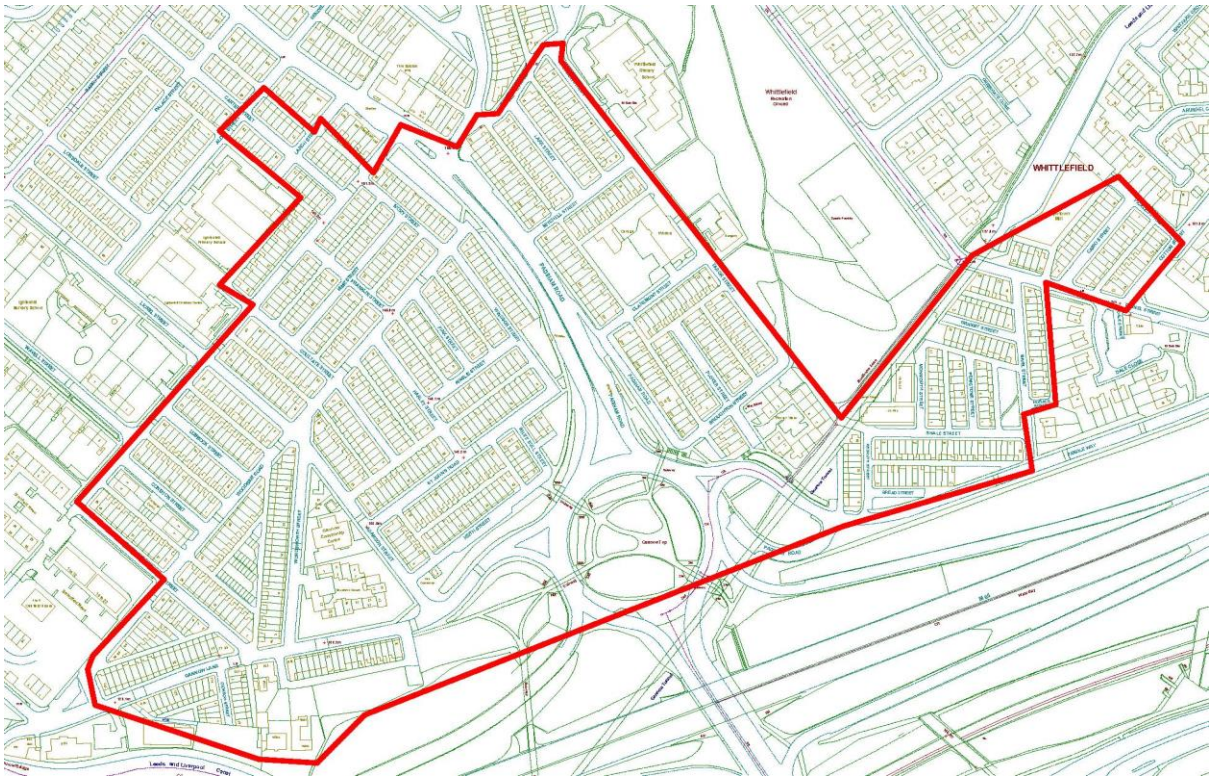
7.52 In summary, whilst the Council is satisfied that improvements are being made in the Queensgate area, it believes that there is still work to be done on tackling low demand for housing. The Council is satisfied that selective licensing gives the Council the tools it needs, working with other partners, to ensure better outcomes for residents in this area. The Council is also satisfied that the evidence suggests the expansion of the licensing scheme in this area would ensure greater benefits to a larger number of residents.

# 8 The Gannow Proposed Designation

## Background

8.1 The Gannow area was first designated as an area subject to selective licensing in 2014; it has since been subject to a further designation from 2019-2024. Figure 11 shows the boundary of the current designation. The designation is primarily located in the Gannow ward.

*Figure 11: Gannow 2019-2024 Selective Licensing Boundary*




8.2 The current designation covers a residential area of just under 1000 properties, of which 51.7%% are privately rented (*SL Database 2023*).

8.3 Throughout the designation, the Council has monitored several key indicators of low housing demand. The scheme is now in its final year, and the Council has assessed these indicators to determine the effectiveness of the scheme, and whether this area, or other similar areas, would benefit from a further selective licensing designation.

8.4 The Council has also considered whether a small neighbouring area to the north of the current designation would benefit from Selective Licensing: the Carter/Palace Street area. This is a small residential area of typical terraced houses, with the exception of some properties on Padiham Road which are larger terraces with higher property values. Whilst the area does have above average levels of owner occupiers, private renting is also above the Burnley average, there are higher than average complaints to the Council of property disrepair, and the BRE estimates that 30.5% of rented properties in this area have a category 1 hazard. Vacant homes and estimated HMOs are also above average. The Council is satisfied that further investigation into property condition is appropriate in this area.

8.5 The Council proposes to designate the current Gannow licensing area, with the

additional area described above. A map of the proposed boundary is attached as Appendix 6.

*Table 37: Key Indicators: Gannow and Surrounding Area 2022/23*

| | Gannow Current Boundary | Carter Palace St | Burnley Borough |
|---|---|---|---|
| Total Properties | 960 | 185 | 44,123 |
| Private Rented | 51.7% | 31.9% | 24.3% |
| Owner Occupied | 33.4% | 67% | 59.8% |
| EPC Below Minimum Standard in PRS (EPC Register 2023) | 0.6% | 1.7% | Figure unknown |
| Estimated Cat 1 hazards in PRS (BRE 2023, as % of PRS) | 24% | 30.5% | 22.5% |
| Disrepair Complaints to BBC as % of PRS (22/23) | 3.4% | 11.9% | 3.8% |
| Estimated HMOs (BRE 2023) | 4.5% | 3.8% | 2.17% |
| Mean House Value (Land Registry 22/23) | £68,843 | £103,585 | All: £140,808 Terraced: £97,327 |
| Vacant Homes 2yr+ (March 23) | 2.2% | 1.6% | 1.2% |
| ASB Complaints to BBC (22/23) | 1.9% | 0% | 0.6% |
| DBY Resident Complaints to BBC (22/23) | 3.4% | 0.5% | 1.4% |
| Estimated PRS Households in Fuel Poverty (BRE 23) | 20% | 45.8% | 23.5% |

## Housing Tenure

8.6 Gannow ward has the sixth highest percentage of private rented properties at 25.6%, which is above the Burnley and England averages, though closer to the Burnley average than other wards where licensing areas are located (Table 2). As with all parts of Burnley, levels of private renting increased at the ward level between the last two censuses. Levels of social renting are below the Burnley and England average, whilst owner occupiers are just higher than the Burnley average.

8.7 Table 38 shows tenures within the current and proposed selective licensing areas. There is a clear concentration of private rented properties within the proposed boundary; the rate is much higher than that for Gannow ward as a whole. The proposed licensing area would extend the boundary a small amount by an estimated 59 private rented properties; the proposed licensing area is estimated to be 48.5% private rented.

*Table 38: Property Numbers and PRS in the selective licensing areas (SL Data 2023, BRE Data 2023)*

| Current Selective Licensing Areas | Total Properties | Total PRS | % PRS |
|---|---|---|---|
| Trinity 2019-24 | 1348 | 744 | 55.2 |
| Queensgate 2019-24 | 1612 | 785 | 48.7 |
| Gannow 2019-24 | 960 | 496 | 51.7 |
| Daneshouse & Stoneyholme 2019-24 | 1783 | 603 | 33.8 |
| Burnley Wood with Healey Wood 2022-27 | 810 | 429 | 53 |

| | | | |
|---|---|---|---|
| Leyland Road 2022-27 | 756 | 464 | 61.4 |
| **Current Total** | **7269** | **3521** | **48.4** |
| Proposed Selective Licensing Areas 2025-30 | Estimated Total Properties | Estimated PRS | Estimated % PRS |
| Trinity 2025-30 | 1760 | 1017 | 57.8 |
| Queensgate 2025-30/Bank Hall??? | 2873 | 1369 | 47.7 |
| Gannow 2025-30 | 1145 | 555 | 48.5 |
| Daneshouse & Stoneyholme 2025-30 | 1783 | 603 | 33.8 |
| Padiham 2025-30 | 1317 | 671 | 51 |
| Lyndhurst Road 2025-30 | 962 | 370 | 38.5 |
| **Proposed Total** | **9840** | **4585** | **46.6** |

## Houses in Multiple Occupation (HMOs)

8.8 According to BRE data, Gannow ward is estimated to have the sixth highest rate of HMOs in the borough at 2.19% comparable with 2.17% for Burnley (Table 3).

8.9 Table 39 shows estimated HMO rates in the current and proposed licensing areas. The current Gannow licensing area has a much higher concentration of HMOs than the borough and the ward in which it is situated, and the proposed area has a comparable rate.

*Table 39: Estimated HMOs Current and Proposed Selective Licensing Areas (BRE)*

| Current Selective Licensing Areas | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2019-24 | 5.93% |
| Queensgate 2019-24 | 5.52% |
| Gannow 2019-24 | 4.48% |
| Daneshouse & Stoneyholme 2019-24 | 2.8% |
| Burnley Wood with Healey Wood 2022-27 | 3.7% |
| Leyland Road 2022-27 | 11.24% |
| Proposed Selective Licensing Areas 2025-30 | Estimated HMOs as % of Properties |
| Trinity 2025-30 | 6.6% |
| Queensgate 2025-30 | 5.01% |
| Gannow 2025-30 | 4.37% |
| Daneshouse & Stoneyholme 2025-30 | 2.8% |
| Padiham 2025-30 | 2.96% |
| Lyndhurst Road 2025-30 | 4.37% |
| **BURNLEY** | **2.17%** |

## Property Condition: Energy Performance Certificates (EPCs)

8.10 2.7% of properties (all tenures) in Burnley have an EPC rated below “E” (all tenures), the figure for Gannow is comparable at 2.8%. However, of those properties, those that are privately rented are much lower, at 0.6%.

*Table 40: EPC Ratings in the licensing areas (EPC Register September 2023)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |
| **Current Total** | **319** | **4.4%** | **14** | **0.4%** |
| Proposed Selective Licensing Areas 2025-30 | No. rated below "E" | % rated below "E" | No. PRS rated below "E" | % PRS rated below "E" |
| Trinity 2025-30 | 78 | 4.4% | 5 | 0.5% |
| Queensgate 2025-30 | 148 | 5.2% | 24 | 1.8% |
| Gannow 2025-30 | 31 | 2.7% | 4 | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | 97 | 5.4% | 2 | 0.3% |
| Padiham 2025-30 | 29 | 2.2% | 9 | 1.3% |
| Lyndhurst Road 2025-30 | 41 | 4.3% | 9 | 1.9% |
| **Proposed Total** | **424** | **4.3%** | **53** | **1.2%** |

8.11 The figures clearly show the positive impact that the licensing schemes have had; of the three privately rented properties in the current Gannow scheme rated below "E", all belong to landlords who are not currently compliant with the licensing scheme, and whom the Council is actively pursuing. Without the licensing schemes proactively investigating EPC ratings, it's possible for landlords to operate below standard under the radar.

8.12 The proposed extension to the Gannow designation is relatively small, and as such there are only 4 additional properties which have recorded EPC ratings below "E". Of those, just one is believed to be privately rented. The issue of non-compliance with efficiency legislation is clearly less of a problem in this area. However, from experience of previous schemes, the Council often finds there are more privately rented properties in a designated area than initially estimated. The Council is confident that a further designation in the Gannow area will allow us to continue to monitor new privately rented properties to ensure they are meeting the required standard.

## Property Condition: Estimated Category 1 Hazards

8.13 The percentage of properties in the current and proposed licensing areas estimated to have Category 1 Hazards is significantly above the Burnley average of 14.7%. When taken together, the estimated rates at privately rented properties for the current and proposed licensing areas is above the average for Burnley of 22.5%, though there is variation between the areas.

8.14 BRE data estimates that Gannow ward has the seventh highest level of Category 1 hazards in the PRS in the borough (Table 6).

8.15 Table 41 examines the estimated numbers of Category 1 Hazards in the current and proposed licensing areas.

*Table 41: Estimated Category 1 Hazards SL Areas (BRE 2023)*

| Current Selective Licensing Areas | Cat 1 Hazard All Properties | Total Properties | Cat 1 Hazard as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 313 | 1348 | 23.2% | 162 | 744 | 21.8% |
| Queensgate 2019-24 | 325 | 1612 | 20.2% | 165 | 785 | 21.0% |
| Gannow 2019-24 | 192 | 960 | 20% | 107 | 496 | 21.6% |
| Daneshouse & Stoneyholme 2019-24 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Burnley Wood with Healey Wood 2022-27 | 184 | 810 | 22.7% | 99 | 429 | 23.1% |
| Leyland Road 2022-27 | 163 | 756 | 21.6% | 104 | 464 | 22.4% |
| **Current Total** | **1588** | **7269** | **21.9%** | **825** | **3521** | **23.4%** |
| Proposed Selective Licensing Areas 2025-30 | Cat 1 Hazards All Properties | Total Properties | Cat 1 Hazards as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
| Trinity 2025-30 | 396 | 1760 | 22.5% | 218 | 1017 | 21.4% |
| Queensgate 2025-30 | 615 | 2873 | 21.4% | 329 | 1369 | 24% |
| Gannow 2025-30 | 235 | 1145 | 20.5% | 125 | 555 | 22.5% |
| Daneshouse and Stoneyholme 2025-30 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Padiham 2025-30 | 281 | 1317 | 21.3% | 170 | 671 | 25.3% |
| Lyndhurst Road 2025-30 | 206 | 962 | 21.4% | 90 | 370 | 24.3% |
| **Proposed Total** | **2144** | **9840** | **21.8%** | **1120** | **4585** | **24.4%** |
| **BURNLEY** | | | **14.7%** | | | **22.5%** |

8.16 Gannow ward was ranked joint sixth for disrepair complaints to the Council in 22/23.

## Property Condition: Disrepair Complaints

8.17 Gannow ward tanked joint sixth highest for disrepair complaints made to the Council in 2022/23 (Table 7).

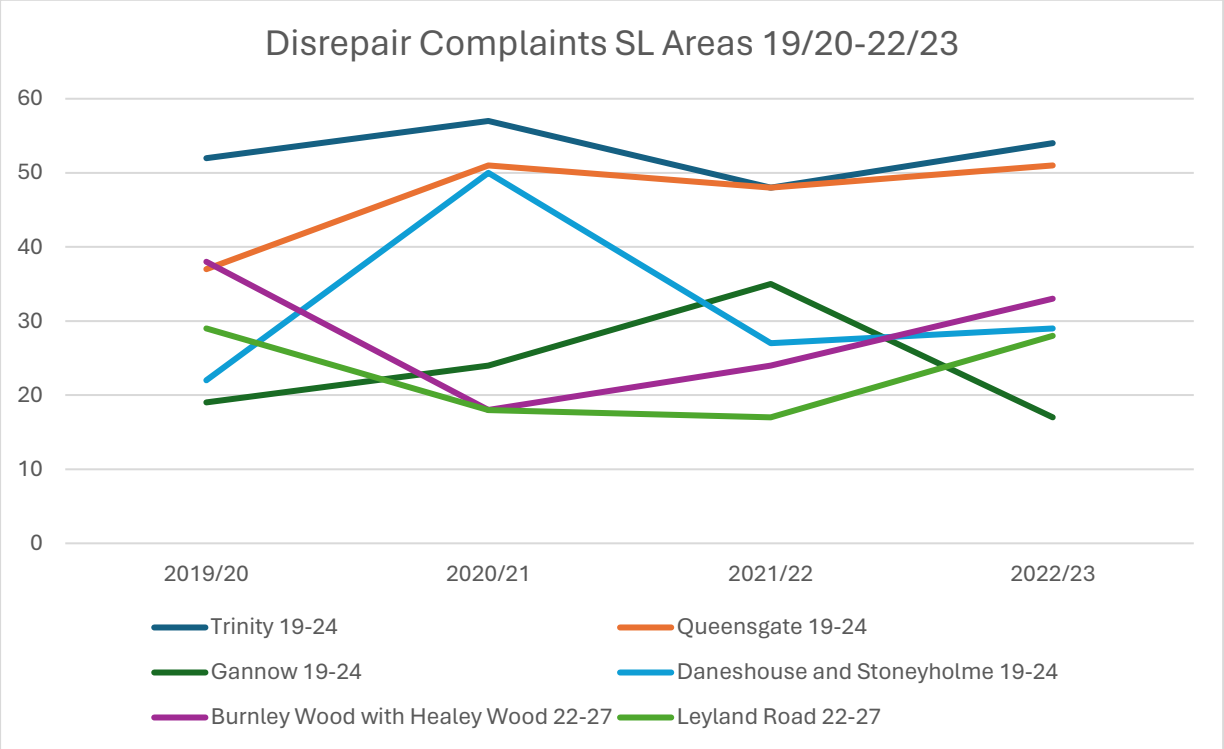
8.18 Table 42 and Figure 12 show the numbers of disrepair complaints within the current and proposed licensing areas. Numbers of disrepair complaints in Gannow rose noticeably in 21/22, before returning to more expected levels in 22/23. The number of complaints as a percentage of the private rented stock is now below average for the borough. The incorporation of a small additional area has increased the number of recorded cases to 6.1%, which is a significant increase. The Council is

therefore satisfied that it is appropriate to investigate further the condition of properties in the neighbouring Carter Street/Palace Street area, in order to improve property conditions to the same level as the existing designation.

*Table 42: Disrepair Complaints to BBC SL Areas (BBC)*

| Current/Previous Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
|---|---|---|---|---|
| Trinity 2019-24 | 8% | 8.7% | 6.7% | 7.3% |
| Queensgate 2019-24 | 5% | 6.9% | 6.7% | 6.5% |
| Gannow 2019-24 | 4% | 5% | 7.1% | 3.4% |
| Daneshouse & Stoneyholme 2019-24 | 3.5% | 8.1% | 4.8% | 4.8% |
| Burnley Wood with Healey Wood 2022-27 | 7.6% | 3.6% | 5.5% | 7.7% |
| Leyland Road 2022-27 | 6.2% | 3.8% | 3.7% | 6% |
| Proposed Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
| Trinity 2025-30 | | | | 6.4% |
| Queensgate 2025-30 | | | | 4.7% |
| Gannow 2025-30 | | | | 6.1% |
| Daneshouse and Stoneyholme 2025-30 | | | | 4.8% |
| Padiham 2025-30 | | | | 2.5% |
| Lyndhurst Road 2025-30 | | | | 6% |
| **BURNLEY** | | | | **3.8%** |

*Figure 12: Disrepair Complaints to BBC SL Areas (BBC)*



## Housing Market

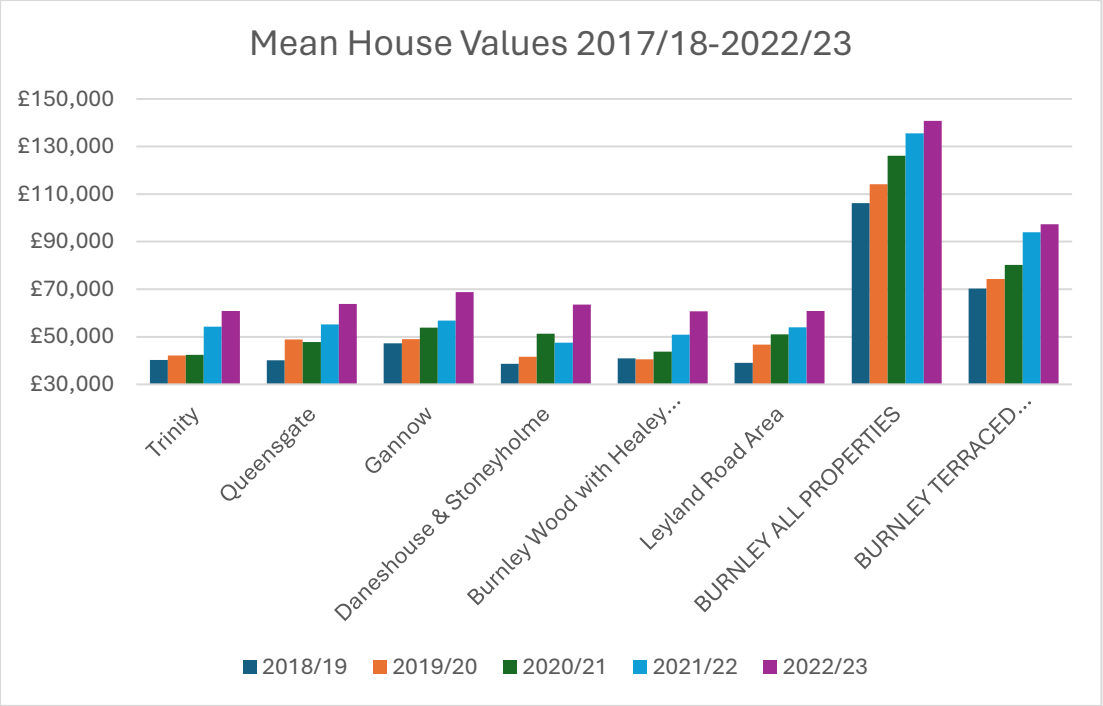
8.19 Mean house values in Gannow ward are the ninth lowest in the borough for 2022/23 (Table 8) Gannow ward contains more variation in housing than many of the other wards where licensing schemes are situated, with many areas of new builds and larger, higher value properties. These are largely located outside of the licensing area.

8.20 Table 43 and Figure 13 show trends in house values in the current licensing areas for the last four years, as well as the most recent data for the proposed new designations.

*Table 43: Mean House Values SL Areas (ONS)*

| Current/Previous Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | £40,240 | £42,198 | £42,356 | £54,267 | £60,826 |
| Queensgate 2019-24 | £40,146 | £48,875 | £47,782 | £55,144 | £63,860 |
| Gannow 2019-24 | £47, 327 | £48,982 | £53,897 | £56,759 | £68,843 |
| Daneshouse & Stoneyholme 2019-24 | £38,684 | £41,663 | £52,344 | £47,477 | £63,607 |
| Burnley Wood with Healey Wood 2022-27 | £40,929 | £40,499 | £43,703 | £50,860 | £60,674 |
| Leyland Road 2022-27 | £39,102 | £46,737 | £51,008 | £54,025 | £60,810 |
| Proposed Selective Licensing Areas | | | | | |
| Trinity 2025-30 | | | | | £62,528 |
| Queensgate 2025-30 | | | | | £67,666 |
| Gannow 2025-30 | | | | | £73,043 |
| Daneshouse and Stoneyholme 2025-30 | | | | | £63,607 |
| Padiham 2025-30 | | | | | £75,671 |
| Lyndhurst Road 2025-30 | | | | | £82,081 |
| **BURNLEY ALL PROPERTIES** | **£106,274** | **£114,189** | **£126,187** | **£135,584** | **£140,808** |
| **BURNLEY TERRACED PROPERTIES** | **£70,291** | **£74,321** | **£80,261** | **£93,918** | **£97,327** |

*Figure 13: Mean House Values (ONS)*




8.21 Mean house values in Burnley for all properties rose by around 33% between 2018/19 and 2022/23; for terraced properties the increase was approximately 38%.

8.22 In Gannow licensing area, values rose by around 45% over the same period, steadily increasing year on year with a notable jump between 2021/22 and 2022/23. House values in Gannow remain the highest of the current licensing schemes.

8.23 However, property values in Gannow still remain significantly below the borough average for all property types and terraces. The rate of increase is promising, but lower house values continue to indicate a problem of low demand in this area.

8.24 Values for the proposed licensing area are notably higher than the current boundary for 2022/23, but remain below average. Land registry data shows one significantly high value sale for a large property within the proposed additional boundary which has increased the total mean value for this year.

## Empty Homes

8.25 Empty homes in Gannow ward have fluctuated in the last ten years; reductions in 2020 and 2021 were followed by increases in 2022 and 2023 (Table 9).

8.26 Table 44 shows levels of empty properties as a percentage of houses in the current and proposed selective licensing areas. For comparison, the percentage of empty properties in March 2023 across Burnley was 4.4%

*Table 44: Empty Properties in Current and Proposed Licensing Areas as % of Properties (BBC Empty Homes)*

| Current/Previous Selective Licensing Areas | March 2018 | March 2019 | March 2020 | March 2021 | March 2022 | March 2023 |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 15% | 14% | 12% | 10% | 10% | 10% |
| Queensgate 2019-24 | 12% | 10% | 8% | 8% | 8% | 7% |
| Gannow 2019-24 | 12% | 11% | 10% | 9% | 10% | 10% |
| Daneshouse & Stoneyholme 2019-24 | 8% | 8% | 6% | 6% | 6% | 6% |
| Burnley Wood with Healey Wood 2022-27 | | | | 10% | 9% | 7% |
| Leyland Road 2022-27 | | | | 8% | 9% | 8% |
| Proposed Selective Licensing Areas | | | | | | |
| Trinity 2025-30 | | | | | | 9% |
| Queensgate 2025-30 | | | | | | 7% |
| Gannow 2025-30 | | | | | | 9% |
| Daneshouse and Stoneyholme 2025-30 | | | | | | 6% |
| Padiham 2025-30 | | | | | | 7% |
| Lyndhurst Road 2025-30 | | | | | | 7% |

8.27 In line with the ward trends, rates of empty properties in Gannow licensing area reduced in 2020 and 2021, before increasing to 10% in 2022 and 2023. This remains well above the borough average of 4.4% and is the joint highest level of empty properties amongst the current licensing areas.

8.28 A useful additional indicator is to review the number of properties which have remained empty for two years or more. Table 45 shows the number of long term empty properties in the current and proposed licensing areas.

8.29 Long term empty properties in Gannow remain above average. The proposed boundary contains a very similar level of long term empty properties. The Council believes that further intervention via selective licensing will support the work of the Empty Homes team in reducing long term empty properties in the Gannow area.

*Table 45: Long Term Empty Properties (BBC Empty Homes 2023)*

| Current/Previous Selective Licensing Areas | Long Term Empty as % of Properties March 2023 |
|---|---|
| Trinity 2019-24 | 3% |
| Queensgate 2019-24 | 2.2% |
| Gannow 2019-24 | 2.2% |
| Daneshouse & Stoneyholme 2019-24 | 1.8% |
| Burnley Wood with Healey Wood 2022-27 | 1.5% |
| Leyland Road 2022-27 | 2.1% |
| Proposed Selective Licensing Areas | |
| Trinity 2025-30 | 3.5% |
| Queensgate2025-30 | 1.7% |

| | |
|---|---|
| Gannow 2025-30 | 2.1% |
| Daneshouse and Stoneyholme 2025-30 | 1.8% |
| Padiham 2025-30 | 1.6% |
| Lyndhurst Road 2025-30 | 0.8% |
| **BURNLEY** | **1.2%** |

## Crime and Anti-Social Behaviour

8.30 Rates of all crime recorded by Police in Gannow ward increased in 20/21 and 21/22 before decreasing again in 22/23 (Table 10). Gannow ward was ranked as the ninth highest ward for all recorded crime in 2022/23, indicating levels of all crime are less of a concern in this ward.

8.31 Gannow ward was also the ninth highest ranking ward for ASB, despite a significant reduction increase in 2020/21. This was followed by notable decreases from 2021/22 to 2022/23 (Table 11). Rates for 2022/23 at the ward level are lower than the Burnley rate.

8.32 Table 46 shows the number of ASB cases recorded by Police for the current selective licensing areas by calendar year. Gannow has recorded a significant reduction in ASB in 2022, following a spike in 2020 and 2021, which may in part be attributed to Covid breaches and increased neighbour intolerance during lockdown periods. This was followed by a further slight decrease in 2023. Rates overall have reduced since 2019. Analyst data is not currently available for the proposed areas.

*Table 46: ASB Recorded by Police (Lancashire Police Analyst)*

| Current Selective Licensing Areas | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 12.7% | 26.3% | 18.6% | 11.5% | 13.4% |
| Queensgate 2019-24 | 11.6% | 20.5% | 25% | 20% | 11% |
| Gannow 2019-24 | 14.6% | 20.6% | 23.4% | 12.1% | 11% |
| Daneshouse & Stoneyholme 2019-24 | 8.7% | 12.1% | 11.8% | 2.9% | 3.7% |
| Burnley Wood with Healey Wood 2022-27 | | | | 17.7% | 14.6% |
| Leyland Road 2022-27 | | | | 14.6% | 15.3% |

8.33 Table 47 shows the numbers of cases reported to the Council in the licensing areas as a percentage of properties since 2018/19. These figures differ from those recorded by Police, as not every incident is reported to both agencies. Cases recorded by the Council in Gannow have fluctuated, with a slight increase recorded in 2022/23, and remain above the borough average.

8.34 Cases recorded in the proposed licensing area are lower than the current boundary, suggesting a concentration of ASB within the current boundary; the proposed boundary remains above the borough average for 2022/23.

*Table 47: ASB Recorded by BBC SL Areas Cases as Percentage of Properties (BBC Community Safety Team)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 1.9% | 1.6% | 1.6% | 1.3% | 0.82% |
| Queensgate 2019-24 | 2.1% | 1% | 1.4% | 0.9% | 0.74% |
| Gannow 2019-24 | 2% | 4% | 1.35% | 1.35% | 1.89% |

| | | | | | |
|---|---|---|---|---|---|
| Daneshouse & Stoneyholme 2019-24 | 0.62% | 0.5% | 0.84% | 0.28% | 0.5% |
| Burnley Wood with Healey Wood 2022-27 | | | | 2.84% | 2.22% |
| Leyland Road 2022-27 | | | | 0.4% | 2.51% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 0.68% |
| Queensgate 2025-30 | | | | | 0.73% |
| Gannow 2025-30 | | | | | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 0.5% |
| Padiham 2025-30 | | | | | 0.76% |
| Lyndhurst Road 2025-30 | | | | | 0.31% |
| **BURNLEY** | | | | | **0.55%** |

## Environmental Crime

8.35 Gannow ward is ranked eighth for resident complaints of dirty back yards in 2022/23 (Table 12). Gannow had a similar increase to the borough in 2022/21 and has remained static since.

8.36 Table 48 examines number of dirty back yard resident complaints in the current and proposed licensing areas as a percentage of the total properties in each area.

8.37 Cases in Gannow reduced between 2019/20 and 2020/21, contrary to the other licensing areas, but then rose again by a notable amount in 2021/22. Levels have since reduced again but remain above the borough average. Environmental crime remains an issue for residents in this area.

8.38 Cases in the proposed area are slightly lower, indicating there is less of a concern in the additional proposed zones, however the figure is still well above the borough average and requires further intervention.

*Table 48: Dirty Back Yard Resident Complaints SL Areas (BBC Streetscene)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 0.82% | 2.23% | 7.27% | 5.93% | 3.12% |
| Queensgate 2019-24 | 1.55% | 1.86% | 3.1% | 2.17% | 2.05% |
| Gannow 2019-24 | 0.52% | 2.6% | 1.98% | 4.59% | 3.33% |
| Daneshouse & Stoneyholme 2019-24 | 0.28% | 0.67% | 1.29% | 1.23% | 1.57% |
| Burnley Wood with Healey Wood 2022-27 | | | | 5.93% | 7.16% |
| Leyland Road 2022-27 | | | | 3.95% | 3.17% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 3% |
| Queensgate 2025-30 | | | | | 1.7% |
| Gannow 2025-30 | | | | | 2.9% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 1.57% |
| Padiham 2025-30 | | | | | 2.13% |
| Lyndhurst Road 2025-30 | | | | | 1.25% |
| **BURNLEY** | | | | | **1.37%** |

## Why Propose a Selective Licensing Scheme?

8.39 There have been many improvements seen in the Gannow area in recent years. Property values in the current licensing area have continued to rise from a mean value of £47,327 in 18/19 to £68,843. This represents an increase of around 45%. Property values across Burnley rose by 33% across the same period. This shows a continued and improving confidence in the housing market in the licensing area. Mean property values in the proposed area for 22/23 are higher, at £73,043. Despite this improvement, values remain well below the borough mean of £140,808 for all properties and £97,327 for terraced properties in 22/23. The Council believes that by continuing to support these areas by improving property management and condition, we will continue to see improvements in the housing market.

8.40 Empty homes in the current licensing area have reduced from 12% in 2018 to 10% in 2023. Levels for the proposed area are similar, at 9% for 22/23. This shows a positive reduction in empty properties which can blight a neighbourhood, and indicates a stabilisation of the community. However despite these improvements, levels of empty properties remain above the average of 4.4% for the borough. Long term empty properties are also higher in the current and proposed licensing areas, at 2.2% and 2.1% respectively compared to 1.2% for the borough in 2023. The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that continuing and expanding the licensing scheme will allow this proactive work to continue.

8.41 The Council has also seen the positive impact of the schemes when it comes to property condition. Just 0.6% of the privately rented properties in the current scheme have an EPC which does not meet the required standard; this small number of properties are those where the landlord has not been compliant with the licensing scheme and the Council is taking steps to enforce in these cases. Selective licensing has allowed the Council to proactively insist upon improvements to energy efficiency in properties and obtain the correct paperwork to reflect this (a licence will not be granted at a property with an EPC rated below “E”). Without the resources licensing provides, landlords could continue to operate below the required standard.

8.42 Rates of properties across all tenures with below standard EPCs in the licensing area are consistent with the borough average; 2.8% of the current boundary and 2.7% of the proposed boundary are below “E”, compared to 2.7% for the borough. Whilst there is still work to be done to improve energy efficiency for all residents, the Council is satisfied that the inefficient properties are not a significant concern in this area.

8.43 Data from the BRE shows that Gannow ward has the seventh highest level of estimated category 1 hazards in the borough; the lowest of all the wards containing licensing areas. 15.8% of properties are thought to have serious disrepair across all tenures, and 21.7% of the PRS is estimated to have a serious hazard. This is comparable with the rates for the borough at all tenures (14.7%) and is just lower in the PRS (22.5% for the borough).

8.44 However within the licensing areas, the figures are higher: at 20% and 20.5% for current and proposed areas for all tenures, and 21.6% and 22.5% for the PRS. This shows that the poorer properties are concentrated within the current and proposed boundaries, but that estimated serious hazards are below the average for

the borough; a positive indicator for property condition in this area.

8.45 There has been fluctuation in recent years in disrepair complaints to the Council; in 19/20 the Council received complaints about 4% of properties, this peaked at 7.1% in 21/22 but has since reduced to 3.4% in 22/23 which was just below the borough average for that year of 3.8%. Despite the fluctuations, there has been a significant improvement in property condition in this area. However, the percentage of complaints is greater in the proposed boundary, at 6.1%, indicating that there are issues with property condition in the surrounding proposed areas.

8.46 The current and proposed licensing areas are estimated to contain a high number of HMOs; 4.48% and 4.37% respectively compared to 2.17% for the borough. HMOs form a vital part of the housing market, but they do carry greater risks than other property types, including risk of overcrowding and higher fire risks. A significant number of HMOs in the current and proposed licensing areas do not meet the threshold for mandatory HMO licensing; therefore it is important that the Council considers other ways to proactively monitor standards at these properties. Selective licensing gives the Council the tools to do this.

8.47 Complaints of ASB to the Council in the current scheme have reduced slightly from 2% of all properties in 18/19 to 1.89% in 22/23, above the borough average of 0.55% for 22/23. Complaints to police have fluctuated over the same period, with increases in 2020/21 largely attributed to pandemic related breaches being recorded as ASB and increased neighbourhood tensions. Figures have since reduced significantly following this peak, and are now lower than 2019 levels (14.6% in 2019 compared to 11% in 2023).

8.48 The licensing team works closely with the neighbourhood policing teams and the Council's community safety team to tackle instances of ASB; representatives from the team attend various multi agency meetings and individual officers are in contact with the neighbourhood policing teams for their areas. The Council believes it is important to continue strengthening these relationships to ensure that all parties are sharing information, knowledge and skills to tackle ASB. The conditions of the selective licence require landlords to take steps to prevent and tackle ASB; this offers a unique tool which would not otherwise be available, strengthening the multi agency approach to tackling ASB. Whilst the trends are encouraging, complaints to the Council remain above the borough average.

8.49 Instances of residents complaining about dirty back yards have risen considerably in the licensing area from 0.52% of all properties in 18/19 to 3.33% in 22/23. Rates for 22/23 are slightly lower in the proposed boundary at 2.9%; both areas remain above average for the borough average of 1.37%. The licensing team work closely with colleagues in Streetscene to tackle this blight on neighbourhoods, by undertaking proactive audits and sharing of data to try to identify repeat offenders. Licensing officers are able to utilise the conditions of the licence to ensure landlords are also playing their part to tackle environmental crime.

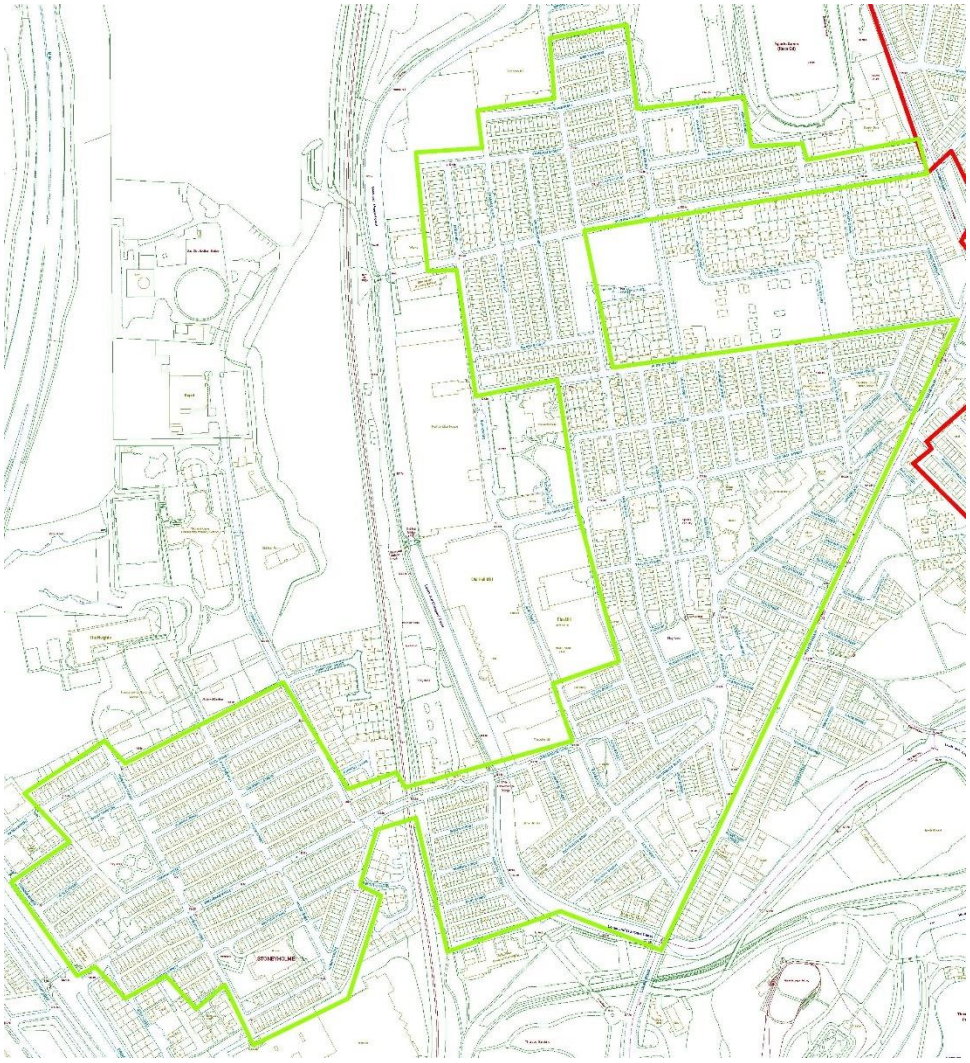
8.50 In summary, whilst the Council is satisfied that improvements are being made in the Gannow area, particularly concerning property condition, it believes that there is still work to be done to build on and strengthen progress on tackling low demand for housing; stepping away from the area prematurely risks undoing the positive work that has been done so far. The Council is satisfied that selective licensing gives the Council the tools it needs, working with other partners, to ensure better outcomes for residents in this area. The Council is also satisfied that the evidence suggests the expansion of the licensing scheme in this area would ensure greater benefits to a larger number of residents.

# 9 The Daneshouse & Stoneyholme Proposed Designation

## Background

9.1 The Daneshouse and Stoneyholme area was first designated as an area subject to selective licensing in 2014; it has since been subject to a further designation from 2019-2024. Figure 14 shows the boundary of the current designation. The designation is located in the Daneshouse with Stoneyholme ward.

*Figure 14: Daneshouse and Stoneyholme 2019-23 Selective Licensing Boundary*



9.2 The current designation covers a large area of over 1700 properties, of which 33.8%% are privately rented (*SL Database 2023*). The area is primarily residential, but does have significant volumes of commercial properties along Colne Road and Abel Street.

9.3 Whilst other licensing areas in Burnley have been designated on the basis of low demand for housing, Daneshouse and Stoneyholme was also designated on the basis of poor property condition.

9.4 Throughout the designation, the Council has monitored several key indicators of low housing demand. The scheme is now in its final year, and the Council has assessed these indicators to determine the effectiveness of the scheme, and whether this area, or other similar areas, would benefit from a further selective licensing designation.

9.5 The Council is satisfied that the current boundary is appropriate to consult on a second designation, and does not propose to add any areas. A map of the proposed boundary is attached as Appendix 8.

*Table 49: Key Indicators: Daneshouse & Stoneyholme 2022/23*

| | Daneshouse & Stoneyholme Current Boundary | Burnley Borough |
|---|---|---|
| Total Properties | 1783 | 44,123 |
| Private Rented | 33.8% | 24.3% |
| Owner Occupied | 46.3% | 59.8% |
| EPC Below Minimum Standard in PRS (EPC Register 2023) | 0.3% | Figure unknown |
| Estimated Cat 1 hazards in PRS (BRE 2023, as % of PRS) | 34.8% | 22.5% |
| Disrepair Complaints to BBC as % of PRS (22/23) | 4.8% | 3.8% |
| Estimated HMOs (BRE 2023) | 2.8% | 2.17% PW report?? |
| Mean House Value (Land Registry 22/23) | £63,607 | All: £140,808 Terraced: £97,327 |
| Vacant Homes 2yr+ (March 23) | 1.8% | 1.2% |
| ASB Complaints to BBC (22/23) | 0.5% | 0.6% |
| DBY Resident Complaints to BBC (22/23) | 1.6% | 1.4% |
| Estimated PRS Households in Fuel Poverty (BRE 23) | 27.4% | 23.5% |

## Housing Tenure

9.6 Table 2 shows that Daneshouse with Stoneyholme ward has the second highest percentage of private rented properties at 39.5%, notably above the Burnley and England averages. Levels of owner occupiers are also lower. The ward has also seen the greatest rate of increase in private rented properties since the 2011 census. Levels of social renting are similar to Burnley and England.

9.7 Table 50 shows tenures within the current and proposed selective licensing areas. The proposed boundary has the lowest level of private renting of all the licensing areas, however this is still above the average for Burnley and England.

*Table 50: Property Numbers and PRS in the selective licensing areas (SL Data 2023, BRE Data 2023)*

| Current Selective Licensing Areas | Total | Total PRS | % PRS |
|---|---|---|---|

| | Properties | | |
|---|---|---|---|
| Trinity 2019-24 | 1348 | 744 | 55.2 |
| Queensgate 2019-24 | 1612 | 785 | 48.7 |
| Gannow 2019-24 | 960 | 496 | 51.7 |
| Daneshouse & Stoneyholme 2019-24 | 1783 | 603 | 33.8 |
| Burnley Wood with Healey Wood 2022-27 | 810 | 429 | 53 |
| Leyland Road 2022-27 | 756 | 464 | 61.4 |
| **Current Total** | **7269** | **3521** | **48.4** |
| Proposed Selective Licensing Areas 2025-30 | Estimated Total Properties | Estimated PRS | Estimated % PRS |
| Trinity 2025-30 | 1760 | 1017 | 57.8 |
| Queensgate 2025-30/Bank Hall??? | 2873 | 1369 | 47.7 |
| Gannow 2025-30 | 1145 | 555 | 48.5 |
| Daneshouse & Stoneyholme 2025-30 | 1783 | 603 | 33.8 |
| Padiham 2025-30 | 1317 | 671 | 51 |
| Lyndhurst Road 2025-30 | 962 | 370 | 38.5 |
| **Proposed Total** | **9840** | **4585** | **46.6** |

## Houses in Multiple Occupation (HMOs)

9.8 According to BRE data, Daneshouse with Stoneyholme ward is estimated to have the third highest rate of HMOs in the borough at 2.77% compared with 2.17% for Burnley (Table 3).

9.9 Table 51 shows estimated HMO rates in the current and proposed licensing areas. The current Daneshouse and Stoneyholme licensing area has a similar concentration of HMOs to the borough and the ward in which it is situated.

*Table 51: Estimated HMOs in the Current and Proposed Selective Licensing Areas (BRE)*

| Current Selective Licensing Areas | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2019-24 | 5.93% |
| Queensgate 2019-24 | 5.52% |
| Gannow 2019-24 | 4.48% |
| Daneshouse & Stoneyholme 2019-24 | 2.8% |
| Burnley Wood with Healey Wood 2022-27 | 3.7% |
| Leyland Road 2022-27 | 11.24% |
| Proposed Selective Licensing Areas 2025-30 | Estimated HMOs as % of Properties |
| Trinity 2025-30 | 6.6% |
| Queensgate 2025-30 | 5.01% |
| Gannow 2025-30 | 4.37% |
| Daneshouse & Stoneyholme 2025-30 | 2.8% |
| Padiham 2025-30 | 2.96% |
| Lyndhurst Road 2025-30 | 4.37% |
| **BURNLEY** | **2.17%** |

## Property Condition: Energy Performance Certificates (EPCs)

*Table 52: EPC Ratings in the licensing areas (EPC Register September 2023)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |
| **Current Total** | **319** | **4.4%** | **14** | **0.4%** |
| Proposed Selective Licensing Areas 2025-30 | No. rated below "E" | % rated below "E" | No. PRS rated below "E" | % PRS rated below "E" |
| Trinity 2025-30 | 78 | 4.4% | 5 | 0.5% |
| Queensgate 2025-30 | 148 | 5.2% | 24 | 1.8% |
| Gannow 2025-30 | 31 | 2.7% | 4 | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | 97 | 5.4% | 2 | 0.3% |
| Padiham 2025-30 | 29 | 2.2% | 9 | 1.3% |
| Lyndhurst Road 2025-30 | 41 | 4.3% | 9 | 1.9% |
| **Proposed Total** | **424** | **4.3%** | **53** | **1.2%** |

9.10 2.7% of properties in Burnley have an EPC rated below "E" (all tenures) compared to 5.4% in Daneshouse and Stoneyholme licensing area. This suggests a concentration of poor property condition in this area. The rates for the private rented properties in this area is much lower however, at 0.3%.

9.11 The figures clearly show the positive impact that the licensing schemes have had; both privately rented properties in the current Daneshouse and Stoneyholme scheme currently rated "E" are owned by landlords who are currently non-compliant with the licensing scheme. The Council is working to secure complete applications and associated valid documentation, and will seek to take legal action where necessary for operating contrary to the law.

9.12 The Council is not proposing to make any changes to the current Daneshouse and Stoneyholme boundary, however throughout the schemes the Council continues to identify newly rented properties which must meet the required standard. There is a high number of properties in this area rated below "E" (5.4% compared to a borough average of 4.3%). The Council believes it is important to continue working in this area to ensure any of these properties which become privately rented are meeting the required efficiency standards.

## Property Condition: Estimated Category 1 Hazards

9.13 Daneshouse and Stoneyholme ward is estimated to have the fourth highest number of category 1 hazards in the borough (Table 6).

9.14 Daneshouse and Stoneyholme was designated as a selective licensing area on the basis that it was both an area suffering from low demand for housing, and also that it suffered from poor property condition.

9.15 Table 52 examines the estimated numbers of Category 1 Hazards in the current and proposed licensing areas. It is estimated that 31.2% of the PRS in the proposed licensing area has one or more category 1 hazard, much higher than the estimated figure for Burnley (22.5%).

*Table 53: Estimated Category 1 Hazards SL Areas (BRE 2023)*

| Current Selective Licensing Areas | Cat 1 Hazard All Properties | Total Properties | Cat 1 Hazard as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 313 | 1348 | 23.2% | 162 | 744 | 21.8% |
| Queensgate 2019-24 | 325 | 1612 | 20.2% | 165 | 785 | 21.0% |
| Gannow 2019-24 | 192 | 960 | 20% | 107 | 496 | 21.6% |
| Daneshouse & Stoneyholme 2019-24 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Burnley Wood with Healey Wood 2022-27 | 184 | 810 | 22.7% | 99 | 429 | 23.1% |
| Leyland Road 2022-27 | 163 | 756 | 21.6% | 104 | 464 | 22.4% |
| **Current Total** | **1588** | **7269** | **21.9%** | **825** | **3521** | **23.4%** |
| Proposed Selective Licensing Areas 2025-30 | Cat 1 Hazards All Properties | Total Properties | Cat 1 Hazards as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
| Trinity 2025-30 | 396 | 1760 | 22.5% | 218 | 1017 | 21.4% |
| Queensgate/ Bank Hall 2025-30 | 615 | 2873 | 21.4% | 329 | 1369 | 24% |
| Gannow 2025-30 | 235 | 1145 | 20.5% | 125 | 555 | 22.5% |
| Daneshouse and Stoneyholme 2025-30 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Padiham 2025-30 | 281 | 1317 | 21.3% | 170 | 671 | 25.3% |
| Lyndhurst Road 2025-30 | 206 | 962 | 21.4% | 90 | 370 | 24.3% |
| **Proposed Total** | **2144** | **9840** | **21.8%** | **1120** | **4585** | **24.4%** |
| **BURNLEY** | | | **14.7%** | | | **22.5%** |

9.16 The percentage of properties in the current and proposed licensing areas estimated to have Category 1 Hazards is significantly above the Burnley average. When taken together, the estimated rates at privately rented properties for the current and proposed licensing areas is above the average for Burnley of 22.5%, but there is variation between the areas.

9.17 Daneshouse and Stoneyholme current designation is estimated to have the highest level of private rented Category 1 Hazards of all the licensing areas, and is

significantly above the average for Burnley.

## Property Condition: Disrepair Complaints and Proactive Inspections

9.18 Table 7 shows Daneshouse with Stoneyholme ward to have the fourth highest number of disrepair complaints to the Council in 2022/23.

9.19 In September 2016, the Council undertook a private sector improvement scheme within what is now the licensing area; the Council inspected 93 properties. The results are summarised in Table 54:

*Table 54: Daneshouse Private Sector Improvement Results (Housing Standards, BBC)*

| Daneshouse Private Sector Improvement Scheme Outcomes |
|---|
| **44 (47%)** Properties were found to have category 1 hazards |
| **46 (49%)** Properties did not have adequate smoke detection |
| **73 (78%)** Gas safety certificates had not been completed prior to booking of inspection |
| **49 (43%)** Properties did not have an Energy Performance Certificate |

9.20 This estimated number of properties with a category 1 hazard as modelled by the BRE in 2023 is now lower than the number found during the improvement scheme. The existence of the licensing scheme also means that all landlords must ensure their property has a gas safety certificate and valid EPC. They must also declare that their property has adequate smoke detection. The application process proactively ensures that landlords are compliant with these requirements.

9.21 The Council is aware that some landlords are still not compliant, however licensing allows us to monitor and undertake proactive inspections in order to detect instances of non-compliance.

9.22 Table 55 and Figure 15 show the numbers of disrepair complaints within the current and proposed licensing areas. There was a significant increase in complaints in 20/21, shortly after the introduction of the first licensing scheme in Daneshouse and Stoneyholme. The Council believes that this could be due to some tenants not previously being aware that they could report issues of unaddressed disrepair to the Council. However since then, the rates have decreased, though they remain above the average rate for the borough.

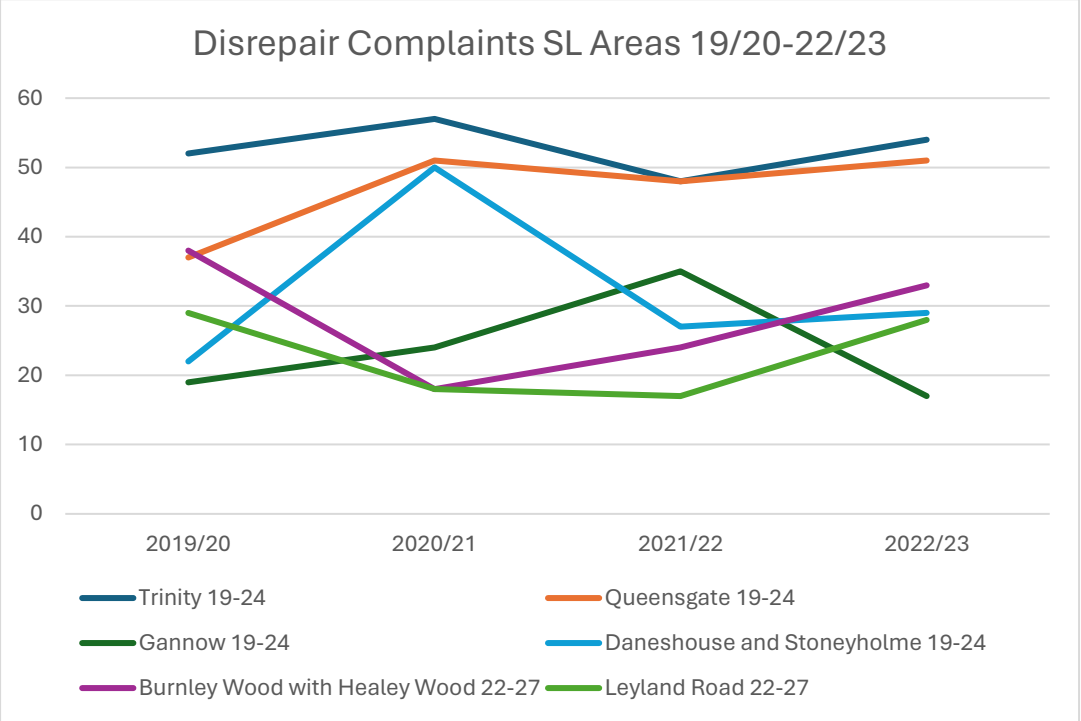
9.23 The Council is satisfied that based on the BRE data and evidence of disrepair complaints, it is still appropriate to continue working in Daneshouse and Stoneyholme to address issues of poor property condition.

*Table 55: Disrepair Complaints to BBC SL Areas (BBC)*

| Current/Previous Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
|---|---|---|---|---|
| Trinity 2019-24 | 8% | 8.7% | 6.7% | 7.3% |
| Queensgate 2019-24 | 5% | 6.9% | 6.7% | 6.5% |
| Gannow 2019-24 | 4% | 5% | 7.1% | 3.4% |
| Daneshouse & Stoneyholme 2019-24 | 3.5% | 8.1% | 4.8% | 4.8% |
| Burnley Wood with Healey Wood 2022-27 | 7.6% | 3.6% | 5.5% | 7.7% |

| | | | | |
|---|---|---|---|---|
| Leyland Road 2022-27 | 6.2% | 3.8% | 3.7% | 6% |
| Proposed Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
| Trinity 2025-30 | | | | 6.4% |
| Queensgate 2025-30 | | | | 4.7% |
| Gannow 2025-30 | | | | 6.1% |
| Daneshouse and Stoneyholme 2025-30 | | | | 4.8% |
| Padiham 2025-30 | | | | 2.5% |
| Lyndhurst Road 2025-30 | | | | 6% |
| **BURNLEY** | | | | **3.8%** |

*Figure 15: Disrepair Complaints to BBC SL Areas (BBC)*




## Housing Market

9.24 Mean house values in Daneshouse with Stoneyholme ward are the lowest recorded for 2022/23. Contrary to the trend across Burnley, values decreased between 2021/22 and 2022/23 (Table 8).

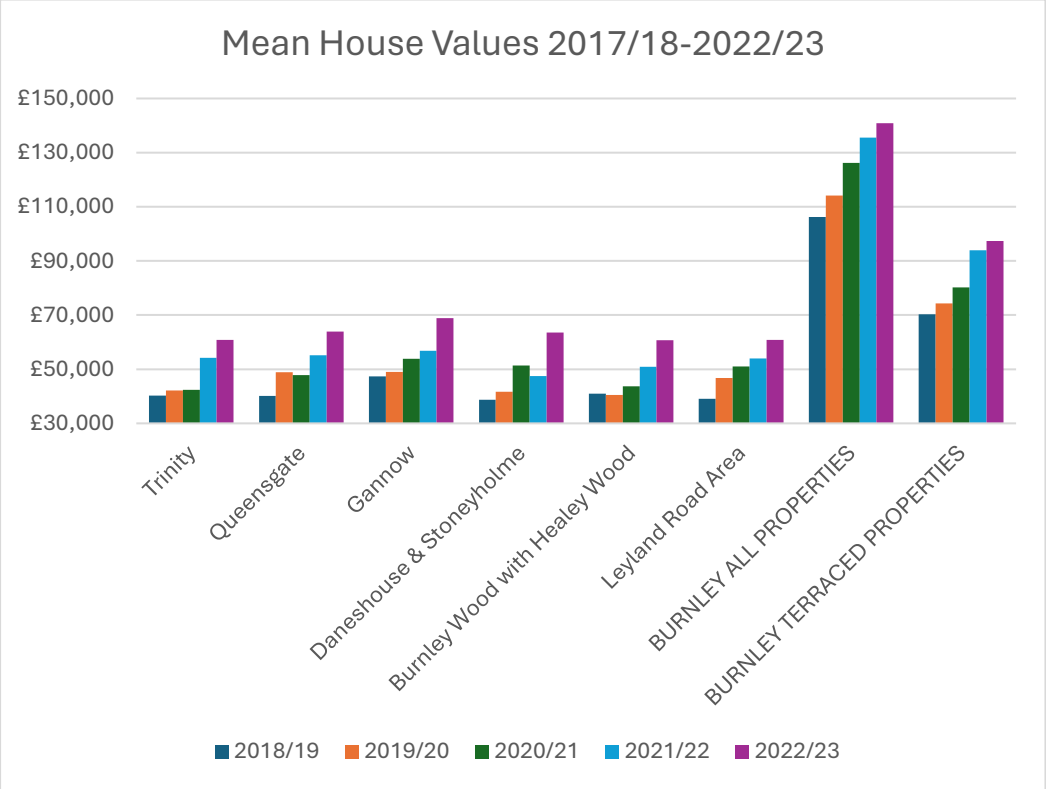
9.25 Table 56 and Figure 16 show trends in house values in the current licensing areas for the last four years, as well as the most recent data for the proposed new designations.

*Table 56: Mean House Values SL Areas (ONS)*

| Current/Previous Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | £40,240 | £42,198 | £42,356 | £54,267 | £60,826 |
| Queensgate 2019-24 | £40,146 | £48,875 | £47,782 | £55,144 | £63,860 |

| | | | | | |
|---|---|---|---|---|---|
| Gannow 2019-24 | £47, 327 | £48,982 | £53,897 | £56,759 | £68,843 |
| Daneshouse & Stoneyholme 2019-24 | £38,684 | £41,663 | £52,344 | £47,477 | £63,607 |
| Burnley Wood with Healey Wood 2022-27 | £40,929 | £40,499 | £43,703 | £50,860 | £60,674 |
| Leyland Road 2022-27 | £39,102 | £46,737 | £51,008 | £54,025 | £60,810 |
| Proposed Selective Licensing Areas | | | | | |
| Trinity 2025-30 | | | | | £62,528 |
| Queensgate 2025-30 | | | | | £67,666 |
| Gannow 2025-30 | | | | | £73,043 |
| Daneshouse and Stoneyholme 2025-30 | | | | | £63,607 |
| Padiham 2025-30 | | | | | £75,671 |
| Lyndhurst Road 2025-30 | | | | | £82,081 |
| **BURNLEY ALL PROPERTIES** | **£106,274** | **£114,189** | **£126,187** | **£135,584** | **£140,808** |
| **BURNLEY TERRACED PROPERTIES** | **£70,291** | **£74,321** | **£80,261** | **£93,918** | **£97,327** |

*Figure 16: Mean House Values (ONS)*




9.26 Mean house values in Burnley for all properties rose by around 33% between 2018/19 and 2022/23; for terraced properties the increase was approximately 38%.

9.27 In Daneshouse and Stoneyholme licensing area, values rose significantly by

around 64% over the same period, despite some fluctuations in the intervening years. House values in the licensing area are now comparable with the other licensing areas, despite reductions in values at the ward level.

9.28 Despite this increase, property values in Daneshouse and Stoneyholme still remain significantly below the borough average for all property types and terraces. The rate of increase is promising, but lower house values continue to indicate a problem of low demand in this area.

## Empty Homes

9.29 Over the last ten years the number of empty homes in Burnley has reduced. Empty homes in Daneshouse with Stoneyholme ward have continued to reduce significantly in line with this trend (Table 9).

9.30 Table 57 shows levels of empty properties as a percentage of houses in the current and proposed selective licensing areas. For comparison, the percentage of empty properties in March 2023 across Burnley was 4.4%

*Table 57: Empty Properties in Current and Proposed Licensing Areas as % of Properties (BBC Empty Homes)*

| Current/Previous Selective Licensing Areas | March 2018 | March 2019 | March 2020 | March 2021 | March 2022 | March 2023 |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 15% | 14% | 12% | 10% | 10% | 10% |
| Queensgate 2019-24 | 12% | 10% | 8% | 8% | 8% | 7% |
| Gannow 2019-24 | 12% | 11% | 10% | 9% | 10% | 10% |
| Daneshouse & Stoneyholme 2019-24 | 8% | 8% | 6% | 6% | 6% | 6% |
| Burnley Wood with Healey Wood 2022-27 | | | | 10% | 9% | 7% |
| Leyland Road 2022-27 | | | | 8% | 9% | 8% |
| Proposed Selective Licensing Areas | | | | | | |
| Trinity 2025-30 | | | | | | 9% |
| Queensgate 2025-30 | | | | | | 7% |
| Gannow 2025-30 | | | | | | 9% |
| Daneshouse and Stoneyholme 2025-30 | | | | | | 6% |
| Padiham 2025-30 | | | | | | 7% |
| Lyndhurst Road 2025-30 | | | | | | 7% |

9.31 Levels of empty properties in the Danehouse and Stoneyholme licensing area are the lowest of all the licensing areas, reducing between 2019 and 2020 and since remaining static. Rates are still above the borough average.

9.32 A useful additional indicator is to review the number of properties which have remained empty for two years or more. Table 58 shows the number of long term empty properties in the current and proposed licensing areas.

9.33 Long-term empty properties in Daneshouse with Stoneyholme remain above average. The Council believes that further intervention via selective licensing will support the work of the Empty Homes team in further reducing long-term empty properties in Daneshouse and Stoneyholme.

*Table 58: Long Term Empty Properties (BBC Empty Homes 2023)*

| Current/Previous Selective Licensing Areas | Long Term Empty as % of Properties March 2023 |
|---|---|
| Trinity 2019-24 | 3% |
| Queensgate 2019-24 | 2.2% |
| Gannow 2019-24 | 2.2% |
| Daneshouse & Stoneyholme 2019-24 | 1.8% |
| Burnley Wood with Healey Wood 2022-27 | 1.5% |
| Leyland Road 2022-27 | 2.1% |
| Proposed Selective Licensing Areas | |
| Trinity 2025-30 | 3.5% |
| Queensgate 2025-30 | 1.7% |
| Gannow 2025-30 | 2.1% |
| Daneshouse and Stoneyholme 2025-30 | 1.8% |
| Padiham 2025-30 | 1.6% |
| Lyndhurst Road 2025-30 | 0.8% |
| **BURNLEY** | **1.2%** |

## Crime and Anti-Social Behaviour

9.34 Daneshouse with Stoneyholme ward consistently ranks the highest in the borough for rates of all crime, largely due to the town centre being situated in this ward. Rates of all recorded crime rose notably in 2022/22 before a 15% reduction in 2022/23 (Table 10).

9.35 The ward is also ranked highest for ASB; again this is largely due to the location of the town centre in this ward (Table 11).

9.36 Table 59 shows the number of ASB cases recorded by Police for the current selective licensing areas by calendar year. Rates of ASB within the licensing area rose in 2020 before reducing dramatically in 2022. This suggests a much lower rate of ASB in the licensing area compared to the ward. There was a slight increase in recorded ASB in the licensing area in 2023, but rates are much lower than the other licensing areas.

*Table 59: ASB Recorded by Police (Lancashire Police Analyst)*

| Current Selective Licensing Areas | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 12.7% | 26.3% | 18.6% | 11.5% | 13.4% |
| Queensgate 2019-24 | 11.6% | 20.5% | 25% | 20% | 11% |
| Gannow 2019-24 | 14.6% | 20.6% | 23.4% | 12.1% | 11% |
| Daneshouse & Stoneyholme 2019-24 | 8.7% | 12.1% | 11.8% | 2.9% | 3.7% |
| Burnley Wood with Healey Wood 2022-27 | | | | 17.7% | 14.6% |
| Leyland Road 2022-27 | | | | 14.6% | 15.3% |

9.37 Table 60 shows the numbers of cases reported to the Council in the licensing areas as a percentage of properties since 2018/19. These figures differ from those recorded by Police, as not every incident is reported to both agencies. Cases recorded by the Council in the licensing area have fluctuated, and in 2022/23 were just below average for the borough.

*Table 60: ASB Recorded by BBC SL Areas Cases as Percentage of Properties (BBC Community Safety Team)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 1.9% | 1.6% | 1.6% | 1.3% | 0.82% |
| Queensgate 2019-24 | 2.1% | 1% | 1.4% | 0.9% | 0.74% |
| Gannow 2019-24 | 2% | 4% | 1.35% | 1.35% | 1.89% |
| Daneshouse & Stoneyholme 2019-24 | 0.62% | 0.5% | 0.84% | 0.28% | 0.5% |
| Burnley Wood with Healey Wood 2022-27 | | | | 2.84% | 2.22% |
| Leyland Road 2022-27 | | | | 0.4% | 2.51% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 0.68% |
| Queensgate 2025-30 | | | | | 0.73% |
| Gannow 2025-30 | | | | | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 0.5% |
| Padiham 2025-30 | | | | | 0.76% |
| Lyndhurst Road 2025-30 | | | | | 0.31% |
| **BURNLEY** | | | | | **0.55%** |

## Environmental Crime

9.38 Daneshouse with Stoneyholme ward is ranked sixth for resident complaints of dirty back yards in 2022/23, and in the most recent year complaints have doubled (Table 12).

9.39 Table 61 examines the number of dirty back yard resident complaints in the current and proposed licensing areas as a percentage of the total properties in each area.

9.40 Cases in Daneshouse and Stoneyholme increase steadily from 2018/19 to 2020/21, before further fluctuating, and are currently slightly above the borough average, though they are the lowest of all the licensing areas.

*Table 61: Dirty Back Yard Resident Complaints SL Areas (BBC Streetscene)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 0.82% | 2.23% | 7.27% | 5.93% | 3.12% |
| Queensgate 2019-24 | 1.55% | 1.86% | 3.1% | 2.17% | 2.05% |
| Gannow 2019-24 | 0.52% | 2.6% | 1.98% | 4.59% | 3.33% |
| Daneshouse & Stoneyholme 2019-24 | 0.28% | 0.67% | 1.29% | 1.23% | 1.57% |
| Burnley Wood with Healey Wood 2022-27 | | | | 5.93% | 7.16% |
| Leyland Road 2022-27 | | | | 3.95% | 3.17% |
| Proposed Selective | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |

| Licensing Areas | | | | | |
|---|---|---|---|---|---|
| Trinity 2025-30 | | | | | 3% |
| Queensgate 2025-30 | | | | | 1.7% |
| Gannow 2025-30 | | | | | 2.9% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 1.57% |
| Padiham 2025-30 | | | | | 2.13% |
| Lyndhurst Road 2025-30 | | | | | 1.25% |
| **BURNLEY** | | | | | **1.37%** |

## Why Propose a Selective Licensing Scheme?

9.41 There have been many encouraging improvements in the current scheme. Property values in the current licensing area have continued to rise from a mean value of £38,684 in 18/19 to £63,607 in 22/23. This represents a significant increase of around 64%. Property values across Burnley rose by 33% across the same period. This shows a continued and improving confidence in the housing market in the licensing area. Despite this improvement, values remain well below the borough mean of £140,808 for all properties and £97,327 for terraced properties in 22/23. The Council believes that by continuing to support these areas by improving property management and condition, we will continue to see improvements in the housing market.

9.42 Empty homes in the current licensing area have reduced from 8% in 2018 to 6% in 2023. This shows a positive reduction in empty properties which can blight a neighbourhood. However, despite these improvements, levels of empty properties do remain above the average of 4.4% for the borough. Long term empty properties are also slightly higher in the licensing area, at 1.8% compared to 1.2% for the borough in 2023. The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that continuing and expanding the licensing scheme will allow this proactive work to continue.

9.43 ASB reports to the police show increases from 8.7% in 2019 to 12.1% in 2020 before reducing again to 11.8% in 2021. The police analysts who provide this data to the Council largely attributed this rise to restrictions relating to the Covid 19 pandemic; breaches of lockdown legislation were recorded as ASB, and increased neighbour tensions resulted in increased complaints. Figures have now reduced dramatically, and are now much lower than 2019 levels. Evidence shows that complaints to the Council across the same period have remained more consistent, from 0.62% of all properties in 18/19 to 0.5% in 22/23. This is below the average for the borough. The Council is pleased to see that levels of ASB appear to be low and reducing in the licensing area. Should another licensing scheme be brought into force, the Council would seek to improve engagement with communities to ensure residents are aware of where to go for assistance for problematic behaviour.

9.44 Instances of residents complaining about dirty back yards have risen slightly during the scheme, from 0.28% in 18/19 to 1.57% in 22/23. Rates are only slightly above the borough average for 22/23 (1.37%). The licensing team have found during audits of the areas that instances of dirty back yards and fly tipping tend to be more common than the complaints to the Council would suggest. If the Council re-introduces selective licensing to this area, we would be keen to improve community engagement and increase confidence in reporting environmental crime if it does

occur.

9.45 The current designation has the lowest levels of private renting of all the licensing areas, at 33.8%, though this is still above the borough rate of 24.3%. The licensing area is estimated to have a slightly higher number of HMOs at 2.8% compared to 2.17% for the borough.

9.46 The Daneshouse and Stoneyholme area was initially designated as a licensing area not only because it demonstrated issues of low demand, but also due to poor property condition. In 2016 47% of properties in the area were believed to have a Category 1 Hazard. The BRE data from 2023 estimates this figure is now 31.2%, showing some improvement in property condition, though this figure is still well above the borough average of 22.5% of the private rented stock. This suggests that whilst there have been improvements, there is still a higher than acceptable level of poor quality properties in this area.

9.47 There has been an overall increase in disrepair complaints for the current licensing area since the start of the scheme; the Council received complaints regarding 3.5% of the PRS in 19/20, which has risen to 4.8% in 22/23. Disrepair complaints remain consistently above the borough average of 3.8%.

9.48 On a positive note, just 0.3% of the privately rented properties in the current scheme have an EPC which does not meet the required standard; this small number of properties are those where the landlord has not been compliant with the licensing scheme and the Council is taking steps to enforce in these cases. Selective licensing has allowed the Council to proactively insist upon improvements to energy efficiency in properties and obtain the correct paperwork to reflect this (a licence will not be granted at a property with an EPC rated below “E”). Without the resources licensing provides, landlords could continue to operate below the required standard.

9.49 Evidence shows that there is a significant number of properties in the licensing area across all tenures where the EPC is rated below “E” (5.4% compared to 2.7% for the borough). This shows a clear concentration of energy inefficient homes within this area and is a strong indicator of poor property condition.

9.50 The EPC and BRE data both show that the current and proposed licensing areas have significant levels of properties in poor condition across all tenures, and from the Council’s experience we expect that a number of these properties will move into the private rented sector. It is crucial that the Council is able to monitor these properties closely to ensure they then meet the required standards.

9.51 The evidence above shows that despite significant improvements in energy efficiency, there is still a significant concern about property condition in this area. The Council believes that continuing selective licensing in this area will provide the additional tools required to tackle poor property management.

# 10 The Padiham Proposed Designation

## Background

10.1 The town of Padiham is situated approximately 3.5 miles west of Burnley, within Gawthorpe ward. The Council previously designated a small area of Gawthorpe ward under selective licensing, the Ingham and Lawrence Street area, between 2016 and 2021. The Council was satisfied that this intervention was sufficient to address the problems of low demand in that area, and it was determined that a second designation was not required at that time.

10.2 The Council has now analysed several key indicators of low demand across the borough and determined that a separate area of Gawthorpe and a small part of Hapton ward, centered around Padiham town centre, would benefit from a selective licensing scheme.

10.3 The proposed designation covers a large residential area (with some commercial) of over 1300 properties, of which 51%% are estimated to be privately rented (*SL Database 2023*).

10.4 A map of the proposed boundary is attached as Appendix 10.

*Table 62: Key Indicators: Padiham 2022/23*

| | Padiham Proposed Boundary | Burnley Borough |
|---|---|---|
| Total Properties | 1317 | 44,123 |
| Private Rented | 51% | 24.3% |
| Owner Occupied | 47.3% | 59.8% |
| EPC Below Minimum Standard in PRS (EPC Register 2023) | 1.3% | Figure unknown |
| Estimated Cat 1 hazards in PRS (BRE 2023, as % of PRS) | 25.3% | 22.5% |
| Disrepair Complaints to BBC as % of PRS (22/23) | 2.5% | 3.8% |
| Estimated HMOs (BRE 2023) | 3% | 2.17% PW report?? |
| Mean House Value (Land Registry 22/23) | £75,671 | All: £140,808<br>Terraced: £97,327 |
| Vacant Homes 2yr+ (March 23) | 1.6% | 1.2% |
| ASB Complaints to BBC (22/23) | 0.7% | 0.6% |
| DBY Resident Complaints to BBC (22/23) | 2.1% | 1.4% |
| Estimated PRS Households in Fuel Poverty (BRE 23) | 24.7% | 23.5% |

## Housing Tenure

10.5 Table 2 shows Gawthorpe ward has the fifth highest level of private renting at 30.8%, which has increased at a greater rate than Burnley since the last census. Levels of owner occupiers are lower than Burnley and England, whilst social renting is similar to the England average and higher than Burnley.

10.6 Table 63 shows tenures within the current and proposed selective licensing areas. The proposed licensing area would cover over 1300 properties of which 51%

are estimated to be private rented. The level of private renting is comparable to the existing licensing areas.

*Table 63: Property Numbers and PRS in the selective licensing areas (SL Data 2023, BRE Data 2023)*

| Current Selective Licensing Areas | Total Properties | Total PRS | % PRS |
|---|---|---|---|
| Trinity 2019-24 | 1348 | 744 | 55.2 |
| Queensgate 2019-24 | 1612 | 785 | 48.7 |
| Gannow 2019-24 | 960 | 496 | 51.7 |
| Daneshouse & Stoneyholme 2019-24 | 1783 | 603 | 33.8 |
| Burnley Wood with Healey Wood 2022-27 | 810 | 429 | 53 |
| Leyland Road 2022-27 | 756 | 464 | 61.4 |
| **Current Total** | **7269** | **3521** | **48.4** |
| Proposed Selective Licensing Areas 2025-30 | Estimated Total Properties | Estimated PRS | Estimated % PRS |
| Trinity 2025-30 | 1760 | 1017 | 57.8 |
| Queensgate 2025-30/Bank Hall??? | 2873 | 1369 | 47.7 |
| Gannow 2025-30 | 1145 | 555 | 48.5 |
| Daneshouse & Stoneyholme 2025-30 | 1783 | 603 | 33.8 |
| Padiham 2025-30 | 1317 | 671 | 51 |
| Lyndhurst Road 2025-30 | 962 | 370 | 38.5 |
| **Proposed Total** | **9840** | **4585** | **46.6** |

## Houses in Multiple Occupation (HMOs)

10.7 According to BRE data, Gawthorpe ward is estimated to have the fifth highest rate of HMOs in the borough at 2.27% comparable with 2.17% for Burnley (Table 3).

10.8 Table 64 shows estimated HMO rates in the current and proposed licensing areas. The proposed Padiham licensing area has a slightly higher concentration of HMOs than the borough and the ward in which it is situated.

*Table 64: Estimated HMOs Current and Proposed Selective Licensing Areas (BRE)*

| Current Selective Licensing Areas | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2019-24 | 5.93% |
| Queensgate 2019-24 | 5.52% |
| Gannow 2019-24 | 4.48% |
| Daneshouse & Stoneyholme 2019-24 | 2.8% |
| Burnley Wood with Healey Wood 2022-27 | 3.7% |
| Leyland Road 2022-27 | 11.24% |
| Proposed Selective Licensing Areas 2025-30 | Estimated HMOs as % of Properties |
| Trinity 2025-30 | 6.6% |
| Queensgate 2025-30 | 5.01% |
| Gannow 2025-30 | 4.37% |
| Daneshouse & Stoneyholme 2025-30 | 2.8% |
| Padiham 2025-30 | 2.96% |
| Lyndhurst Road 2025-30 | 4.37% |
| **BURNLEY** | **2.17%** |

## Property Condition: Energy Performance Certificates (EPCs)

*Table 65: EPC Ratings in the licensing areas (EPC Register September 2023)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |
| **Current Total** | **319** | **4.4%** | **14** | **0.4%** |
| Proposed Selective Licensing Areas 2025-30 | No. rated below "E" | % rated below "E" | No. PRS rated below "E" | % PRS rated below "E" |
| Trinity 2025-30 | 78 | 4.4% | 5 | 0.5% |
| Queensgate 2025-30 | 148 | 5.2% | 24 | 1.8% |
| Gannow 2025-30 | 31 | 2.7% | 4 | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | 97 | 5.4% | 2 | 0.3% |
| Padiham 2025-30 | 29 | 2.2% | 9 | 1.3% |
| Lyndhurst Road 2025-30 | 41 | 4.3% | 9 | 1.9% |
| **Proposed Total** | **424** | **4.3%** | **53** | **1.2%** |

10.9 2.7% of properties in Burnley have an EPC rated below "E" (all tenures); this is comparable to the proposed licensing area at 2.2%. Of those, 1.3% are estimated to be privately rented.

10.10 The figures clearly show the positive impact that the existing licensing schemes have had, with much lower levels of inefficient privately rented properties. The Council has identified 29 properties in the proposed Padiham designation which are rated below "E", of which it is estimated nine are privately rented. Whilst the total number for all tenures is below the average for Burnley, the number which we believe to be privately rented is significantly higher than the current selective licensing areas. From experience of previous schemes, the Council also finds that the number of private rented properties in an area is often higher than estimated. Therefore, the Council believes the area would benefit from the proactive approach to energy efficiency which the licensing scheme would allow.

## Property Condition: Estimated Category 1 Hazards

10.11 The percentage of properties in the current and proposed licensing areas estimated to have Category 1 Hazards is significantly above the Burnley average of 14.7%. When taken together, the estimated rates at privately rented properties for the current and proposed licensing areas is above the average for Burnley of 22.5%, though there is variation between the areas.

10.12 According to the BRE data, Gawthorpe ward is estimated to have the third highest number of private rented properties with category 1 hazards in the borough

(Table 6).

10.13 Table 66 examines the estimated numbers of Category 1 Hazards in the current and proposed licensing areas.

*Table 66: Estimated Category 1 Hazards SL Areas (BRE 2023)*

| Current Selective Licensing Areas | Cat 1 Hazard All Properties | Total Properties | Cat 1 Hazard as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 313 | 1348 | 23.2% | 162 | 744 | 21.8% |
| Queensgate 2019-24 | 325 | 1612 | 20.2% | 165 | 785 | 21.0% |
| Gannow 2019-24 | 192 | 960 | 20% | 107 | 496 | 21.6% |
| Daneshouse & Stoneyholme 2019-24 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Burnley Wood with Healey Wood 2022-27 | 184 | 810 | 22.7% | 99 | 429 | 23.1% |
| Leyland Road 2022-27 | 163 | 756 | 21.6% | 104 | 464 | 22.4% |
| **Current Total** | **1588** | **7269** | **21.9%** | **825** | **3521** | **23.4%** |
| Proposed Selective Licensing Areas 2025-30 | Cat 1 Hazards All Properties | Total Properties | Cat 1 Hazards as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
| Trinity 2025-30 | 396 | 1760 | 22.5% | 218 | 1017 | 21.4% |
| Queensgate/ Bank Hall 2025-30 | 615 | 2873 | 21.4% | 329 | 1369 | 24% |
| Gannow 2025-30 | 235 | 1145 | 20.5% | 125 | 555 | 22.5% |
| Daneshouse and Stoneyholme 2025-30 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Padiham 2025-30 | 281 | 1317 | 21.3% | 170 | 671 | 25.3% |
| Lyndhurst Road 2025-30 | 206 | 962 | 21.4% | 90 | 370 | 24.3% |
| **Proposed Total** | **2144** | **9840** | **21.8%** | **1120** | **4585** | **24.4%** |
| **BURNLEY** | | | **14.7%** | | | **22.5%** |

10.14 The proposed Padiham selective licensing area is estimated to have Category 1 Hazards at 21.3% of all properties and 25.3% of private rented properties; both of which are above the Burnley average. The Council is satisfied that this evidence suggests further investigation into property condition in Padiham is required.

## Property Condition: Disrepair Complaints

10.15 Gawthorpe ward is ranked sixth highest for complaints to the Council regarding private rented disrepair (Table 7).

10.16 Table 67 shows the numbers of disrepair complaints within the current and

proposed licensing areas. The number of complaints for the most recent available data for Padiham is below average. This is inconsistent with the estimates made by the BRE regarding serious hazards. The Council is concerned that there may be a lack of awareness in Padiham of the appropriate routes to go down when a landlord fails to address disrepair and believes that a selective licensing designation would be an appropriate way to focus attention on potential properties with unreported hazards.

*Table 67: Disrepair Complaints to BBC SL Areas (BBC)*

| Current/Previous Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
|---|---|---|---|---|
| Trinity 2019-24 | 8% | 8.7% | 6.7% | 7.3% |
| Queensgate 2019-24 | 5% | 6.9% | 6.7% | 6.5% |
| Gannow 2019-24 | 4% | 5% | 7.1% | 3.4% |
| Daneshouse & Stoneyholme 2019-24 | 3.5% | 8.1% | 4.8% | 4.8% |
| Burnley Wood with Healey Wood 2022-27 | 7.6% | 3.6% | 5.5% | 7.7% |
| Leyland Road 2022-27 | 6.2% | 3.8% | 3.7% | 6% |
| Proposed Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
| Trinity 2025-30 | | | | 6.4% |
| Queensgate 2025-30 | | | | 4.7% |
| Gannow 2025-30 | | | | 6.1% |
| Daneshouse and Stoneyholme 2025-30 | | | | 4.8% |
| Padiham 2025-30 | | | | 2.5% |
| Lyndhurst Road 2025-30 | | | | 6% |
| **BURNLEY** | | | | **3.8%** |

## Housing Market

10.17 Mean house values in Gawthorpe ward are the fifth lowest in the borough for 2022/23 (Table 8).

10.18 Table 68 shows trends in house values in the current licensing areas for the last four years, and the most recent data for the proposed new designations.

*Table 68: Mean House Values SL Areas (ONS)*

| Current/Previous Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | £40,240 | £42,198 | £42,356 | £54,267 | £60,826 |
| Queensgate 2019-24 | £40,146 | £48,875 | £47,782 | £55,144 | £63,860 |
| Gannow 2019-24 | £47, 327 | £48,982 | £53,897 | £56,759 | £68,843 |
| Daneshouse & Stoneyholme 2019-24 | £38,684 | £41,663 | £52,344 | £47,477 | £63,607 |
| Burnley Wood with Healey Wood 2022-27 | £40,929 | £40,499 | £43,703 | £50,860 | £60,674 |
| Leyland Road 2022-27 | £39,102 | £46,737 | £51,008 | £54,025 | £60,810 |

| Proposed Selective Licensing Areas | | | | | |
|---|---|---|---|---|---|
| Trinity 2025-30 | | | | | £62,528 |
| Queensgate/ Bank Hall 2025-30 | | | | | £67,666 |
| Gannow 2025-30 | | | | | £73,043 |
| Daneshouse and Stoneyholme 2025-30 | | | | | £63,607 |
| Padiham 2025-30 | | | | | £75,671 |
| Lyndhurst Road 2025-30 | | | | | £82,081 |
| **BURNLEY ALL PROPERTIES** | **£106,274** | **£114,189** | **£126,187** | **£135,584** | **£140,808** |
| **BURNLEY TERRACED PROPERTIES** | **£70,291** | **£74,321** | **£80,261** | **£93,918** | **£97,327** |

9.24 Mean house values for 2022/23 in the Padiham proposed designation are higher than the current licensing areas, but remain below the Burnley average for all property types and terraced properties, further suggesting that the area may be suffering from low demand for housing.

## Empty Homes

10.19 Over the last ten years the number of empty homes in Burnley has reduced. Empty homes in Gawthorpe ward have continued to reduce, but the ward is still ranked fifth highest across the borough (Table 9).

10.20 Table 69 shows levels of empty properties as a percentage of houses in the current and proposed selective licensing areas. For comparison, the percentage of empty properties in March 2023 across Burnley was 4.4%

*Table 69: Empty Properties in Current and Proposed Licensing Areas as % of Properties (BBC Empty Homes)*

| Current/Previous Selective Licensing Areas | March 2018 | March 2019 | March 2020 | March 2021 | March 2022 | March 2023 |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 15% | 14% | 12% | 10% | 10% | 10% |
| Queensgate 2019-24 | 12% | 10% | 8% | 8% | 8% | 7% |
| Gannow 2019-24 | 12% | 11% | 10% | 9% | 10% | 10% |
| Daneshouse & Stoneyholme 2019-24 | 8% | 8% | 6% | 6% | 6% | 6% |
| Burnley Wood with Healey Wood 2022-27 | | | | 10% | 9% | 7% |
| Leyland Road 2022-27 | | | | 8% | 9% | 8% |
| Proposed Selective Licensing Areas | | | | | | |
| Trinity 2025-30 | | | | | | 9% |
| Queensgate 2025-30 | | | | | | 7% |
| Gannow 2025-30 | | | | | | 9% |
| Daneshouse and | | | | | | 6% |

| | | | | | | |
|---|---|---|---|---|---|---|
| Stoneyholme 2025-30 | | | | | | |
| Padiham 2025-30 | | | | | | 7% |
| Lyndhurst Road 2025-30 | | | | | | 7% |

10.21 Levels of empty properties in the proposed Padiham designation are comparable with the existing licensing areas, and are above average for the borough, suggesting similar issues with low demand for housing in this area to those witnessed in the existing areas.

10.22 A useful additional indicator is to review the number of properties which have remained empty for two years or more. Table 70 shows the number of long term empty properties in the current and proposed licensing areas.

10.23 Long term empty properties in Padiham are at the lower end of the current licensing area range, but are still above average for the borough. The Council is satisfied that it would be a selective licensing scheme in this area could support the work of the Empty Homes Team and encourage landlords to bring empty properties back into use.

*Table 70: Long Term Empty Properties (BBC Empty Homes 2023)*

| Current/Previous Selective Licensing Areas | Long Term Empty as % of Properties March 2023 |
|---|---|
| Trinity 2019-24 | 3% |
| Queensgate 2019-24 | 2.2% |
| Gannow 2019-24 | 2.2% |
| Daneshouse & Stoneyholme 2019-24 | 1.8% |
| Burnley Wood with Healey Wood 2022-27 | 1.5% |
| Leyland Road 2022-27 | 2.1% |
| Proposed Selective Licensing Areas | |
| Trinity 2025-30 | 3.5% |
| Queensgate 2025-30 | 1.7% |
| Gannow 2025-30 | 2.1% |
| Daneshouse and Stoneyholme 2025-30 | 1.8% |
| Padiham 2025-30 | 1.6% |
| Lyndhurst Road 2025-30 | 0.8% |
| **BURNLEY** | **1.2%** |

## Crime and Anti-Social Behaviour

10.24 Rates of all reported crime in Gawthorpe have remained fairly static for the last few years, and the ward is ranked fifth highest for all recorded crime in the borough in 2022/23 (Table 10).

10.25 Gawthorpe was the sixth highest ranking ward for ASB in 2022/23, but has seen reductions in recorded ASB in the last two years (Table 11).

10.26 Table 71 shows the numbers of cases reported to the Council since 2018 as a percentage of total properties. Cases of ASB recorded by the Council in Padiham are above the borough average, and comparable with the Trinity and Queensgate existing licensing areas.

*Table 71: ASB Recorded by BBC SL Areas as a Percentage of Properties (BBC Community Safety Team)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 1.9% | 1.6% | 1.6% | 1.3% | 0.82% |
| Queensgate 2019-24 | 2.1% | 1% | 1.4% | 0.9% | 0.74% |
| Gannow 2019-24 | 2% | 4% | 1.35% | 1.35% | 1.89% |
| Daneshouse & Stoneyholme 2019-24 | 0.62% | 0.5% | 0.84% | 0.28% | 0.5% |
| Burnley Wood with Healey Wood 2022-27 | | | | 2.84% | 2.22% |
| Leyland Road 2022-27 | | | | 0.4% | 2.51% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 0.68% |
| Queensgate 2025-30 | | | | | 0.73% |
| Gannow 2025-30 | | | | | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 0.5% |
| Padiham 2025-30 | | | | | 0.76% |
| Lyndhurst Road 2025-30 | | | | | 0.31% |
| **BURNLEY** | | | | | **0.55%** |

## Environmental Crime

10.27 Gawthorpe ward is ranked fourth for resident complaints of dirty back yards in 2022/23 (Table 12).

10.28 Table 72 examines the number of dirty back yard resident complaints in the current and proposed licensing areas as a percentage of the total properties in each area.

10.29 Cases in the proposed Padiham designation are significantly above the borough average; environmental crime is clearly an issue for residents in this area. The Council is satisfied that a selective licensing designation could help to tackle this issue by ensuring both landlords and residents are aware of their responsibilities, and instigating greater monitoring of the areas to target repeat offenders.

*Table 72: Dirty Back Yard Resident Complaints SL Areas (BBC Streetscene)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 0.82% | 2.23% | 7.27% | 5.93% | 3.12% |
| Queensgate 2019-24 | 1.55% | 1.86% | 3.1% | 2.17% | 2.05% |
| Gannow 2019-24 | 0.52% | 2.6% | 1.98% | 4.59% | 3.33% |
| Daneshouse & Stoneyholme 2019-24 | 0.28% | 0.67% | 1.29% | 1.23% | 1.57% |
| Burnley Wood with Healey Wood 2022-27 | | | | 5.93% | 7.16% |
| Leyland Road 2022-27 | | | | 3.95% | 3.17% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 3% |
| Queensgate 2025-30 | | | | | 1.7% |
| Gannow 2025-30 | | | | | 2.9% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 1.57% |

| | | | | | |
|---|---|---|---|---|---|
| Padiham 2025-30 | | | | | 2.13% |
| Lyndhurst Road 2025-30 | | | | | 1.25% |
| **BURNLEY** | | | | | **1.37%** |

## Why Propose a Selective Licensing Scheme?

10.30 The Council is proposing to introduce selective licensing in Padiham because there is evidence to suggest that the area is suffering from or is at risk of becoming an area of low demand for housing.

10.31 The proposed licensing area is estimated to have higher than average levels of private rented stock, at 51% compared to a borough average of 24.3% and England average of 20.6% (Census 2021). This is notably higher than the ward rate of 30.8% for Gawthorpe.

10.32 It is estimated that 2.2% of properties (all tenures) in the proposed area have below standard EPCs, similar to the borough figure of 2.7%. 1.3% of properties in the private rented sector are estimated to have a below standard EPC. This represents a much higher level of non compliance with energy efficiency regulations than the existing licensing areas where the Council have been able to proactively target resources to ensure properties are up to standard. The Council has also found from experience that after the introduction of a scheme, additional private rented properties are identified; therefore the figures for non compliance are anticipated to be higher.

10.33 It is estimated that 21.3% of properties in the proposed area have one or more serious hazards, and that 25.3% of the private rented sector in this area has a serious hazard. This is above the borough averages of 14.7% for all tenures and 22.5% for the PRS. In addition, as above, there may be more properties in the PRS than initially estimated, therefore this figure could be higher.

10.34 Complaints to the Council of disrepair are lower than the borough average, 2.5% compared to 3.8% for the borough. This is inconsistent with the above evidence which shows estimates of poor property condition and poor energy efficiency. The Council is concerned that many residents will not be aware of the assistance the Council can provide when landlords are not compliant with their repair obligations, and that by introducing a selective licensing scheme, the Council will be able to investigate closer, identify and act upon issues with poor property condition in this area.

10.35 Numbers of empty homes in the proposed area are comparable with the current licensing areas at 9%, whilst long term empty properties are slightly above average at 1.6% compared to 1.2% for the borough. The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that introducing a licensing scheme in Padiham will allow this proactive work to expand to a wider area.

10.36 Complaints to the Council of ASB are slightly above average for 22/23, 0.76% compared to 0.55% for the borough and instances of resident complaints for

environmental crime are significantly above the borough average at 2.13% for 22/23 compared to 1.37% for the borough.

10.37 Mean property values in this area are higher than the existing licensing areas, at £75,671 for 22/23, however this is still notably below the borough mean of £140,808 for the same year, and the mean for terraced properties of £97,327.

10.38 The Council is satisfied that further investigation into the private rented sector is appropriate, and that conducting a public consultation will allow us to greater understand the issues affecting the private rented sector, in order to determine whether a selective licensing scheme is appropriate in this area.

# 11 The Lyndhurst Road Proposed Designation

## Background

11.1 The Lyndhurst Road area is a residential area on the edge of the town centre, located near to Burnley Football Club, and is situated along a major thoroughfare into the town (Brunshaw Road to Harry Potts Way). Burnley Council is currently undertaking significant improvement works to the route into the town centre from this area.

11.2 The proposed designation has not been subject to selective licensing previously, and is located 0.3 miles to the south west of the current Leyland Road designation, and 0.1 miles to the west of the current Burnley Wood with Healey Wood designation, both of which have been designated for the period 2022-2027.

11.3 Roughly half of the proposed designation is located in Bank Hall ward, whilst the other half is situated in Brunshaw.

11.4 The proposed designation covers a residential area of over 1300 properties, of which 51%% are estimated to be privately rented (*SL Database 2023*).

11.5 A map of the proposed designation is attached as Appendix 12.

*Table 73: Key Indicators: Lyndhurst Road 2022/23*

| | Lyndhurst Road Proposed Boundary | Burnley Borough |
|---|---|---|
| Total Properties | 962 | 44,123 |
| Private Rented | 38.5% | 24.3% |
| Owner Occupied | 59.1% | 59.8% |
| EPC Below Minimum Standard in PRS (EPC Register 2023) | 1.9% | Figure unknown |
| Estimated Cat 1 hazards in PRS (BRE 2023, as % of PRS) | 24.3% | 22.5% |
| Disrepair Complaints to BBC as % of PRS (22/23) | 6% | 3.8% |
| Estimated HMOs (BRE 2023) | 4.4% | 2.17% |
| Mean House Value (Land Registry 22/23) | £82,081 | All: £140,808<br>Terraced: £97,327 |
| Vacant Homes 2yr+ (March 23) | 0.8% | 1.2% |
| ASB Complaints to BBC (22/23) | 0.3% | 0.6% |
| DBY Resident Complaints to BBC (22/23) | 1.3% | 1.4% |
| Estimated PRS Households in Fuel Poverty (BRE 23) | 27.8% | 23.5% |

## Housing Tenure

11.6 Table 2 shows that Bank Hall ward (where half of the proposed designation is situated) has the highest percentage of private rented properties in the borough at 40.3%, and there has been a significant increase in private renting since the 2011 Census. Levels of owner occupiers are also well below the rate for Burnley and England, whilst social landlords are higher than both averages. Conversely, Brunshaw, where the remainder of the proposed designation is located, is ranked

11th for levels of private renting, and is below average for Burnley and England. It also has higher levels of owner occupiers, though these are still below the Burnley and England averages. Further analysis at the designation level shows that in this part of Brunshaw, private renting is notably higher than for the ward as a whole.

11.7 Table 74 shows tenures within the current and proposed selective licensing areas. The proposed licensing area contains 962 properties, of which it is estimated 38.5% are privately rented. This figure is at the lower end of the range for the current selective licensing areas but remains well above the Burnley average. The Council is therefore satisfied that further analysis of the private rented sector in this area is appropriate.

*Table 74: Property Numbers and PRS in the selective licensing areas (SL Data 2023, BRE Data 2023)*

| Current Selective Licensing Areas | Total Properties | Total PRS | % PRS |
|---|---|---|---|
| Trinity 2019-24 | 1348 | 744 | 55.2 |
| Queensgate 2019-24 | 1612 | 785 | 48.7 |
| Gannow 2019-24 | 960 | 496 | 51.7 |
| Daneshouse & Stoneyholme 2019-24 | 1783 | 603 | 33.8 |
| Burnley Wood with Healey Wood 2022-27 | 810 | 429 | 53 |
| Leyland Road 2022-27 | 756 | 464 | 61.4 |
| **Current Total** | **7269** | **3521** | **48.4** |
| Proposed Selective Licensing Areas 2025-30 | Estimated Total Properties | Estimated PRS | Estimated % PRS |
| Trinity 2025-30 | 1760 | 1017 | 57.8 |
| Queensgate 2025-30 | 2873 | 1369 | 47.7 |
| Gannow 2025-30 | 1145 | 555 | 48.5 |
| Daneshouse & Stoneyholme 2025-30 | 1783 | 603 | 33.8 |
| Padiham 2025-30 | 1317 | 671 | 51 |
| Lyndhurst Road 2025-30 | 962 | 370 | 38.5 |
| **Proposed Total** | **9840** | **4585** | **46.6** |

## Houses in Multiple Occupation (HMOs)

11.8 According to BRE data, Bank Hall ward is estimated to have the highest rate of HMOs in the borough at 5.92% compared to 2.17% for Burnley (Table 3).

11.9 Table 75 shows estimated HMO rates in the current and proposed licensing areas. The proposed Lyndhurst Road area has a lower concentration of HMOs than the ward, but this is still notably above the borough average.

*Table 75: Estimated HMOs Current and Proposed Selective Licensing Areas (BRE)*

| Current Selective Licensing Areas | Estimated HMOs as % of Properties |
|---|---|
| Trinity 2019-24 | 5.93% |
| Queensgate 2019-24 | 5.52% |
| Gannow 2019-24 | 4.48% |
| Daneshouse & Stoneyholme 2019-24 | 2.8% |
| Burnley Wood with Healey Wood 2022-27 | 3.7% |
| Leyland Road 2022-27 | 11.24% |
| Proposed Selective Licensing Areas 2025-30 | Estimated HMOs as % of |

| | Properties |
|---|---|
| Trinity 2025-30 | 6.6% |
| Queensgate 2025-30 | 5.01% |
| Gannow 2025-30 | 4.37% |
| Daneshouse & Stoneyholme 2025-30 | 2.8% |
| Padiham 2025-30 | 2.96% |
| Lyndhurst Road 2025-30 | 4.37% |
| **BURNLEY** | **2.17%** |

## Property Condition: Energy Performance Certificates (EPCs)

*Table 76: EPC Ratings in the licensing areas (EPC Register September 2023)*

| Current Selective Licensing Areas | No. rated below "E" All Tenure | % rated below "E" All Tenure | No. PRS rated below "E" | % PRS rated below "E" |
|---|---|---|---|---|
| Trinity 2019-24 | 65 | 4.8% | 3 | 0.4% |
| Queensgate 2019-24 | 83 | 5.2% | 4 | 0.5% |
| Gannow 2019-24 | 27 | 2.8% | 3 | 0.6% |
| Daneshouse & Stoneyholme 2019-24 | 97 | 5.4% | 2 | 0.3% |
| Burnley Wood with Healey Wood 2022-27 | 20 | 2.5% | 0 | 0% |
| Leyland Road 2022-27 | 27 | 3.6% | 2 | 0.4% |
| **Current Total** | **319** | **4.4%** | **14** | **0.4%** |
| Proposed Selective Licensing Areas 2025-30 | No. rated below "E" | % rated below "E" | No. PRS rated below "E" | % PRS rated below "E" |
| Trinity 2025-30 | 78 | 4.4% | 5 | 0.5% |
| Queensgate 2025-30 | 148 | 5.2% | 24 | 1.8% |
| Gannow 2025-30 | 31 | 2.7% | 4 | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | 97 | 5.4% | 2 | 0.3% |
| Padiham 2025-30 | 29 | 2.2% | 9 | 1.3% |
| Lyndhurst Road 2025-30 | 41 | 4.3% | 9 | 1.9% |
| **Proposed Total** | **424** | **4.3%** | **53** | **1.2%** |

11.10 2.7% of properties in Burnley have an EPC rated below "E" (all tenures) compared to 4.3% for the proposed Lyndhurst Road area designation. The Council estimated that of those, 1.9% are privately rented. The Council is concerned that this indicates poor property condition in this area.

11.11 The figures clearly show the positive impact that the current licensing schemes have had. The percentage of properties in the proposed Lyndhurst Road designation rated below "E" is higher than both the Gannow and Burnley Wood with Healey Wood designations and is comparable with the Trinity designation. This figure suggests that property condition is a concern in this area. Of the 41 properties rated below "E", the Council estimated nine to be privately rented, however this figure could be higher. The Council has found in previous schemes that we frequently identify more privately rented properties than initially estimated. Therefore, the Council believes the area would benefit from the proactive approach to energy efficiency which the licensing scheme would allow.

## Property Condition: Estimated Category 1 Hazards

11.12 The percentage of properties in the current and proposed licensing areas estimated to have Category 1 Hazards is significantly above the Burnley average of 14.7%. When taken together, the estimated rates at privately rented properties for the current and proposed licensing areas is above the average for Burnley of 22.5%, though there is variation between the areas (Table 6).

11.13 BRE data estimates that Bank Hall Ward has the second highest level of privately rented properties with category 1 hazards in the borough. The figure is much lower for Brunshaw, but as the table below shows, the proposed licensing area is estimated to have a concentration of properties in poor condition.

11.14 Table 77 examines the estimated numbers of Category 1 Hazards in the current and proposed licensing areas.

*Table 77: Estimated Category 1 Hazards SL Areas (BRE 2023)*

| Current Selective Licensing Areas | Cat 1 Hazard All Properties | Total Properties | Cat 1 Hazard as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 313 | 1348 | 23.2% | 162 | 744 | 21.8% |
| Queensgate 2019-24 | 325 | 1612 | 20.2% | 165 | 785 | 21.0% |
| Gannow 2019-24 | 192 | 960 | 20% | 107 | 496 | 21.6% |
| Daneshouse & Stoneyholme 2019-24 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Burnley Wood with Healey Wood 2022-27 | 184 | 810 | 22.7% | 99 | 429 | 23.1% |
| Leyland Road 2022-27 | 163 | 756 | 21.6% | 104 | 464 | 22.4% |
| **Current Total** | **1588** | **7269** | **21.9%** | **825** | **3521** | **23.4%** |
| Proposed Selective Licensing Areas 2025-30 | Cat 1 Hazards All Properties | Total Properties | Cat 1 Hazards as % of Properties | Cat 1 Hazard PRS | Total PRS | Cat 1 PRS as % of PRS |
| Trinity 2025-30 | 396 | 1760 | 22.5% | 218 | 1017 | 21.4% |
| Queensgate/ Bank Hall 2025-30 | 615 | 2873 | 21.4% | 329 | 1369 | 24% |
| Gannow 2025-30 | 235 | 1145 | 20.5% | 125 | 555 | 22.5% |
| Daneshouse and Stoneyholme 2025-30 | 411 | 1783 | 23.1% | 188 | 603 | 31.2% |
| Padiham 2025-30 | 281 | 1317 | 21.3% | 170 | 671 | 25.3% |
| Lyndhurst Road 2025-30 | 206 | 962 | 21.4% | 90 | 370 | 24.3% |
| **Proposed Total** | **2144** | **9840** | **21.8%** | **1120** | **4585** | **24.4%** |
| **BURNLEY** | | | **14.7%** | | | **22.5%** |

11.15 The proposed Lyndhurst Road selective licensing area is estimated to have

Category 1 Hazards at 21.4% of all properties and 24.4% of private rented properties; both of which are above the average for Burnley.

## Property Condition: Disrepair Complaints

11.16 Bank Hall ward is the highest ranked ward for disrepair complaints made to the Council in 2022/23. Brunshaw ward is ranked much lower at eleventh (Table 7).

11.17 Table 78 shows the numbers of disrepair complaints within the current and proposed licensing areas. The latest data for the proposed Lyndhurst Road designation shows a rate of complaints notably higher than the borough average, and comparable with the current selective licensing areas.

11.18 The Council is satisfied that there is ample evidence to support the introduction of selective licensing in this area to improve property condition.

*Table 78: Disrepair Complaints to BBC SL Areas (BBC)*

| Current/Previous Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
|---|---|---|---|---|
| Trinity 2019-24 | 8% | 8.7% | 6.7% | 7.3% |
| Queensgate 2019-24 | 5% | 6.9% | 6.7% | 6.5% |
| Gannow 2019-24 | 4% | 5% | 7.1% | 3.4% |
| Daneshouse & Stoneyholme 2019-24 | 3.5% | 8.1% | 4.8% | 4.8% |
| Burnley Wood with Healey Wood 2022-27 | 7.6% | 3.6% | 5.5% | 7.7% |
| Leyland Road 2022-27 | 6.2% | 3.8% | 3.7% | 6% |
| Proposed Selective Licensing Areas | Disrepair Complaints as % of PRS 19/20 | Disrepair Complaints as % of PRS 20/21 | Disrepair Complaints as % of PRS 21/22 | Disrepair Complaints as % of PRS 22/23 |
| Trinity 2025-30 | | | | 6.4% |
| Queensgate 2025-30 | | | | 4.7% |
| Gannow 2025-30 | | | | 6.1% |
| Daneshouse and Stoneyholme 2025-30 | | | | 4.8% |
| Padiham 2025-30 | | | | 2.5% |
| Lyndhurst Road 2025-30 | | | | 6% |
| **BURNLEY** | | | | **3.8%** |

## Housing Market

11.19 Mean house values in Bank Hall ward are the second lowest in the borough for 2022/23, whilst in Brunshaw they rank seventh (Table 8).

11.20 Table 79 shows trends in house values in the current licensing areas for the last four years, as well as the most recent data for the proposed new designations.

*Table 79: Mean House Values SL Areas (ONS)*

| Current/Previous Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | £40,240 | £42,198 | £42,356 | £54,267 | £60,826 |
| Queensgate 2019-24 | £40,146 | £48,875 | £47,782 | £55,144 | £63,860 |
| Gannow 2019-24 | £47, 327 | £48,982 | £53,897 | £56,759 | £68,843 |
| Daneshouse & Stoneyholme 2019-24 | £38,684 | £41,663 | £52,344 | £47,477 | £63,607 |
| Burnley Wood with Healey Wood 2022-27 | £40,929 | £40,499 | £43,703 | £50,860 | £60,674 |
| Leyland Road 2022-27 | £39,102 | £46,737 | £51,008 | £54,025 | £60,810 |
| Proposed Selective Licensing Areas | | | | | |
| Trinity 2025-30 | | | | | £62,528 |
| Queensgate/ Bank Hall 2025-30 | | | | | £67,666 |
| Gannow 2025-30 | | | | | £73,043 |
| Daneshouse and Stoneyholme 2025-30 | | | | | £63,607 |
| Padiham 2025-30 | | | | | £75,671 |
| Lyndhurst Road 2025-30 | | | | | £82,081 |
| **BURNLEY ALL PROPERTIES** | **£106,274** | **£114,189** | **£126,187** | **£135,584** | **£140,808** |
| **BURNLEY TERRACED PROPERTIES** | **£70,291** | **£74,321** | **£80,261** | **£93,918** | **£97,327** |

11.21 Mean house values for 2022/23 in the Lyndhurst Road area are higher than the current licensing areas, but remain below the Burnley average for all property

types and terraced properties, further suggesting that the area may be suffering from low demand for housing.

## Empty Homes

11.22 Over the last ten years the number of empty homes in Burnley has reduced. Empty homes in Bank Hall have reduced but remain the highest in the borough. Empty Homes in Brunshaw have remained more consistent (Table 9).

11.23 Table 80 shows levels of empty properties as a percentage of houses in the current and proposed selective licensing areas. For comparison, the percentage of empty properties in March 2023 across Burnley was 4.4%

*Table 80: Empty Properties in Current and Proposed Licensing Areas as % of Properties (BBC Empty Homes)*

| Current/Previous Selective Licensing Areas | March 2018 | March 2019 | March 2020 | March 2021 | March 2022 | March 2023 |
|---|---|---|---|---|---|---|
| Trinity 2019-24 | 15% | 14% | 12% | 10% | 10% | 10% |
| Queensgate 2019-24 | 12% | 10% | 8% | 8% | 8% | 7% |
| Gannow 2019-24 | 12% | 11% | 10% | 9% | 10% | 10% |
| Daneshouse & Stoneyholme 2019-24 | 8% | 8% | 6% | 6% | 6% | 6% |
| Burnley Wood with Healey Wood 2022-27 | | | | 10% | 9% | 7% |
| Leyland Road 2022-27 | | | | 8% | 9% | 8% |
| Proposed Selective Licensing Areas | | | | | | |
| Trinity 2025-30 | | | | | | 9% |
| Queensgate 2025-30 | | | | | | 7% |
| Gannow 2025-30 | | | | | | 9% |
| Daneshouse and Stoneyholme 2025-30 | | | | | | 6% |
| Padiham 2025-30 | | | | | | 7% |
| Lyndhurst Road 2025-30 | | | | | | 7% |

11.24 Levels of empty properties in the proposed Lyndhurst Road designation are comparable with the existing licensing areas, and are above average for the borough, suggesting similar issues with low demand for housing in this area to those witnessed in the existing areas.

11.25 A useful additional indicator is to review the number of properties which have remained empty for two years or more. Table 81 shows the number of long term empty properties in the current and proposed licensing areas.

11.26 Long term empty properties in the Lyndhurst Road area are currently below the borough average, suggesting that this area does not suffer from the same blight of vacant properties as the current licensing areas. This is a positive indicator for this

area, and the Council is keen to introduce further measures to maintain this.

*Table 81: Long Term Empty Properties (BBC Empty Homes 2023)*

| Current/Previous Selective Licensing Areas | Long Term Empty as % of Properties March 2023 |
|---|---|
| Trinity 2019-24 | 3% |
| Queensgate 2019-24 | 2.2% |
| Gannow 2019-24 | 2.2% |
| Daneshouse & Stoneyholme 2019-24 | 1.8% |
| Burnley Wood with Healey Wood 2022-27 | 1.5% |
| Leyland Road 2022-27 | 2.1% |
| Proposed Selective Licensing Areas | |
| Trinity 2025-30 | 3.5% |
| Queensgate 2025-30 | 1.7% |
| Gannow 2025-30 | 2.1% |
| Daneshouse and Stoneyholme 2025-30 | 1.8% |
| Padiham 2025-30 | 1.6% |
| Lyndhurst Road 2025-30 | 0.8% |
| **BURNLEY** | **1.2%** |

## Crime and Anti-Social Behaviour

11.27 Bank Hall, which contains roughly 50% of the proposed designation, is ranked third highest for all crime in 2022/23, whereas Brunshaw ward is ranked much lower at fourteenth (Table 10).

11.28 Bank Hall has recorded the second highest level of ASB in 2022/23, though these rates have reduced in the last two years. Brunshaw, conversely, is ranked eleventh in the borough (Table 11).

11.29 Table 82 shows the numbers of ASB cases reported to the Council since 2018 as a percentage of total properties. Cases of ASB recorded by the Council in the proposed Lyndhurst Road area are below the borough average, suggesting ASB is less of a problem in this area.

*Table 82: ASB Recorded by BBC SL Areas as a Percentage of Properties (BBC Community Safety Team)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 1.9% | 1.6% | 1.6% | 1.3% | 0.82% |
| Queensgate 2019-24 | 2.1% | 1% | 1.4% | 0.9% | 0.74% |
| Gannow 2019-24 | 2% | 4% | 1.35% | 1.35% | 1.89% |
| Daneshouse & Stoneyholme 2019-24 | 0.62% | 0.5% | 0.84% | 0.28% | 0.5% |
| Burnley Wood with Healey Wood 2022-27 | | | | 2.84% | 2.22% |
| Leyland Road 2022-27 | | | | 0.4% | 2.51% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 0.68% |
| Queensgate 2025-30 | | | | | 0.73% |
| Gannow 2025-30 | | | | | 0.7% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 0.5% |
| Padiham 2025-30 | | | | | 0.76% |

| | | | | | |
|---|---|---|---|---|---|
| Lyndhurst Road 2025-30 | | | | | 0.31% |
| **BURNLEY** | | | | | **0.55%** |

## Environmental Crime

11.30 Bank Hall ward is ranked third for resident complaints of dirty back yards in 2022/23, whilst Brunshaw is tenth. Cases in Bank Hall have remained static for the last two years (Table 12).

11.31 Table 83 examines the number of dirty back yard resident complaints in the current and proposed licensing areas as a percentage of the total properties in each area.

11.32 Cases in the proposed Lyndhurst Road area are below the borough average, indicating that environmental crime is less of a concern in this area. The Council believes that give other indicators of low demand in the area, a consultation on selective licensing would allow us to further investigate how much of a concern, if at all, environmental crime is in the area, and if residents are aware of how to report cases.

*Table 83: Dirty Back Yard Resident Complaints SL Areas (BBC Streetscene)*

| Current Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|---|---|---|---|---|
| Trinity 2019-24 | 0.82% | 2.23% | 7.27% | 5.93% | 3.12% |
| Queensgate 2019-24 | 1.55% | 1.86% | 3.1% | 2.17% | 2.05% |
| Gannow 2019-24 | 0.52% | 2.6% | 1.98% | 4.59% | 3.33% |
| Daneshouse & Stoneyholme 2019-24 | 0.28% | 0.67% | 1.29% | 1.23% | 1.57% |
| Burnley Wood with Healey Wood 2022-27 | | | | 5.93% | 7.16% |
| Leyland Road 2022-27 | | | | 3.95% | 3.17% |
| Proposed Selective Licensing Areas | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
| Trinity 2025-30 | | | | | 3% |
| Queensgate 2025-30 | | | | | 1.7% |
| Gannow 2025-30 | | | | | 2.9% |
| Daneshouse & Stoneyholme 2025-30 | | | | | 1.57% |
| Padiham 2025-30 | | | | | 2.13% |
| Lyndhurst Road 2025-30 | | | | | 1.25% |
| **BURNLEY** | | | | | **1.37%** |

## Why Propose a Selective Licensing Scheme?

11.33 The Council is proposing to introduce selective licensing in the Lyndhurst Road area because there is evidence to suggest that the area is suffering from or is at risk of becoming an area of low demand for housing.

11.34 There are a number of positive indicators regarding housing in this area; levels of empty homes in the proposed area are comparable with the current licensing areas at 7%, however long term empty properties are below average at 0.8% compared to 1.2% for the borough. Complaints to the Council of ASB are below average for 22/23, 0.31% compared to 0.55% for the borough and instances of resident complaints for environmental crime are below the borough average at 1.25%

for 22/23 compared to 1.37% for the borough.

11.35 Mean property values in this area are higher than the existing licensing areas, at £82,081 for 22/23, however this is still notably below the borough average of £140,808 for the same year. It is also below the mean value for terraced properties in the borough for 22/23 (£97,327).

11.36 The proposed licensing area is estimated to have higher than average levels of private rented stock, at 38.5% compared to a borough average of 24.3% and England average of 20.6%. The area also has a notably higher percentage of estimated HMOs at 4.37% compared to 2.17% for the borough. HMOs form a vital part of the housing market, but they do carry greater risks than other property types, including risk of overcrowding and higher fire risks. A significant number of HMOs in the current and proposed licensing areas do not meet the threshold for mandatory HMO licensing; therefore it is important that the Council considers other ways to proactively monitor standards at these properties. Selective licensing gives the Council the tools to do this.

11.37 It is estimated that 4.3% of properties (all tenures) in the proposed area have below standard EPCs, higher than the borough figure of 2.7%. 1.9% of properties in the private rented sector in the proposed area are estimated to have a below standard EPC. This represents a much higher level of non compliance with energy efficiency regulations than the existing licensing areas where the Council have been able to proactively target resources to ensure properties are up to standard.

11.38 It is estimated that 21.4% of properties in the proposed area have one or more serious hazards, and that 24.3% of the private rented sector in this area has a serious hazard. This is above the borough averages of 14.7% for all tenures and 22.5% for the private rented sector.

11.39 Complaints to the Council of disrepair are much higher than the borough average, at 6% compared to 3.8% for the borough. This is consistent with the evidence which shows estimates of poor property condition and poor energy efficiency.

11.40 The Council has also found from experience that after the introduction of a scheme, additional rented properties are identified; therefore the figures for non compliance are anticipated to be higher. There is also the possibility that increasing numbers of privately owned properties in poor condition will enter the private rented sector, potentially whilst below standard. Selective licensing would allow us to monitor any such changes in this area.

11.41 The Council is satisfied that the evidence suggests a concentration of poor property conditions in this area, and that selective licensing would allow the Council to effectively target poorly managed privately rented stock.

11.42 The Council is satisfied that further investigation into the private rented sector is appropriate, and that conducting a public consultation will allow us to greater understand the issues affecting the private rented sector, in order to determine whether a selective licensing scheme is appropriate in this area.

## 12 Option Appraisal

12.1 The option appraisal below examines other powers and projects which are available to the Council as an alternative to selective licensing to achieve the outcomes detailed in section 19 of this report. None are considered suitable in isolation in an area of low housing demand with significantly high levels of private rented properties and poor housing conditions. Selective licensing is required to raise standards in the private rented sector by compelling all landlords to engage with the Council and meet required standards. All other options considered below, with the exception of the private sector leasing scheme, operate within the selective licensing designations to support the outcomes of the schemes.

| Option | Strengths | Weaknesses | Risks |
|---|---|---|---|
| **Accreditation (GLAS)** | Improves relationships between the Council, landlords and managing agents.<br>Improves Management Standards.<br>Improves property condition.<br>Promotes good practice.<br>Improves the reputation of the Private Rented Sector. | Voluntary so cannot compel landlords to join the scheme, nor improve property condition or standards of management. | The worst landlords will not join.<br>Limited effect on a concentrated area as only the more motivated landlords will join. |
| **Enforcement of Housing Standards** | Legal requirement.<br>Improves property conditions. | Reactive rather than proactive.<br>Relies upon the tenant complaining, some of whom may be too scared to do so.<br>Does not improve management practices. | Resource intensive. |
| **Management Orders** | Removes the property from an irresponsible landlord.<br>Improves management standards.<br>Is a forceful sanction for those landlords that do not comply with selective licensing. | Does not tackle poor management, therefore, does not provide a long- term solution to unsatisfactory management practices.<br>Intervention is as a last resort for a small number of properties. | Resource intensive.<br>Relies upon an external company managing the properties. |
| **Introduce a Private Sector Leasing Scheme** | Contributes to homelessness prevention | Does not improve management standards of landlords who | Resource intensive.<br>Relies upon an external company managing the |

| | | | |
|---|---|---|---|
| | | choose not to join the scheme.<br>Reactive rather than proactive. | properties.<br>Companies do not come forward to run such a scheme. |
| **Local Authority Trading Company (Housing Company)** | Increase housing supply – across all tenures.<br>Diversify the local housing offer – making interventions in the market to stimulate or provide additional housing.<br>To set (and increase) quality and design standards.<br>Control and influence around what is delivered and where.<br>Act as an exemplar landlord for market rent housing. | The poorest landlords will choose not to follow the examples set by the Housing Company and will provide sub-standard accommodation with unsatisfactory management practices. | The Council would have to take a commercial approach to deliver housing regeneration, the housing company becoming a private landlord. |
| **Landlord Training Days** | Provides up to date training on relevant legislation.<br>Allows networking and sharing of best practice.<br>Flexible attendance options. | Cannot compel landlords to attend.<br>Cannot ensure best practice is then implemented.<br>Limited numbers possible at each event. | Resource intensive. |
| **Empty Homes** | Tackles blight of empty homes in an area.<br>Contributes to improving housing stock. | Tackles individual properties rather than areas.<br>Does not improve management practices. | Resource intensive – staff time, risks of increasing costs. |
| **Proposed Renters (Reform) Bill** | Provides data to local authorities on private rented stock and who owns properties in their area, removing a time consuming and sometimes costly barrier to identifying responsible parties. | Resources will be required to monitor and implement the scheme, and to pursue those who are non compliant and do not provide their details to the Portal. | Risk that poor landlords will continue to be non compliant with the requirements of the Portal, Council's will still need to put resources into identifying absentee landlords |
| **Selective Licensing** | Legal requirement.<br>Improves property condition.<br>Improves property management.<br>Promotes good practice. | Maximum 5 years<br>Includes those landlords that already operate responsibly. | Monitoring of the scheme is extremely resource intensive on staff time.<br>Landlords may try and illegally evict tenants. |

| | | | |
|---|---|---|---|
| | Reduces levels of ASB.<br>Area based Administration of the scheme is self-financed. | | Landlords may try and avoid licensing.<br>Landlords may leave the area creating more vacant properties. |

## Accreditation

12.2 Accreditation was first introduced in the 1990s (mainly in university towns) as a mechanism for helping landlords or agents meet agreed standards of competence, skills, and knowledge about the business of owning, managing, or letting a private rented home.

12.3 Accreditation is supported nationwide by a wide range of stakeholders, including the Government, landlord associations, Local authorities, Shelter, the National Union of Students, and the Chartered Institute of Environmental Health. It can aid the supply of good- quality, well-managed homes.

12.4 Burnley's accreditation scheme, The Good Landlord and Agent Scheme (GLAS), was launched in 2001 as a partnership between the Council, private rented sector landlords and managing agents who rent out properties in the Burnley area.

12.5 Through continued development of GLAS, more landlords and agents are encouraged to join the scheme and improve the condition and management of their properties. These improved conditions enhance the living conditions for tenants and residents living in Burnley. Currently there are over 300 landlords and 20 managing agents who are members of the scheme.

12.6 In July 2016, in partnership with the Private Rented Sector Forum the GLAS Code of Practice was revised and updated to take into account changes in legislation and best practice. The scheme now includes a gold standard and the audit of managing agent's procedures at their business address.

12.7 In addition, the Council operate a Private Rented Sector Forum which was established in June 2004. The Forum represents landlords, tenants, local communities, and other voluntary and statutory agencies operating in the private rented sector and aims to improve standards across the sector by promoting best practice and raising the profile of responsible renting.

12.8 Landlord Evenings are organised through the Forum and are open to all landlords. Through these events the Forum seeks to update landlords on current issues in the private rented sector, improve relationships and strengthen partnership working and share good practice and experiences.

12.9 The Forum works with the Partnership Manager for the Department for Work and Pensions in the Northwest to run workshops for landlords. The aim of the workshops is to give landlords an understanding of Universal Credit, what it means for their tenants and what they can do if the tenant falls into rent arrears when in receipt of Universal Credit.

12.10 Whilst we continue to receive applications for GLAS, our experience shows that generally accreditation attracts a limited number of landlords that in

many cases already have appropriate management standards and are motivated to improve the standards and reputation of the private rented sector.

12.11 Whilst we see GLAS and the Private Rented Sector Forum as important schemes to work with landlords and improve standards, they do not have an intensive impact in any one area of the borough, nor do they tackle the worst privately rented properties. Due to the voluntary nature of accreditation, it does not compel the worst landlords to engage with the Council or join the scheme. Experience shows that it is resource intensive to encourage the poorer landlords to join accreditation. When landlords are asked to make improvements to meet the requirements of the scheme, many landlords fail to comply. This shows that accreditation cannot tackle the worst standards of property condition and management practices within the Borough.

## Enforcement of Housing Standards

12.12 The Housing Act 2004 introduced the Housing Health and Safety Rating Scheme (HHSRS) which allows local authorities to inspect privately rented properties to ensure the condition does not have an adverse effect on the health, safety or welfare of tenants or visitors to a property. Where necessary, the Council will serve statutory enforcement notices to ensure the condition is improved.

12.13 The Council receive between upwards of 350 complaints of disrepair a year. When the complaint is received, the Council will undertake a HHSRS inspection to determine whether action needs to be taken. Whilst this approach does improve property conditions, it is sporadic across the Borough and does not have a concentrated impact in one area. In addition, this power does not tackle property management standards. Through a selective licensing designation landlords will attend development days which cover all aspects of property management including property condition. Through training, advice and support landlords will recognise and learn what improvements need to be made to their properties, so reducing the need for action under the HHSRS.

12.14 In addition to enforcement action the Council will also un dertake proactive property inspections in the designation area, offering advice and where necessary taking enforcement action to improve property conditions across the designation area. Improving property conditions will assist in retaining tenants and attracting occupants to the area and help address low demand.

## Management Orders

12.15 Part 4 of the Housing Act 2004 introduced the use of Management Orders but advised that these orders should not be used if other enforcement options will remedy the problem. The general effect of a Management Order is that the Council takes control of the property, although legal ownership does not transfer from the landlord. There are two forms of Management Order, interim and final. Interim lasts for a period of 12 months, which can then be followed by a final Management Order that lasts for a maximum of 5 years.

12.16 Once a Management Order is in place the Council takes over the management of the property. The occupiers pay their rent to the Council and any repair costs such as routine repairs or building insurance are taken from the rent before any surplus is given to the owner (landlord).

12.17 This power only deals with individual properties and is resource intensive, especially as the Council no longer manages any stock of its own. In some cases, even retention of the full rental income may not be adequate to properly maintain and manage the property, in which case additional costs would end up being borne by the Council.

12.18 This approach does not present a long-term solution to address poor management of privately rented stock, as ultimately the property is returned to the owner who may not necessarily have improved their management standards during the period of the order.

12.19 The Council has made five interim and one final management order and will continue to use Management Orders in conjunction with Selective Licensing as a last resort to deal with landlords who fail to comply with selective licensing and improve their management standards.

## A Private Sector Leasing Scheme

12.20 A Private Sector Leasing Scheme is where the council takes out a lease, normally 3 to 5 years in duration, from a private owner or landlord on their property. The council then uses the property to provide affordable accommodation.

12.21 There is no guarantee that landlords, especially the worst, will join the scheme and the Council cannot compel them to do so. As with Management Orders the scheme does not address poor management practices as the landlord does not necessarily gain experience, advice, or training during the lease and when the property is returned to the control of the owner, the management standards can once again be unsatisfactory.

## Local Authority Trading Company

12.22 In 2018, 58 commercial housing companies had been set up by local authorities to address gaps in their housing market. In Lancashire, Blackpool established a Housing Company in 2015 as a wholly owned Council regeneration company to intervene in part of the market that was providing poor accommodation. It is an incorporated company under the Companies Act 2006.

## Landlord Development Days

12.23 Since 2014 the Council have held landlord development days for accredited landlords and landlords operating in the selective licensing areas. We offer training specifically for Managing Agents and training on how to address anti- social behaviour. Due to the Covid 19 pandemic the Council had to find an alternative solution to delivering these sessions, the training has continued to be successfully delivered on-line via Microsoft Teams' meetings and the Council now offers a mixture of online and face to face sessions to increase access.

12.24 The training is currently delivered by the National Residential Landlords

Association (NRLA) and covers all aspects of property letting. While the training complements selective licensing by giving landlords the knowledge to improve property management, the Council cannot compel landlords to attend, nor does it guarantee an improvement in management practices if the landlord is not willing to apply the learning.

## The Empty Homes Programme

12.25 Tackling empty homes has been an intrinsic part of the Council's wider housing strategy to address low demand for many years and is highlighted as a key priority in the Housing Strategy 2016 to 2021. The Council's Empty homes programme has been in operation for over a decade and seeks to acquire long term empty homes, which are then renovated and resold with the aim of improving residential amenity, boosting the local economy, and making a positive contribution to the wider community. This programme has been very successful and is now utilising the Council's own capital receipts generated through the re-sale of renovated empty properties. This programme works very closely with the current selective licensing designations to address particular long term problem empty homes and helps promote investment in these areas making them more attractive areas in which to live and work.

12.26 Through the option appraisal, it is considered that none of the achievable courses of action would be sufficient in isolation to have the desired impact in areas of intense low demand that have significantly high levels of private rented sector properties in poor condition. It is considered that selective licensing is required to compel all landlords to engage with the Council to ensure they meet the minimum required standards or, if they fail to do so, face prosecution, civil penalties, and the use of management orders.

12.27 Other initiatives such as accreditation (GLAS) support the reputable landlords operating in the borough and the enforcement of housing standards will improve the housing condition within the sector, but it is considered that selective licensing will contribute to a more sophisticated and complete approach to tackling particular areas of low demand and poor property conditions. By improving the management of tenancies and properties within the private rented sector, selective licensing can contribute to a wider programme of regeneration to help reduce empty properties, improve property condition, reduce anti-social behaviour, and improve the neighbourhoods for residents and businesses.

## How Does Selective Licensing Support the Council's Housing Strategy?

13.1 This section demonstrates how the proposed Selective Licensing designation area are consistent with the overall housing strategy for the borough and will form part of a wider strategic framework for improving housing across Burnley.

13.2 Burnley's Housing Strategy 2016 to 2021 is a plan which set out our ambitions for improving housing across the borough over that five year period; it set out where we intended to focus our energy and resources and

how we would achieve our priorities. The strategy is due to be updated, and delivering transformational improvements in the private rented sector remains a core priority for future strategies.

13.3 The Council fully acknowledge the benefits of private rented housing in creating choice and variety in Burnley's housing market, with The Good Landlord and Agent Scheme and the Private Rented Sector Forum seen as important schemes to create closer working relationships and improve standards. However, experience has shown that they attract a limited number of landlords that in many instances already provide appropriate management standards. The voluntary nature of accreditation does not compel the worst landlords to engage with the Council or join the scheme. It is also recognised that accreditation does not have an intensive impact in any one area and does not tackle the worst properties or management practices within the Borough.

13.4 Selective licensing compels landlords to engage with the Council and improve their management practices and will continue to form a key part of the Council's Housing Strategy going forward.

## Prevention of Homelessness Strategy

13.5 Burnley Borough Council's Homelessness Strategy has recently been reviewed and updated. Known as the Homelessness and Rough Sleeping Strategy 2020-2025, it was developed during a period of unprecedented change and uncertainty.

13.6 The Council are clear that the private rented sector has a central role to play in meeting housing need across the borough. As owner occupation becomes increasingly difficult to achieve, it is not an option or indeed the choice for everyone. As we see a significant rise in the number of households choosing to rent privately it is crucial that this sector can offer a decent alternative to owner occupation or social rented housing.

13.7 The private rented sector also makes a significant contribution to meeting the housing needs of vulnerable people, and in many cases has prevented homelessness and minimised the use of temporary accommodation. Selective licensing has strengthened the partnership with many private landlords by increasing the number of landlords working with the Council with well-managed, good quality accommodation. This partnership was key to supporting homeless people during Covid 19; 7 properties were leased by the Council from licensed landlords to ensure no one was sleeping on the streets.

13.8 The Council offer advice and assistance to homeless households together with a number of measures to prevent homelessness. The Private Sector Bond Scheme is available to households who cannot afford to pay cash bonds for private rented accommodation and through selective licensing the Council can be confident that residents have access to well managed accommodation that will meet the minimum standards required.

13.9 By strengthening the partnership between landlords and the Council, both accreditation and selective licensing can contribute to the prevention of

homelessness through effective tenancy management that minimises anti-social behaviour, tackles rent payment issues in a timely and constructive manner and offers a housing option for some of the most vulnerable households in need of a home.

13.10 Officers from the homelessness team and selective licensing work together to tackle illegal evictions in the selective licensing areas, help support tenants to prevent homelessness and assist with the rehousing of tenants where their current housing conditions are so poor that to remain in that house would present a serious risk of harm.

## Supporting and Complementary Activity

14.1 As detailed in this document Burnley has low housing demand which is manifested in inner urban areas such as the proposed designation areas. Selective licensing in isolation will not tackle this low demand. There are many local and wider economic factors which influence house price and sales such as employment levels, population size and profile, land availability and household size. Other macro-economic factors such as mortgage availability, interest rates, government incentives and tax regimes, will also significantly influence house prices and sales trends. Selective licensing cannot influence these factors.

14.2 However, within these low demand areas, there are significantly high numbers of private rented properties, some of which are not operating to a required standard. This exacerbates the problems of low demand and further deters people from moving into or remaining in these neighbourhoods. Selective licensing will help to address the problems associated with low demand by compelling those landlords that are not operating to minimum required standards to improve the management practices and the condition of their properties. This will improve the housing offer which in turn will help improving the unpopular perspective that residents have of these neighbourhoods.

14.3 Selective licensing is one aspect of a wider economic, social, environmental, and housing regeneration strategy that includes multiple initiatives.

## Social and Economic Regeneration Activity

14.4 Burnley's Future 2017 to 2021 (updated in February 21) is the community strategy for the Borough. This document helps ensure that the Council has a clear vision for the future under the key priorities of:

**Prosperity -** This explains how the Council and our partners will grow the borough's economy. It is the partnership's top priority and underpins all efforts to improve quality of life in the borough.
**People -** This explains how the Council and our partners will help people lead healthier lives and how we will help the next generation realise their potential.
**Places -** This explains how the Council and our partners will improve

housing and make the neighbourhoods in our borough cleaner, greener and safer.

**Performance** – This explains how the Council and our partners will deliver our priorities efficiently with services that offer value for money.

14.5 The strategy recognises that the Covid-19 pandemic had a significant impact on all lives in 2021. The Council will do everything it can to help the borough bounce back from its effects.

14.6 The pandemic further highlighted the link between deprivation and poor health, with more Covid 19 related deaths being recorded in deprived neighbourhoods. The NHS have a legal duty to address these inequalities. One of the main factors of deprivation is poor housing; selective licensing is an integral part of addressing poor housing, helping to improve deprivation and subsequently reduce inequalities.

## Empty Homes Programme

14.7 Aim 3 of the Housing Strategy is to reduce the proportion of empty homes in the borough. A concentration of empty homes is the most visible sign of a poorly performing housing market. The properties are often in poor condition which affects the appearance of an area and has a negative impact on the residents. They also attract anti-social behaviour, fly tipping and vandalism, which all contribute to creating unpopular neighbourhoods. Empty homes are also a wasted resource and can, if dealt with effectively, provide affordable housing for both rental and owner occupation. Burnley has an excellent record of effective intervention and innovation in tackling empty homes and has run an Empty Homes Programme since 2002.

14.8 The Empty Homes Programme started in 2002 funded through the Council's capital programme. The programme is borough wide and works with owners to encourage and support them to return their properties back in to use. The Council also utilise capital resources to acquire properties, refurbish them to modern standards and return them back in to use through sale on the open market. The scheme remains a priority for the Council and continues to evolve over time to include more initiatives to maximise the impact on bringing empty homes back into use.

14.9 The Empty Homes Clusters Programme ran from 2013 to 2015 when Burnley was awarded £3.5 million through the Government's clusters of empty homes programme to tackle concentrated empty properties in three neighbourhoods across the borough: Gannow, Queensgate and Trinity. This programme returned 223 properties back in to use against a target of 175 utilising purchase and refurbishment, loans to landlords and an empty homes leasing scheme with our partner Calico Homes.

14.10 To support the work of the clusters programme two neighbourhood improvement schemes were carried out with key streets targeted for aesthetic improvements that included painting, new rainwater goods and repair work to garden walls.

14.11 During the financial year 20/21 the Council assisted in bringing 88 properties back into use including 20 acquisitions and 17 interest free loans.

In 2021/22 the Council committed a further £1.3 million to the empty homes programme which continues to include the following initiatives:

- Encouraging owners to bring their empty homes back into use through advice and persuasion.
- Interest free empty homes loans, which are restricted to the selective licensing areas and enable landlords to access a maximum of £20,000 interest free and repayable over 10 years by monthly direct debit instalments. The criteria attached to the loan include a standard of property condition stipulated by the council.
- The payment of the landlord's selective licensing fee if a landlord returns an empty home back into use under the criteria specified by the council.
- A council tax rebate for up to 6 months if an empty home is returned back into use under the criteria specified by the Council.
- Acquisition by agreement or through compulsory purchase of empty homes, which are then refurbishment and sold on the open market. Receipts from the sale of these properties are re-cycled back into the programme to the acquisition of further empty homes.
- A successful empty homes leasing scheme with Calico Homes Limited. The scheme helps to ensure that empty homes compulsory purchased by the council on streets in lower housing demand are brought back into use as good quality, well managed affordable homes. A Registered Provider presence in these areas of low demand helps to improve the overall management of the housing stock within those streets and provide additional support for the community.
- Environmental Improvement Schemes – Painting the external elevations of properties, re- pointing, and new guttering to improve the aesthetic appearance of terraced blocks to facilitate further investment.

14.12 For the past three years the Council has been working closely with Calico Homes to support them in the delivery of their empty homes programme to provide more social housing in Burnley. Calico have brought 95 empty homes back into use, 77 of which are in the Burnley Wood with Healey Wood selective licensing area. Through the programme there is a particular emphasis on targeting the long term vacants for compulsory purchase as these are the properties causing the greatest blight within the neighbourhoods.

14.13 From the 95 properties, 5 properties were allocated as safe houses for victims of domestic violence during the Covid 19 pandemic, 10 properties allocated to Syrian Refugee and Global Resettlement programmes and 5 to other supported housing partners providing homes for homeless families and veterans. The other 75 units were let for general needs affordable rent.

14.14 The positive impact this project is having within the Burnley Wood community is already visible, helping return a once thriving neighbourhood back into a desirable place to live at affordable cost. The number of empty homes in the area has reduced, the quality of accommodation has improved through the high standard of renovation works and there is the added benefit of having a social landlord management presence within the area. In addition, Calico are in the process of opening the community centre again within Burnley Wood to provide social interaction for families and children.

The Council is keen to continue this partnership working with registered social landlords.

## Housing Enforcement and Proactive Inspections

14.15 Selective licensing does not require an inspection of every property; however, the Council aims to ensure that landlords who provide accommodation do so to at least the minimum legal requirement. In the current selective licensing areas, a programme of proactive inspections is being undertaken by the housing standards team and this will be replicated in any future designations.

14.16 The Housing Standards Team will also work with the selective licensing team to advise on and enforce the new regulations in relation to smoke and carbon monoxide detection. They will also use penalty notices where a managing or letting agency is not a member of a Redress Scheme.

14.17 The licensing team have always proactively monitored the designation areas, however since 2021 officers have instigated a programme of structured area audits, focusing on smaller pockets within the designation area for a period of around three months. As part of the audit officers undertake external property audits, identifying external disrepair as well as flagging any properties which they believe required an internal inspection. They also survey the back yards and streets to identify and tackle fly tipping and dirty back yards. Simultaneously they audit documentation such as gas safety certificates, energy performance certificates and electrical safety reports. The Council have found this to be a very effective and proactive way to tackle small areas within the licensing areas, identifying repeat offenders who are not complying with the scheme and also helping us to have a greater understanding of the areas within a scheme which require the strongest intervention.

## Accreditation, Training and Development

14.18 The proposed fee structure includes a 30% reduction on selective licensing fees for those landlords that become accredited through the Good Landlord and Agent Scheme (GLAS) before a designation comes into force. This encourages further membership of the voluntary scheme, which improves the management and condition of the private rented properties through landlords adhering to the Code of Practice.

14.19 Training and Development Days will continue for licensed and accredited landlords and managing agents, improving knowledge, and understanding of their legal responsibilities and best practice, as well as advising them where they can go to receive further advice and support. Through increased knowledge management practices and property condition will improve within the private rented sector.

## Crime and Anti-Social Behaviour

14.20 In Lancashire each local council is required by law to work together in

partnership with Lancashire Police Constabulary, Fire and Rescue Service, Primary Care Trusts and Probation Trust. These partnerships are called Community Safety Partnerships and they are responsible for working together to reduce crime and disorder, anti-social behaviour, substance misuse and re-offending. Burnley is part of the Pennine Community Safety Partnership. This partnership has identified the following Pennine Lancashire Community Safety Strategy priorities for 2018-21 as:

- Maintain low crime and anti-social behaviour levels
- Keeping young people and adults with vulnerabilities safe
- Tackling the causes of crime through prevention and early intervention
- Targeting repeat offenders and those causing the greatest harm
- Keeping our roads safe

14.21 The Council's Community Safety Team takes a lead role in meeting the priorities and actions of the Pennine Community Safety Strategy for Burnley. The delivery of the local community safety strategy in Burnley is the responsibility of the Multi Agency Tasking and Coordinating (MATAC) group, where all local activities are agreed with emerging and predictive threats are considered.

14.22 Selective Licensing works closely with the Community Safety Team and is also a part of MATAC. It forms a part of these partnerships which act to co-ordinate actions and responses from a wide range of partner agencies, such as Police, Streetscene, adult and social care, and landlords and residents.

14.23 The Selective Licensing Team liaise with ward councillors and neighbourhood policing teams, resident groups, and other partnership agencies to consider concerns and reports of ASB. The team then assists the Council's ASB team to resolve and reduce ASB in the designation areas using the conditions of selective licensing.

## Environmental Crime

14.24 The Council's Streetscene unit are responsible for investigating fly tipping and dog fouling incidents and, taking the appropriate action through the courts when evidence is found. The Council has a statutory duty to keep streets clean, so any side-waste presented on collection day is left for a Council Officer to investigate, before being removed by a Street Cleansing Operative.

14.25 Selective licensing supports this work by ensuring landlords are aware if they have a dirty back yard, and if it is caused by the tenant that they are using the clauses within the tenancy agreement and management procedures to ensure the tenant clears dirty back yards.

14.26 The licence conditions contain additional conditions relating to the prevention of environmental crime and keeping the yard areas free from waste. Regular audits are carried out to monitor the areas, and managers and landlords contacted if there is breach of the licence conditions. This information is also used in assessing the licence holder and manager against the Fit and Proper Person criteria.

## Supporting Vulnerable Residents

14.27 Working with vulnerable residents often requires a multi-agency approach to address complex issues that person is facing. The health, safety and welfare multi-agency meetings for Burnley started in October 2020 due to recognition from operational officers that partnerships between statutory and voluntary agencies needed to be strengthened to effectively support some of Borough's must vulnerable residents. Over time membership has grown to include: Housing, Streetscene, police, fire service, health, adult and children social care, CVS, Inspire, Age UK, Calico and Burnley Together.

14.28 Officers meet once per month to discuss complex cases where written consent has been gained by the resident. There are no eligibility criteria for cases other than a multi-agency approach is needed to support that resident. This approached has seen effective collaboration with a wide range of organisations and services. Detailed below one of the cases referred to the meeting:

*X has been known to the forum for the past 12 months and he has been known to Adult Social Care for several years. X has not engaged with any services previously, but over the past 12 months he has had grant works completed by housing at his property to make it habitable again. He has a new boiler, hot water, and electricity, and told me that he is looking forward to winter for the first time in over 15 years as he will be warm. Although works need to be finalised at his home, X appears to be doing well and he is engaging with Adult Social Care. Telecare has been provided, and reablement with therapy. The Integrated Neighbourhood team is working with X regarding his health needs, and he is engaging well with the Officer currently, who has spent a lot of time with X to help him engage with his GP, he has recently consented to a referral to Inspire which is a huge step in the right direction for him. Again, the joint approach between health, housing and Adult Social Care has proved successful.*

## Administration of the Designation Area

15.1 This section explains how the Council will implement and administer the scheme, if approved by the Secretary of State.

15.2 Should the designation be granted it will come into force no sooner than three months from the end date of the previous designation. Once the designation is in force, all landlords operating within will be required to apply for a licence for each house that is rented. The Council has introduced an online application system to enable all applications to be submitted and processed electronically.

15.3 The Council cannot require licensing of houses that have been made exempt under the Selective Licensing of Houses (Specified Exemptions) (England) Order 2006 (such as tenancies with a term over 21 years or

occupied by a family member), or property that is subject to a tenancy or licence granted by a body which is registered as a social landlord under Part 1 of the Housing Act 1996. Applications for exemption are required to be made via the online system to ensure monitoring of all exempt properties throughout the lifetime of the designation.

15.4 Regular monitoring of land registry house sale and council tax data enables the Council to identify new properties that require licensing and identify those that have not applied. Audits of the areas are also undertaken, plotting every property interest on a GIS map.

## Fees

15.5 Part 3 of the Housing Act 2004 outlines that the Local Authority may require the application to be accompanied by a fee fixed by the Authority.

15.6 The Authority is not permitted to make a profit from the introduction of a Selective Licensing programme and any surplus must be ring-fenced for use on the scheme. The fees should, however, take account of all administrative costs incurred in carrying out all duties under this part of the Housing Act 2004.

15.7 The fee covers a five-year selective licensing designation. The lowest fee payable would be for a landlord that is an existing licensed and accredited landlord with one house where the application was made within three months of the designation coming into force; this fee would be £369. The maximum fee payable would be for a landlord who has never been licensed in Burnley, is not accredited and does not apply within the first three months of the scheme: £750. The full Fees and Charging Structure is attached as Appendix 14 to this document.

15.8 The fee may be paid by direct debit usually over a 2-year period.

15.9 All fees are calculated based on the staff needed to cover the processing of the estimated number of applications and the monitoring and implementation of the scheme. Costing estimates for the scheme include salaries and on costs and all anticipated non-salary revenue spending.

## Fit and Proper Person Criteria

15.10 As part of the application process, proposed licence holders and managers will be required to provide information to demonstrate that they are “fit and proper persons” and that they have satisfactory management arrangements in place, including dealing with anti-social behaviour.

15.11 In circumstances where the Council are not satisfied that the licence holder or manager is a “fit and proper person”, and/or the management arrangements are unsatisfactory, then it can refuse to grant a licence.

15.12 Should any person be found to have a criminal record; the information and any other relevant information will be considered by the Council and a decision will be taken as to whether the persons involved are reasonably considered to be a “fit and proper person”.

15.13 The existence of a criminal record does not automatically bar a person from being licensed.

15.14 In considering whether someone is “fit and proper” the Council can also consider any person associated with the applicant who is affected by the above-mentioned issues (Sec. 89 Housing Act 2004). The Council is also free to consider any other information it has at its disposal with regards to the persons named in the application. Such information must, however, be factual and backed by evidence. A proposed fit and proper person criteria is included as Appendix A.

## Licence Conditions

15.15 As part of the licensing requirements all licence holders will be required to comply with various licensing conditions. The following conditions are mandatorily imposed by the Housing Act 2004 and the Council has no discretion to vary these conditions:

1. If gas is supplied to the Property, the Licence Holder must produce to the Authority annually for their inspection, a Gas Safety Certificate obtained in respect of the Property within the last twelve months.

2. i) The Licence Holder must keep electrical appliances and furniture provided by him in the Property in a safe condition;
ii) Must supply to the Authority on demand a declaration made by him as to the safety of such appliances and furniture;
iii) Must ensure that every electrical installation in the house is in proper working order and safe for continued use; and
iv) Must supply to the Authority, on demand, a declaration by him as to the safety of such installations. For the purposes of paragraph iii) “electrical installation” has the meaning given in regulation 2(1) of the Building Regulations 2010.

3.1 The Licence Holder must
i) Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation and to keep each alarm in proper working order, and
ii) Supply to the Authority on demand a declaration made by him as to the condition and positioning of such alarms.

3.2 The Licence Holder must ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a fixed combustion appliance other than a gas cooker appliance, and keep any such alarm in proper working order, and supply to the authority on demand a declaration by him as to the condition and positioning of any such alarm.

4. The Licence Holder must provide each occupier of the Property with a written statement of the terms and conditions on which they occupy the Property (“the Tenancy Agreement”).

5.1 If any person allowed by the Licence Holder to occupy the Property shall have been a tenant under a tenancy of any other property then, prior to that person being allowed to occupy the Property, the Licence Holder shall have obtained from that person formal identification and shall have taken reasonable steps to obtain a satisfactory written reference from his/her existing landlord or from somebody who has been his/her landlord within the

last two years prior to granting the tenancy. In requesting references from previous landlords, the licence holder or their nominated agent should request details of how that person conducted any such tenancy (or tenancies) in terms of causing nuisance, anti social behaviour, payment of rent and any breaches of the tenancy agreement(s).

5.2 The licence holder must retain copies of their requests for references, and where obtained, copies of reference(s) provided for a minimum of 12 months from the start of a tenancy. A copy of the said request(s) and where obtained the reference(s) must be provided to the Authority within 14 days of receiving a request to do so in writing by the Authority.

15.16 In addition to the above mandatory conditions the Council may attach local conditions to licences. A copy of the proposed conditions is included as Appendix B.

## Level of Compliance with Current Selective Licensing Areas

16.1 The Council has taken a supportive role with landlords in helping them obtain licences and therefore meet the required conditions, rather than immediately pursuing enforcement action. Where the Council proposes to refuse to grant a licence, it will endeavour to work with the proposed manager and licence holder to resolve the issues before refusal.

16.2 Table 84 shows application data for the current licensing areas. The licensing team works hard to support landlords in securing a licence, and compliance with the scheme is high. Trinity and Queensgate have the lowest levels of landlords who are non-complian. A recent exercise in the Gannow licensing area identified additional privately rented properties which the Council were not previously aware of, which has increased the number of non-compliant landlords; these are being actively pursued by the licensing team. Of the four older schemes, Daneshouse and Stoneholme has the lowest level of compliance, with 9% of landlords who the Council believes to require a licence, not having one. The licensing team has a number of ongoing cases being prepared for our legal team across the four areas where landlords have evaded the licensing scheme.

16.3 Rates of compliance in the 2022-27 areas are also positive, and the licensing team is proactively working to ensure that ongoing applications are completed so that we are able to make a decision on whether to grant the licence. Statements for civil penalties are also being prepared for properties in these areas where landlords have repeatedly failed to comply with the scheme. The Council prioritises cases based on potential harm at the property, length of time without a licence, and cases where the landlord has shown non-compliance at multiple properties or in contradiction of multiple pieces of legislation.

*Table 84: Compliance in the Current Selective Licensing Areas (SL Team 2024)*

| Selective Licensing Area | No. Licensable Properties | % Licensable Properties Licensed | % Applications Ongoing | % Non-Compliant Properties |
|---|---|---|---|---|
| Trinity 2019-24 | 744 | 93% | 4% | 3% |

| | | | | |
|---|---|---|---|---|
| Queensgate 2019-24 | 785 | 89% | 8% | 3% |
| Gannow 2019-24 | 496 | 90% | 4% | 6% |
| Daneshouse & Stoneyholme 2019-24 | 603 | 89% | 2% | 9% |
| Burnley Wood with Healey Wood 2022-27 | 429 | 70% | 15% | 15% |
| Leyland Road Area 2022-27 | 464 | 71% | 16% | 13% |

16.4 Since 2015 the Council has prosecuted 25 landlords in respect of 36 properties for offences contrary to Part 3 of the Housing Act 2004. In addition, the Council prosecuted a letting agent whose properties were managed to a very poor standard in respect of 11 properties for operating without a licence. The letting agent in question now no longer operates in the borough. These prosecutions resulted in criminal convictions and fines totaling over £52,000.

16.5 Since 2017 the Council has issued 34 civil penalties for offences contrary to Part 3 of the Housing Act 2004. The penalties totalled over £260,000. The majority of the offences were operating a privately rented property without a licence, with five of the penalties related to breaches of licensing conditions. Table 85 shows the breakdown of civil penalties and prosecutions by area.

16.6 The Council is always keen to ensure compliance, and legal action nis taken as a last resort. The Council rescinded five notices of intent to serve a civil penalty where it was felt that the landlord in question had provided evidence of mitigating circumstances, engaged with the licensing team and complied with the legislation, or that the Council felt for other reasons it was no longer in the public interest to pursue the case.

16.7 The introduction of civil penalties in the Housing and Planning Act 2016 resulted in a change to the Council's Enforcement Policy. Where the Council believes an offence has been committed, the starting point will be to issue a civil penalty. Where non compliance continues, and further offences are committed, the Council will then seek to take prosecution action, with a view to then escalating action towards Banning Orders and entries onto the Rogue Landlord Database. The Council has submitted one landlord to the Rogue Landlord Database due to persistent non compliance throughout several of the selective licensing schemes. The introduction of civil penalties has led to a decrease in prosecution action, particularly in the later designations, though this is still taken where appropriate.

*Table 85: Total Civil Penalties in the Licensing Areas*

| **Selective Licensing Areas** | **Total Civil Penalties 2015-2023** | **Total Prosecutions 2015-2023** |
|---|---|---|
| Trinity | 4 | 15 |
| Queensgate | 5 | 18 |
| Gannow | 6 | 11 |
| Daneshouse & Stoneyholme | 7 | 1 |
| Burnley Wood with Healey Wood | 5 | 2 |
| Leyland Road Area | 7 | 0 |
| **TOTAL** | 34 | |

## Electrical Safety Regulations

16.8 The licensing team is currently working closely with the Housing Standards team to ensure that properties in the licensing areas are compliant with the Electrical Standards in the Private Rented Sector (England) Regulations 2020. Table 86 shows the actions taken/currently ongoing by the licensing team up to January 2024.

16.9 The licensing team will continue to proactively pursue landlords who have not submitted valid electrical reports; the licensing application process and conditions are utilised alongside additional legislation to ensure safety and compliance at properties within the licensing areas. Without this focus from the licensing team, it would be a significant task for the Housing Standards team to pursue non compliant landlords across the borough.

*Table 86: Enforcement Action Electrical Safety SL Team*

| SL Area | Total 7 Day Letter | Total 28 Day Remedial Notice | Satisfactory Certificate Received | Outstanding | Civil Penalty Action Ongoing |
|---|---|---|---|---|---|
| Trinity | 19 | 12 | 13 | 6 | 2 |
| Queensgate | 10 | 8 | 8 | 1 | 0 |
| Gannow | 9 | 9 | 4 | 5 | 1 |
| Daneshouse & Stoneyholme | 6 | 1 | 6 | 0 | 0 |
| Burnley Wood with Healey Wood | 6 | 3 | 3 | 2 | 0 |
| Leyland Road Area | 5 | 5 | 5 | 0 | 0 |
| **TOTAL** | **55** | **38** | **39** | **14** | **3** |

## Refusals

16.10 In order grant a licence, the Council must be satisfied, amongst other matters, that the proposed licence holder and manager where one is appointed, is a fit and proper person to hold the licence, and that the management arrangements for the property are satisfactory.

16.11 The Council is committed to ensuring that selective licensing is robust, and as such during the current designations we have refused applications in respect of 31 properties where the standard was not met. Of those refusals, 15 related to a single managing agent who was operating in the borough below the expected standard. The licensing team are now working with landlords affected to ensure they are compliant with the scheme and that appropriate management procedures are put in place.

## Case Study: Improving Management

16.12 The licensing team had concerns about the management standards of an individual who had control of several properties in the licensing areas and was managing them on behalf of the owners. He had failed to apply for licences for several properties following the reintroduction of a licensing scheme. After pursuing applications for several months, the officer issued a civil penalty of £5000 on both the owners and the manager.

16.13 This prompted conversations between the owners and the manager and resulted in the management arrangement coming to an end. Six of the properties previously in control of this manager are now being managed by GLAS accredited managing agents, are being brought up to the required standard and are now licensed. The Council rescinded the notice of intent to serve a civil penalty and is satisfied that the properties in question are now being managed to the required standard.

## Risk Assessment

17.1 There are risks and limitations attached to a selective licensing designation. The main risks that have been considered are:

- That rogue or criminal landlords relocate to neighbouring areas and continue to manage their properties in an unsatisfactory manner.
    - If the proposed designation areas are introduced, the main low demand areas within the Borough will be covered by selective licensing preventing those landlords moving to avoid a scheme. It is unlikely that they will move to higher demand areas as the house prices are higher with less property availability.
    - In the current selective licensing designations, landlords who have been refused licences have sold the properties, which have then been acquired by a responsible landlord.
    - There will be monitoring procedures in place to determine whether rogue landlords locate to another area of the Borough.
    - The enforcement of housing conditions will continue to operate across the Borough.
- Rogue or criminal landlords continue to operate without a licence.
    - The area is monitored intensively through a range of data sources, including housing benefit, council tax and visual audits.
    - In the current selective licensing areas, there is a robust enforcement policy in place which includes prosecutions, management orders, rent repayment orders and Civil Penalty Notices. This will be replicated in any future designation as well as consideration of Banning Orders and entries onto the Rogue Landlord database.

- Landlords unlawfully evict tenants to avoid licensing.
    - This has not been experienced in the current selective licensing areas.
    - Having an empty property attracts higher Council Tax bills and the risk that the property will be vandalised.
    - The licensing team and the housing needs team will ensure tenants are aware of their legal rights through advice and publicity.
    - The threat or action of an illegal eviction will be investigated through partnership work with the council's homelessness team.

- Tenants who have been evicted because of continued anti-social behaviour or criminal behaviour are rehoused in an adjacent street or move to a neighbouring area.
    - In the majority of cases early intervention by the selective licensing team, the Council's Streetscene department and the Police will address the anti-social behaviour without the need for eviction.
    - If an extreme case occurs where the tenant has been evicted and then

rehoused by another landlord in the same area, the situation will be identified through the monitoring of the area and then if required, enforcement action will be taken against the landlord if they have not undertaken satisfactory referencing.

- If the tenant starts to display the same behaviour at the new house, action will be taken in partnership with other services that will include the consideration of an anti-social behaviour order banning them from the area. This risk has occurred in a small number of cases and options for dealing with this are being investigated, including possible legal action to exclude such tenants from a particular selective licensing area.

## Consultation

18.1 Before a new designation can be approved, it is a legal requirement for any authority considering the introduction of selective licensing to undertake consultation for a period of not less than 10 weeks. Guidance from the Department for Communities and Local Government (March 2015) states that when considering whether to designate an area the local housing authority must:

- Take reasonable steps to consult persons who are likely to be affected by the designation, and,
- Consider any representations made in accordance with the consultation.

18.2 Should the Council's Executive decide to approve the proposed designation areas, The Council would then be required to obtain further confirmation of the designations from the Secretary of State.

18.3 The Council proposes to consult with the following known stakeholders:

- Residents – letters/questionnaires will be hand delivered to all residents within the proposed boundary, and those resident on the periphery of the scheme. Residents will have the option to complete their questionnaire online.
- Landlords and letting agents – emails and letters to be sent to all known landlords operating in the proposed licensing areas, with the option to complete an online questionnaire or submit representations in writing or verbally.
- Businesses – questionnaires will also be delivered to businesses operating in the proposed areas.
- Drop in sessions – to be held at community venues within or as close as possible to the proposed licensing areas. Stakeholders to be made aware of dates/times/venues within letters, emails and questionnaires to be distributed.
- Landlord Evening – event focused on landlords and agents to be held at the Town Hall.
- Consultation with the Private Rented Sector Forum.
- Registered Social Landlords – emails/letters to be sent to RSLs operating in Burnley inviting responses.
- Other key partners: NRLA, Shelter, neighbouring local authorities, local Councillors, neighbourhood police, fire and health teams will be contacted and invited to submit their response.

18.4 Information providing to stakeholders will be clear and concise, written in plain English. A frequently asked questions document will be provided, as well as a

summary of this document. Council officers will be available during office hours for discussion by phone or email, and officers will correspond by letter if required.

18.5 The consultation will be publicised via the Council's website and social media channels. Key documents including the proposals, maps and street lists will be available online, as well as FAQs, a summary of the proposals, proposed fee structure, conditions and fit and proper person criteria.

18.6 Follow up reminder letters and emails will also be sent to stakeholders at the mid-way point of the consultation.

18.7 After the consultation, anonymised transcripts of all results and responses will be made publicly available as well as a full breakdown of the results of the consultation, analysis and subsequent recommendations.

## Outcomes of the Proposed Designation Area

19.1 Low demand in the proposed selective licensing areas is most clearly manifested in high vacancy rates, low property values, high numbers of private rented properties and poor property conditions. In addition there are high incidences of environmental crime and anti- social behaviour, which have a negative impact on demand within the area, further weakening the housing market.

19.2 Pockets of significantly high numbers of private rented properties in poor condition are exacerbating the problems of low demand through poor property management and poor housing conditions. Selective Licensing will help to address the problems associated with low demand by compelling those landlords that are not operating to minimum required standards to improve the management practices and the condition of their properties. This will improve the housing offer, which in turn will help improving the unpopular perspective that residents have of these neighbourhoods.

19.3 The overall objective of the designation areas as part of a wider housing and economic development programme is to improve the social, economic and environmental conditions within the designation area. To achieve this within the designation area Burnley Borough Council aims to:

a. Continue to gather key statistics to assist in the prioritisation of streets and initiatives
b. Improve stakeholder engagement
c. Improve the management of the private rented sector;
d. Improve the condition of the private rented sector
e. Reduce anti-social behaviour
f. Reduce environmental crime
g. Bring empty homes back into use

19.4 Having dure regard to the Independent Review of the Use and Effectiveness of Selective Licensing (MHCLG 2019) under each aim the Council have set the following targets which when delivered as part of a wider regeneration strategy and in collaboration with other partners and initiatives will assist in improving social, economic and environmental conditions within the areas as

the standard of lives for residents will improve by protecting their health, safety and welfare through better housing conditions and management.

19.5 The targets detailed below are not an exhaustive list as they need to be flexible to adapt as the data over the five years will change.

a. Continue to gather key statistics to assist in the prioritisation of streets and initiatives
    - To publish annual reviews of the selective licensing areas in relation to key statistics and use these statistics to prioritise streets and initiatives for the coming year;
    - Continue to identify part 3 properties through a range of data, mapping exercises and audits of the designations
    - Continued monitoring of income and expenditure which will be published in the annual reports
    - Monitor compliance with licensing and licensing conditions
    - Monitor the number of takes taken to determine a complete and valid application (target 90 days)
    - Monitor the number of landlords that attend development days
    - Monitor the number of reference requests received and the time taken to process the reference request (target 2 working days)

b. Improve stakeholder engagement
    - Six weekly private rented forums
    - 2 landlord evening per year
    - 6 landlord development days per year
    - 2 tenant information days
    - Publish annual reports
    - Annual landlord and resident newsletters
    - Multi Agency Meetings
    - MATAC

c. Improve the management of the private rented sector
    - Continue to monitor and where necessary enforce licence conditions
    - Continue to request certificates upon expiry
    - Continue landlord and agent training days
    - Email mail outs for changes affecting the private rented sector
    - Continue to encourage landlords to join the Good Landlord and Agent Scheme
    - Officers to advise and support landlords in meeting their legal obligations
    - Robust enforcement procedures

d. Improve the condition of the private rented sector
    - Consider further environmental improvement schemes within the designation areas
    - Selective licensing to continue property checks to monitor conditions
    - Zone each selective licensing area for a five year rolling programme of audits to monitor licence conditions
    - Landlord enforcement to continue proactive Housing, Health and Safety inspections and target properties where no licence application has been

received to protect most vulnerable tenants.

- Encourage landlords to improve exterior decorations through the Good Landlord and Agent Scheme
- Where a property is owner occupied work with the Home Improvement Agency and the Multi Agency Meeting to support that resident
- Robust enforcement procedures

e. Reduce anti-social behaviour

- As part of the application process ensure landlords have a robust process in place to manage anti-social behaviour
- Continue to monitor and where necessary enforce conditions in relation to tenant referencing and the management of anti-social behaviour
- To continue to work closely with the Community Safety Team and MATAC
- Continue to support landlords to address ant-social behaviour
- Use of Community Protection Warnings and Notices and as a last resort Closing Orders

f. Reduce environmental crime

- Continue to monitor and where necessary enforce conditions in relation to the management of waste including the provision of bins at the start of a tenancy agreement
- Ensure all rear yards are fitted with a gate that is fir for purpose
- Continue to undertake regular audits to monitor the areas, and contact managers and landlords if there is breach of the licence conditions.
- Continue to work with Streetscene to identify alley gate schemes.

g. Bring empty homes back into use

- Selective licensing officers and the empty homes team to work closely together to identify problem long term empty properties in the designation areas
- Continue to implement the empty homes programme in the designation areas
- Continue to offer interest free loans to landlords and regularly publish this incentive
- Continue to support Calico Homes to deliver their empty homes programme

## Conclusion

20.1 The Council is satisfied that this report has established a clear need to further investigate the designation of the six proposed selective licensing areas, by demonstrating that those areas are suffering from low demand for housing and/or poor property condition.

20.2 The Council has demonstrated how selective licensing has resulted in improvements in the existing licensing areas, and that it is appropriate to continue and expand these areas, plus two additional areas, to build upon this progress and make improvements in the private rented sector in Burnley.

## Recommendations

21.1 That the Executive approve the consultation in the six proposed areas as specified in this report.

21.2 That the Executive approve the appointment of a full time Project Assistant for a period of ten months to run the consultation, gather and analyse results.

## Appendix A: Fit and Proper person criteria

**Fit and Proper Person and Management Arrangement Criteria for Selective Licensing**

1. Part 3 of the Housing Act 2004 outlines that, when deciding whether to grant a licence or not, the local authority (the "Authority") is required to look at three aspects of the management of the property (the "Property") and if these are satisfactory then it must grant a licence:

    - The proposed licence holder (the "Licence Holder")
    - The proposed manager (the "Manager") (if a different person from the Licence Holder)
    - The proposed management arrangements (the "Property Management Arrangements")

2. The application will be checked to determine whether:
    - The proposed Licence Holder is a fit and proper ("Fit and Proper") person to be the Licence Holder, and is, out of all the persons reasonably available to be the Licence Holder in respect of the house, the most appropriate person to be the Licence Holder;
    - The proposed Manager of the house is either – the person having control of the house, or a person who is an agent or employee of the person having control of the house;
    - That the proposed Manager is a fit and proper person to be the Manager;
    - That the proposed Property Management Arrangements for the house are satisfactory; *and*
    - All persons involved in the management of the property are to be identified and assessed under the Fit and Proper person criteria.

3. The Authority will ensure, through this procedure that:
    - each case will be determined on its own merit; and
    - each specific offence, incident or issue will be considered in terms of its relevance to the holding of a Licence or to management and will take into account the gravity of the offence.

4. Where the information contained in the initial application is insufficient to determine suitability, we may contact the applicant to request further information. Where no

other information is available or forthcoming, the Authority can refuse to grant the licence on grounds of insufficient evidence.

Definition of Fit and Proper Person Criteria

5. A Fit and Proper person means that they are morally suitable.
6. In determining whether a person is Fit and Proper the Housing Act 2004 Section 89 outlines the test, this includes assessing whether there has been any;
    - Offences involving fraud, or other dishonesty, or violence or drugs, or any offence listed in Schedule 3 to the Sexual Offenders Act 2003
    - Unlawful discrimination on grounds of sex, colour, race, ethnic or national origins, or disability
    - Breaches of housing or landlord and tenant law

7. When determining if the person is Fit and Proper the Authority will consider the following;
    1. They are without any significant and relevant convictions, cautions, reprimands and warnings
    2. If involved in managing the house, they have the necessary experience and/or managerial skills and competence to successfully manage the property in accordance with satisfactory Management Arrangements
    3. They are aware of, and sensitive to, the needs of all sections of society;
    4. They are willing to engage with the Authority in the licensing procedure.
    5. They have suitable Management Arrangements and funding arrangements

Application process - How we will determine whether a person meets Fit & Proper

The Licence Holder and Manager will be assessed under each of the following categories to determine whether they meet the Fit and Proper person requirements.

*They are without any significant and relevant convictions, cautions, reprimands and warnings*

8. The applicant is to provide a current Disclosure and Barring Service (DBS) check for the proposed Licence Holder and Manager, if either party has not previously met the Fit and Proper person criteria.
9. Any significant and relevant convictions, cautions, reprimands and warnings showing up under this check will not necessarily mean that an application for licence will be refused. However, the nature of some offences will be viewed more seriously than

others. Offences have been categorised into "Category 1", "Category 2" and "Category 3", where category 1 is to be regarded as the most serious.[1]

10. Due regard to the full circumstances surrounding the offence will be given.

*If involved in managing the house, they must have the necessary experience and/or managerial skills and competence to successfully manage the property in accordance with satisfactory management standards*

11. As of the 1st October 2014 it is a legal requirement for all managers to be a member of a redress scheme. Redress schemes for letting agency work and property management work (requirement to belong to a scheme) (England) Order 2014.

12. The Client Money Protection for Property Agents (Requirement to Belong to a Scheme etc.) Regulations 2019 requires that managers must join a government approved 'client money protection scheme' if they are a letting or property management agent in the private rented sector in England and they hold clients' money. Details of government approved schemes can be found at: https://www.gov.uk/client-moneyprotection- scheme-property-agents

13. Landlords and managing agents must be aware of their rights and obligations under the Tenant Fees Act 2019, and ensure they act lawfully with regard to payments in connection with a tenancy.

14. A manager must be either accredited, who has already passed the Fit & proper assessment, or a member of a registered landlord or managing agent association such as NLA, RLA, UKALA, RICS.

15. Checks will be made with other departments such as Streetscene, Housing Renewal, with other local authorities, to check the applicant, proposed Licence Holder or Manager regarding performance in handling disrepair complaints, dealing with anti-social behaviour, compliance with legal notices to identify any concerns relating to Management Arrangements.

16. The applicant is to provide information relating to out of hours emergencies, anti-social behaviour, tenancy deposits, lettings and repairs reporting procedures.

17. The Management Arrangements provided in the application will be assessed against the Property Management Arrangements.

*They are aware of, and sensitive to, the needs of all sections of society*

*18.* Through the application form, Applicants must demonstrate an understanding of the needs of people from all sections of society.

19. That their Property and Arrangements are promoted and accessible to all, without discriminating against race, colour, gender, religion, ethnic or national origin disability (where appropriate) or sexual preference; and are promoted and available to people whose backgrounds may include such circumstances as homelessness, mental health

[1] The Authority is permitted to consider the underlying conduct behind spent convictions, as confirmed by the Court of Appeal in Hussain v Waltham Forest LBC [2020] EWCA Civ 1539. When a local authority exercises its functions under Parts 2 and 3 of the Housing Act 2004 it is doing so as a judicial authority, and consequently is able to consider the underlying conduct of spent convictions, overriding S.4(1)(a) of the Rehabilitation of Offenders Act 1974.

problems, bankruptcy etc, where the provision of support where necessary enables that person to successfully manage their tenancy;

20. That all information relating to the tenancy, property and tenant rights and responsibilities is presented in a format accessible and understandable by the individual; and

That the management of their property does not contravene relevant legislation and standards, such as the Race Relations Act and Statutory Code of Practice on Racial Equality in Housing.

*They have suitable management structures and funding arrangements*

*21.* The Licence Holder must reside within the United Kingdom.

22. In addition to those financial responsibilities outlined in the Property Management Arrangement, the Authority would expect a successful licence applicant to have suitable funding arrangements in place to effectively deal with repairs etc when they arise.

23. As part of the application process, potential Licence Holders will have to show that they have suitable financial management procedures in place to ensure contingency funds are available for any repair or emergency remedial works needed. Further investigation, for example credit reference checks or examination of bank account statements may be required.

*They are willing to engage with the Authority in the licensing procedure.*

24. In addition to assessing compliance with current and previous licence criteria, the Authority will take into account the way in which the applicant has engaged with any previous licensing or enforcement procedures, both within or outside the Authority. The fact that the prospective Licence Holder may have been successful in mandatory licence applications is not sufficient evidence on its own to fully demonstrate engagement with previous application or enforcement processes.

25. It should be noted that this document and the fit and proper person criteria is not exhaustive and the Authority reserve the right to amend the Fit and Proper Person criteria and the Property Management Arrangements from time to time in line with government directives or through service or policy development. Any amendments changes to the document or the Criteria will be published and sent to existing Licence Holders and Managers.

**Property Management Arrangements**

It is expected that all information for the prospective tenant referred to in this document will be in a format and method understandable to them and makes it possible for queries or concerns to be easily raised.

The Licence Holder and Manager are to ensure that there are satisfactory Property Management Arrangements in place; below are the standards that the Authority require for each property.

Standard 1 – Letting Practices

Licence Holder or Manager will be expected to demonstrate that they have a letting procedure in place that:

- Actively encourages applicants from all backgrounds and makes clear that prospective tenants will not be discriminated against due to their race, colour, gender, religion, sexual orientation, ethnicity, disability or national origin or age.
- Provides clear information to prospective tenants about the property including rent levels, due dates and increase dates, deposits, receipts, the terms and conditions of the tenancy, charges (including service charges), a rent book and payment methods.
- Abides by the Tenant Fees Act 2019.
- Includes referencing procedures which include obtaining from a prospective tenant formal identification the taking of reasonable steps to obtain a satisfactory written reference from his/her existing landlord or from somebody who has been his/her landlord within the last two years prior to granting the tenancy. The landlord/manager should request details of how that person conducted any such tenancy in terms of causing nuisance, anti-social behaviour, payment of rent and any breaches of the tenancy agreement. Where this is not possible, from an employer, educational professional or other responsible person who knows the prospective tenant well. It is not advisable to rely on references from friends or family members. Home visits should also be carried out to check the tenants' housekeeping.
- Provides clear information on who has responsibility for the payment of all utility charges and Council Tax and for what period.
- Provides clear information about how deposits are to be held under the Tenancy Deposit Scheme, which was introduced by Part 6 of the Housing Act 2004.
- Ensures prospective tenants are made aware of the standard operating procedures, such as emergency repairs, hours of contact etc.
- Provides the tenant, on receipt of a deposit, with an inventory describing the state of the property and contents. Where practicable, photographic evidence should be included.

Standard 2 – Creating the tenancy

The Tenancy Agreement issued must comply with current legislation. All parties included in the tenancy agreement should be aware of their rights and responsibilities under the agreement and landlords should be able to demonstrate that they have made every reasonable effort to ensure the tenants awareness.

This could include providing clear, written descriptions of:

- The terms on which the property is to be occupied.
- An address in England or Wales for the tenant to use to serve notice.
- Contact details for the landlord, agent or representatives, including emergency and 'out of hours' information.
- Repair-reporting procedures including maximum response times.
- Local facilities and amenities, including refuse collection/recycling days, neighbourhood watch and residents' association details, post offices and shops etc.
- Provision of alley gate keys where applicable.
- The tenancy should contain acceptable behaviour clauses. Tenants should be provided with clear information about the level of behaviour expected of them whilst in the

tenancy and their responsibilities both to the property and to their new neighbours and wider community. The information should also include examples of behaviour constituting antisocial behaviour and nuisance, as well as explaining clear consequences of displaying such behaviours.

Standard 3 – Managing the tenancy

They must make every possible step to ensure their tenants are able to live peacefully within their property. More specifically, they must:

- ensure any repairs are undertaken within a reasonable timescale;
- ensure the property is free from disrepair
- Carry out quarterly checks of the property
- promptly tackle any antisocial or nuisance behaviour emanating from the property, whether perpetrated by the tenants or people visiting or living with them; and
- Respect the privacy of the tenant, for example by giving adequate notice and ensuring permission is given (usually no less than 24 hours) before access to the property is needed.
- Tackle any breaches of the tenancy agreement promptly, and take any necessary action.

Standard 4 – Tackling Antisocial Behaviour

The Authority recognises the difficulties faced by private landlords in addressing issues of antisocial behaviour, particularly relating to possession proceedings.

- The tenancy should contain acceptable behaviour clauses. Tenants should be provided with clear information about the level of behaviour expected of them whilst in the tenancy and their responsibilities both to the property and to their new neighbours and wider community. The information should also include examples of behaviour constituting antisocial behaviour and nuisance, as well as explaining clear consequences of displaying such behaviours.
- Ensure there is a clear procedure for dealing with ASB, including warning letters, home visits and an escalation process.
- Landlords and Agents should seek advice from the Authority as soon as they become aware of nuisance or antisocial behaviour being perpetrated by their tenants or people visiting or living with them.
- The Authority and partners will work with landlords, managers and agents to develop an appropriate course of action for each case. This could include referral to mediation services, requesting action to regain possession of the property, the provision of a support service to the tenant.
- Where complaints against the property continue, Licence Holders and Managers will be requested to demonstrate measures undertaken to address the issues.
- Good references for tenants that have caused ASB should not be provided, in order to move a tenant on. Landlords, managers and agents must always provide accurate and honest references to other landlords or agents on request.

Standard 5 – Ending a tenancy

Licence Holder or Manager must be able to demonstrate a satisfactory understanding of relevant legislation and procedures.

Unless a tenant clearly surrenders the property or the tenancy is ended by mutual agreement evidenced in writing, the correct legal notice must be served in order for the landlord to regain possession of the property. If the tenant fails to leave the property following the granting of a possession order, a Bailiff's Warrant must be obtained in order to evict the tenant.

The authority expects applicants, Licence Holders and managers to be able to evidence that:

- They will comply with current legislation in order to gain possession of the property.
- Tenants are issued with clear information regarding the arrangements for bringing the tenancy to an end. This information must include clear guidance regarding the condition of the property expected at the end of the tenancy and the consequences of failing to meet this standard.
- The Tenancy Deposit Scheme is used to promptly and efficiently return deposits and that any deductions are justified with evidence of expenditure, made available to the tenant.

Standard 6 - Other relevant issues

In addition to the specific standards outlined above, the authority may take into consideration the following points:

- That the Licence Holder or manager be suitably located to the licensable property to ensure adequate management, especially with regards to accessing the property, arranging repairs and being available to the tenants. Whilst each application will be considered individually, it is the view of the Authority that it is difficult to successfully manage a property when the landlord or agent are based a significant distance away, particularly overseas. In such circumstances, the Authority would expect a local managing agent to be employed, within a 40 minute drive of the property.
- That the applicant, landlord, manager or agent has a significant history of legal notices, work in default or enforced sales. Such a history will be considered to be an indication of poor management in relation to repairing obligations.
- That the applicant, landlord, manager or agent has no significant history of frequent and substantive complaints and/or successful civil actions relating to the unreasonable withholding of deposits. Such a history will be considered to be an indication of poor management in terms of collection and return of deposits.
- That the applicant, landlord, manager or agent has no history of frequent and substantial complaints from tenants relating to conduct considered constituting harassment or attempted or actual unlawful eviction. Such a history will be considered to be an indication of unsatisfactory management arrangements.
- That the applicant, landlord, manager or agent has not breached any current or previous management regulations applicable to HMOs. Any such breach will be considered to be an indication of unsatisfactory management arrangements.

Appendix 1 – list of convictions, cautions, reprimands or warnings

Category 1 offences

A conviction for these offences will usually result in the licence application being rejected.

Offences of dishonesty

Benefit fraud *(offences under ss111A and 112 of the Social Security Administration Act 1992)*

Forgery Burglary

Conspiracy to defraud

Obtaining money or property by deception

Offences of violence

Murder

Manslaughter

Arson

Malicious harm *(s20 Offences against the Person Act 1861)*

Possession of a firearm

Possession of an offensive weapon

Actual bodily harm *(s47 Offences Against the Person Act 1861)*

Grievous bodily harm (*s18 Offences Against the Person Act 1861)*

Robbery

Riot

Affray

Any racially aggravated offence *(Crime and Disorder Act 1988)*

Offences relating to drugs

Supply of drugs

Sexual and indecency offences

Rape

Soliciting

Indecent assault

Indecent exposure

Any other offence under Schedule 3 of the Sexual offences act 2003

Housing Act Offences

Protection from Harassment Act 1997 Protection

from Eviction Act 1997

Any conviction for failure to comply with the licensing regime as set out in the Housing Act 2004 *(s95)*

Provision of false or misleading information *(s238 of Housing Act 2004)*

Obstruction *(s241of the Housing Act 2004)*

Failure to comply with a licence condition *(s95 of the Housing Act 2004)*

Failure to hold a relevant licence *(s72 of the Housing Act 2004)*

Breach of improvement notices and prohibition orders *(s35.6 s32.2b of the Housing Act 2004)*

Category 2 offences

A conviction for these offences will be viewed seriously and, following further investigation, could result in the licence application being rejected:

Offences of dishonesty

Handling or receiving stolen goods

Theft

Offences of violence

Violent disorder

Police assault

A caution, reprimand or warning for any Category 1 offences will be classed as a Category 2 offence.

Category 3 offences

A conviction, caution, reprimand or warning for these offences may also be taken into account and further information will be requested in order to determine the relevance of these offences. If deemed to be relevant or sufficiently severe, these offences could result in the licence application being rejected:

Offences of violence

Common assault

Criminal damage

Obstruction

All other offences relating to dishonesty, drugs, sexual and indecency, Housing and Landlord and Tenant.

A caution, reprimand or warning for any Category 2 offences will be classed as a Category 3 offence.

*Last Amended 27/01/2021 C Jackson, L Dickens*

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# Appendix B

**BURNLEY BOROUGH COUNCIL SELECTIVE LICENCE CONDITIONS**

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In these conditions, "Property" is meant to refer to the building or part of a building, which is licensed under Part 3 of the Housing Act 2004 ("the Act"). "Authority" is meant to refer to the Local Housing Authority, namely Burnley Borough Council.

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**Housing Act 2004 Mandatory Conditions**

1. If gas is supplied to the Property, the Licence Holder must produce to the Authority annually for their inspection, a Gas Safety Certificate obtained in respect of the Property within the last twelve months.

2. i) The Licence Holder must keep electrical appliances and furniture provided by him in the Property in a safe condition;

   ii) Must supply to the Authority on demand a declaration made by him as to the safety of such appliances and furniture;

   iii) Must ensure that every electrical installation in the house is in proper working order and safe for continued use; and

   iv) Must supply to the Authority, on demand, a declaration by him as to the safety of such installations.

   For the purposes of paragraph iii) "electrical installation" has the meaning given in regulation 2(1) of the Building Regulations 2010.

3.1 The Licence Holder must

   i) Ensure that a smoke alarm is installed on each storey of the house on which there is a room used wholly or partly as living accommodation and to keep each alarm in proper working order, and

   ii) Supply to the Authority on demand a declaration made by him as to the condition and positioning of such alarms.

3.2 The Licence Holder must ensure that a carbon monoxide alarm is installed in any room in the house which is used wholly or partly as living accommodation and contains a fixed combustion appliance other than a gas cooker appliance, and keep any such alarm in proper working order, and supply to the authority on demand a declaration by him as to the condition and positioning of any such alarm.

4. The Licence Holder must provide each occupier of the Property with a written statement of the terms and conditions on which they occupy the Property ("the Tenancy Agreement").

5.1 If any person allowed by the Licence Holder to occupy the Property shall have been a tenant under a tenancy of any other property then, prior to that person being allowed to occupy the Property, the Licence Holder shall have obtained from that person formal identification and shall have taken reasonable steps to obtain a satisfactory written reference from his/her existing landlord or from somebody who has been his/her landlord within the last two years prior to granting the tenancy. In requesting references from previous landlords, the licence holder or their nominated agent should request details of how that person conducted any such tenancy (or tenancies) in terms of causing nuisance, anti social behaviour, payment of rent and any breaches of the tenancy agreement(s).

5.2 The licence holder must retain copies of their requests for references, and where obtained, copies of reference(s) provided for a minimum of 12 months from the start of a tenancy. A copy of the said request(s) and where obtained the reference(s) must be provided to the Authority within 14 days of receiving a request to do so in writing by the Authority.

**<u>Housing Act 2004 – Prescribed Conditions</u>**

**Managment of the licensed Property**

6. The Licence Holder must ensure that there are management procedures in place to comply with their statutory and contractual repairing obligations.

7. The Licence Holder must ensure the occupiers of the Property have been provided with details of the following:
   - Name of the Licence Holder;
   - A contact address and daytime telephone number; *and*
   - An emergency contact number.

   An emergency contact telephone number for the Licence Holder and/or Management Agency shall also be available and notified to the Authority if not already done so.

8. The Licence Holder must ensure that occupants of the Property receive written confirmation detailing the arrangements that have been put in place to deal with repair issues and emergencies should they arise.

9. The Licence Holder must arrange to undertake a detailed inventory to be agreed with each tenant upon commencement of their occupation of the Property, to be retained electronically or at the home/business address of the licence holder or their nominated agent.

10. The Licence Holder must act lawfully and reasonably in requiring any advanced payments from occupiers, in handling rents, in returning deposits and in making deductions from deposits. The Licence Holder must provide any occupiers or prospective occupier with the following information:
    - The amount of rent payable;
    - The details of any deposit required;

- Details of what the deposit covers, the deposit scheme it has been deposited into and arrangements for return (within 30 days);
- The frequency of payments;
- The details of any utilities or other charges included in the rent;
- The responsibility for payment of council tax; *and*
- The responsibility for payment of utilities and arranging provision of such.

11. The Licence Holder (and/or their agent where an agent has been appointed to manage the Property) must attend one Landlord Development Day covering how to manage tenancies whilst the licence is in force and must undertake any additional property management training courses that the Authority from time to time requires to be undertaken. Alternatively demonstrate to the Authority that similar, relevant training has been undertaken within the preceding 12 months.
12. The Licence Holder must inform the licensing team of the Authority within ten working days of any substantial changes in their circumstances which would affect the management of the Property, namely;

    i) Details of any unspent [1]convictions not previously disclosed to the Authority that may be relevant to the Licence Holder and/or the Property manager and their fit and proper person status and in particular any such conviction in respect of any offence involving fraud, dishonesty, violence or drugs or any offence listed in Schedule 3 to the Sexual Offences Act 2003;

    ii) Details of any finding by a court or tribunal against the Licence Holder and/or the Manager that he/she has practised unlawful discrimination on grounds of sex, colour, race, ethnic or national origin, religion, sexual orientation or disability in, or in connection with, the carrying on of any business;

    iii) Details of any contravention on the part of the Licence Holder or Manager of any provision of any enactment relating to housing, public health, environmental health or landlord and tenant law which led to civil or criminal proceedings resulting in a judgment or finding being made against him/her;

    iv) Information about any property the Licence Holder or manager owns or manages or has owned or managed for which a local housing authority has refused to grant a licence under Part 2 or 3 of the Act, or has revoked a licence in consequence of the Licence Holder breaching the conditions of his/her licence;

    v) Information about any property the Licence Holder or manager owns or manages or has owned or managed that has been the subject of an Interim or Final Management Order under the Housing Act 2004;

    vi) Change in Managing Agent or the instruction of a Managing Agent.

[1] The Rehabilitation of Offenders Act 1974 enables some criminal convictions to become 'spent', or ignored, after a 'rehabilitation period'. A rehabilitation period is a set length of time from the date of conviction. After this period, with certain exceptions, an ex-offender is not normally obliged to mention the conviction when applying for a job or obtaining insurance, or when involved in criminal or civil proceedings.

13. The Licence Holder and/or their Manager are required to visit the Property within three to six months of the commencement of the tenancy and thereafter annually. A record of these visits must be made available to the Authority on request.
14. The Licence Holder must inform the Authority of any information that comes into their possession that suggests that a person(s) involved with the management of the Property are not "fit and proper persons" for the purposes of the Act.
15. The Licence Holder must take steps to ensure that the water supply and drainage system serving the Property is kept clean and maintained in good repair and proper working order.
16. The Licence Holder must not unreasonably cause or permit the water supply or drainage system that is used by the occupiers of the Property to be interrupted.
17. The Licence Holder must not unreasonably cause or permit the gas or electricity supply that is used by the occupiers of the Property to be interrupted.
18. Where there are alley gates installed to the rear of the licensed Property, the Licence Holder must:
    - Take responsibility for holding a key for any alley gates, which are in place or installed;
    - At the time of letting, ensure all new tenants are provided with a key for the alley gates; *and*
    - Ensure that any tenant during their occupancy of the Property is aware of the requirements of the alley gating scheme.

**Safety and Security**

19. The Licence Holder will ensure the front and rear doors of the Property are secure and fitted with good quality locking systems.
20. Where a burglar alarm is fitted to the Property, the Licence Holder will permit a tenant to change the code if they so wish.

**Environmental Management and Amenity of the Neighbourhood**

21. The Licence Holder shall ensure that suitable and adequate provision for refuse storage and collection is made at the Property and that the Authority's arrangements for refuse collection including recycling are made clear to the tenant. This shall include the provision of closable bins of suitable capacity as specified by the Authority. Arrangements shall be made immediately for the proper collection and disposal of any rubbish additional to that within the bins. The Licence Holder shall ensure that all tenants are aware that all refuse containers are to be returned within the curtilage of the Property on the same day that they are emptied by the Authority.
22. The Licence Holder must ensure that the tenant is aware of their responsibility to keep yards, forecourts and gardens surrounding the Property in a clean and tidy condition.

**Preventing and Reducing Antisocial Behaviour**

23. The Licence Holder must take all reasonable and practicable steps for preventing and dealing with antisocial behaviour. The Licence Holder and/or his manager must undertake a reasonable and effective investigation of any complaints which have been made either directly to them, or via the Authority, regarding their occupiers. For the purposes of these conditions, antisocial behaviour is defined as behaviour by the occupants of the Property and/or their visitors, which causes a nuisance and/or harassment, alarm or distress to other occupants of the Property, to lawful visitors to the Property or to persons residing in or lawfully visiting the locality of the Property.

24. The Licence Holder must ensure that any tenancy agreement or written statement of the terms and conditions of which the house is occupied issued in relation to the Property contains reasonable clauses allowing the licence holder or their appointed representative to address any instances of anti-social behaviour by the tenant or the tenant's visitors. The licence holder must ensure that all tenants are aware of the existence of this clause.

25. Where tenants and/or their visitors have been found to have caused anti-social behaviour, the Licence Holder must make clear to the tenant with verbal and written warnings as appropriate that further instances of anti-social behaviour will not be tolerated. Should the tenant and/or their visitors continue to cause anti-social behaviour the Licence Holder must utilise the clauses of any written agreement under which the tenant occupies the Property to legally end the tenancy where appropriate.

26. The Licence Holder or their nominated agent must have the facilities to receive and respond to initial complaints about their occupiers' behaviour.

27. The Licence Holder or their nominated agent must provide free of charge an honest and accurate reference relating to existing or previous tenants to other potential landlords.

**Ending a Tenancy**

28. The Licence Holder must ensure there are management procedures in place to legally end a tenancy in relation to the Property, and must implement said procedures.

# Methodology and Results

## Background

Before a new designation can be approved, it is a legal requirement for any authority considering the introduction of selective licensing to undertake consultation with those affected for at least 10 weeks. Guidance from the Department for Communities and Local Government (March 2015) states that when considering whether to designate an area the local housing authority must:

- Take reasonable steps to consult persons who are likely to be affected by the designation, and,
- Consider any representations made in accordance with the consultation.

Should the Council's Executive decide to approve the proposed designation areas, the authority would be required to obtain further confirmation from the Secretary of State. The consultation exercise for the proposed areas took place from Monday 25th March to Friday 14th June 2024, lasting 11 weeks and five days.

Alongside the consultation results, the Council reviewed data relating to several indicators of low demand in some of the proposed areas on a more granular level. This greater level of analysis of some parts of the proposed schemes has enabled the Council to remove some parts of the proposed areas from the final proposed boundaries. This will ensure that selective licensing in Burnley is targeted at the areas where it can have the most impact.

## Methodology

### Affected Persons

The Council estimated there were 9840 properties within the six proposed licensing areas; the Council was also required to consult with people adjacent to the proposed schemes. The Council identified about 13,500 properties required to be consulted. The consultation boundaries can be viewed in Appendices A-F.

The Council already held information on landlords within the existing boundaries and used a combination of council tax and land registry data to identify additional affected landlords and managing agents in the new proposed areas.

### Method of Communication

Area specific questionnaires were devised for residents and businesses in each of the six proposed areas, and hand delivered within the consultation boundary between 2nd and 5th April 2024. The questionnaire contained summary information about the proposals, directed to our website for further detailed information, and provided contact details for the licensing team. Information on resident drop-in sessions was also included. The back page of the questionnaire included survey

questions; this page could be detached, completed and returned to the Council via freepost mail. The questionnaire also included a link to complete this survey online. Stakeholders were therefore able to respond for free in a number of ways, either by the paper survey, online, by phone, email or letter, or by attending one of the drop-in sessions. Posters were also put up in various community and public spaces across each area advertising the consultation and providing details of the drop-in sessions.

Landlords and letting agents who had previously provided an email address to the Council were sent an email on 25th March 2024 containing summary information on the proposals and links to the website for further information. They also received a link to complete the survey online and telephone, email and postal contact details for the licensing team. Where we did not hold an email address for affected persons, the same information was sent by letter to the most recent known address for that person.

A follow up email was sent to landlords on 3rd May 2024 reminding them to complete their survey and inviting them to attend one of two landlord evenings at the Town Hall (details below).

## Private Rented Sector Forum

A meeting of the Private Rented Sector Forum (PRSF) was held on 6th June 2024 to discuss the proposals. The meeting was attended by Council officers and members of the forum, made up of landlords and managing agents operating in the borough. Council officers presented maps showing the proposed boundaries, and an explanation was given regarding how the boundaries had been determined. Officers explained how relevant data had been analysed in order to give a more focused understanding of the proposed licensing areas, and how this information was used to justify proposing to extend three of the existing licensing areas. Members were invited to discuss the proposed boundaries, drawing on their experience of managing property in the proposed designation areas.

## Website

Three pages were set up on the Council's website specifically concerning the consultation. The pages contained detailed information on the proposals, including both the detailed statement of case and a more easily digestible summary document. This page also included the proposed conditions, fit and proper person criteria, fee structure, maps and street lists of the affected areas. It also included information on the benefits of selective licensing, alternative options, frequently asked questions and "next steps". Details of how to engage with the consultation were also included, including contact details for the licensing team and details of the area drop-in sessions. Appendix Y.

## Surveys

Stakeholders could complete the survey on paper or online. Surveys were area specific, and stakeholders who had an interest in more than one of the proposed areas were asked to complete the survey for each area where they had an interest. The surveys were hosted on surveymonkey.com and were devised to only allow the survey to be completed once per device to prevent multiple entries. The survey asked three key questions:

1. About you (please tick all that apply):
    - I am privately renting in this area
    - I am a housing association tenant in this area
    - I am a homeowner in this area
    - I am a landlord in this area
    - I am a managing/letting agent in this area
    - I run a local business in this area
    - Other
2. Your views:
   A free text box allowing stakeholders to enter the representations
3. Do you agree with the Council's proposals to introduce selective licensing in [area name]?
    - Yes
    - No

## Drop-in Sessions

Drop-in sessions were planned for each of the affected areas where selective licensing officers were on hand to speak to residents, landlords, agents and any others affected by the proposals. The sessions were arranged on different days/times and where possible venues to allow maximum availability. Unfortunately, two of the drop-in sessions did not go ahead due to the venues becoming unavailable at the last minute (Daneshouse and Stoneyholme 22nd April and Queensgate 6th June). The Council is satisfied that stakeholders still had a variety of options to engage with the consultation despite this.

| Area | Venue | Date | Time |
|---|---|---|---|
| Trinity | Sure Start SW Burnley, Tay Street, BB11 4BU | 10th May | 9am-5pm |
| | St Matthews Church, Harriet Street, BB11 4JJ | 21st May | 10am-6pm |
| Queensgate | Linkbridge Community Support Centre, Swinless Street, BB10 3BN | 1st May | 10am-6pm |

| | | | |
|---|---|---|---|
| | Ennismore Street Community Centre, BB10 3EU | 6th June | 10am-6pm |
| Gannow | Gannow Community Centre, Adamson Street, BB12 6RB | 16th April | 10am-6pm |
| | Gannow Community Centre, Adamson Street, BB12 6RB | 7th May | 10am-6pm |
| Daneshouse and Stoneyholme | Bangladeshi Welfare Centre, Belford Street, BB12 0DF | 22nd April | 10am-6pm |
| | Chai Centre, Hurtley Street, BB10 1BY | 22nd May | 10am-5pm |
| Padiham | Padiham Town Hall, Burnley Road, Padiham, BB12 8BL | 24th April | 10am-6pm |
| | Padiham Town Hall, Burnley Road, Padiham, BB12 8BL | 28th May | 10am-6pm |
| Lyndhurst Road area | St Catherine's Community Centre, Mary Street, BB10 4AJ | 10th May | 11:30am-6pm |
| | St Catherine's Community Centre, Mary Street, BB10 4AJ | 11th June | 9am-12:30pm |
| | St Catherine's Community Centre, Mary Street, BB10 4AJ | 14th June | 12pm-4pm |

## Landlord Evenings

The Council hosted two landlord evenings on Wednesday 22nd May and Monday 3rd June, where information on the proposals was presented by the Private Sector Housing Manager and the Head of Housing and Development Control, followed by round table discussions facilitated by selective licensing officers. The key questions discussed were:

- What are the issues in the private rented sector in Burnley?
- What are the positive aspects of selective licensing?
- What are the negative aspects of selective licensing?
- Are there any alternatives to selective licensing?
- What could be done to improve the delivery of selective licensing?

## Agencies

The Council also wrote to the following stakeholders inviting them to partake in the consultation:

- Local Councillors of affected wards
- MP for Burnley
- Local registered social providers: Calico, Accent
- Neighbouring local authorities: Pendle, Hyndburn, Rossendale, Blackburn with Darwen
- Lancashire Trading Standards
- Local community groups: known resident groups, community centres, Burnley FC in the Community
- National Residential Landlords Association
- Pennine Community Credit Union
- Citizen's Advice
- Lancashire Fire and Rescue Service
- Lancashire Constabulary

All stakeholders were asked to submit responses no later than 14th June 2024. Comments from agencies who responded to the consultation can be viewed in the Results section.

## Social Media and Press

The consultation was advertised by the Council on social media, namely published on the Council's Facebook and Twitter pages. A press release announcing the consultation was also published on 29th February 2024 following the approval of the consultation by the Council's Executive. Comments from those who responded to social media can be viewed in Appendix M.

## Accessibility

The information provided to stakeholders was clear and concise, and the Council struck a balance between providing the necessary level of details for those that require it (Statement of Case) and a briefer summary of the proposals. The summary document also included a summary of each area, to enable stakeholders who only have an interest in one area to access the required information easily. A frequently asked questions document was collated, to enable stakeholders to gain a better understanding of the proposed scheme and its impacts. Council officers were available each day by phone and email for those who had further queries.

Stakeholders were provided with clear information on how to respond to the consultation and could do so via the online survey, by email, phone or letter, or by attending one of the advertised sessions.

## Analysis of Responses

All complete questionnaires were statistically analysed to provide numerical results for each area. In addition, all written comments and queries were considered and recorded in a transcript
(Appendix G- L), including the Council's response. Where contact details had been provided (e.g. by email) a response was sent directly to the relevant party. Representations from drop-in sessions, the landlord evening and meeting of the PRSF have also been recorded in transcripts, alongside responses from partner agencies and landlord representatives. All these comments received and the Council's response can be viewed in the relevant transcript (Appendix M).

# Results

## Response Rates

The Council consulted on proposals to designate six selective licensing areas covering 9840 properties, of which 4585 are estimated to be privately rented. The table below shows the rate of responses by area.

### Table 1 – Consultation Responses by area

| Area | Total Properties | No. Survey Responses | No. Drop-in Attendees | No. Area Specific Emails | Total Responses | Responses as % of Properties |
|---|---|---|---|---|---|---|
| Trinity | 1760 | 71 | 5 | 1 | 77 | 4.4% |
| Queensgate | 2873 | 118 | 5 | 3 | 126 | 4.4% |
| Gannow | 1145 | 63 | 1 | 1 | 65 | 5.7% |
| Daneshouse and Stoneyholme | 1783 | 76 | 0 | 2 | 78 | 4.4% |
| Padiham | 1317 | 100 | 1 | 2 | 103 | 7.8% |
| Lyndhurst Road area | 962 | 82 | 4 | 1 | 87 | 9% |
| TOTAL | 9840 | 510 | 16 | 10 | 536 | 5.4% |

Table 1 shows the total number of responses to the consultation for each area; this includes survey responses, attendees at drop-ins and e-mails which specifically mentioned a proposed designation area. A total of 536 responses were received which related to one of the proposed designation areas, with an average response rate of 5.4% of the properties that were consulted upon.

In addition to the above the Council received 18 non area specific emails, and 57 landlords and letting agents attended the two landlord evenings. The evenings were attended by a mixture of persons with different portfolio sizes, some operating in one area and others in multiple proposed areas.

## Agency Responses

### Police Response

As Inspector for the Neighbourhood Policing Team in Burnley, I believe we have a strong partnership with Burnley Council and this includes working closely with the Selective Licensing team. We have found that since its inception, that partnership has enabled us to be more effective in dealing with issues that arise within their areas of responsibility. A good example of this is the Gannow ward – this ward area was once one of our hotspots for anti-social behaviour due to the number of rented properties, transient tenants and absent landlords. Since Selective Licensing was introduced to the ward, those problems have fallen to levels not seen in generations. When issues have appeared from one of their properties, we have worked quickly in partnership with the Selective Licensing team to issue civil orders to tenants and to take positive action which has resulted in either the problem stopping or the tenant moving on. The knock-on effect of this also improves public confidence in the council and the police, which can only be positive. I fully support the continuation of the Selective Licensing areas and the introduction of new ones as it has shown that it helps support ward areas and residents within them.

### NRLA Response

The NRLAs response has been summarised to include the key points made. A full version is available in the transcript. Appendix M.

- Anti-social behaviour and low housing: Landlords are not equipped to deal with a variety of tenant issues which may lead to anti-social behaviour. If an eviction is to take place, then this moves the problem from one address in Burnley to another area of the Borough. They believe it is also unrealistic for landlords to monitor properties in terms of overcrowding and other arrangements, which may compromise a tenant's wellbeing.
- Waste management: They suggested a free bulky collection service for landlords that have been left behind by tenants when they move out.
- Existing Enforcement Powers and Activity: There are already a number of statutory enforcement powers in place for the Council to deal with issues as part of the Council's housing strategy.
- Conclusions and alternatives: A high quality private rented sector is essential to complement other housing options in Burnley. The private sector needs regulating and suggests utilising council tax records to identify privately rented properties and their landlords. The NRLA believes that if selective licensing is to go ahead an annual summary should be completed to show the improvements made.

### Propertymark Response

Propertymark's response has been summarised to include the main points made. A full version is available in the transcript.  Appendix M.

- Licensing Structure
  - Cost of the scheme: Propertymark have asked the question of whether selective licensing offers value for money and if it is the most cost-effective scheme for the private rented sector (PRS).
  - Number of properties: Propertymark have recognised how important the PRS is in Burnley. There is a concern that under selective licensing, the enforcement element is inadequate, allowing rogue landlords and managing agents still to operate.
  - Fees: They have stated that the fee is high in comparison to some cities. They have requested consideration for a further discount if landlords are a member of Propertymark and other similar schemes.
  - Impact of cost of living and landlords: They have expressed concerns of additional fees in a cost-of-living crisis, meaning landlords may not be able to afford to improve standards.
  - Impact on supply of homes: Propertymark have raised concerns that selective licensing will result in landlords exiting the market.
  - Unintended consequences: If landlords leave the market, this could drive rents up and result in tenants being priced out of the area.
- Improving Standards
  - Property condition: As the housing stock is mainly old, terraced properties, a significant amount of investment is needed to improve the properties. Questions have been asked about what grants or funds are available to improve the housing stock.
  - Fuel poverty: As fuel poverty is an issue within these areas, what do Burnley Council intend to do to address fuel poverty as this is not within the remit of selective licensing.
  - Energy efficiency: Most properties are compliant with MEES regulations relating to energy efficiency.
  - Empty properties: Propertymark wanted to know more information about what tools Burnley Council use for combatting empty properties and aiding the high number of people on waiting lists for housing.
  - Homelessness: Propertymark wanted more information on how Burnley support landlords and property agents to sustain tenancies for vulnerable tenants. They wanted information on the support provided for substance misuse, mental health and budgeting advice as this was not in the remit for landlords to control.
  - Current enforcement: Propertymark wanted more information on the Council's current and previous selective licensing work, including civil penalties, prosecutions, time to process and issue a licence and other enforcement matters.
- Engagement
  - Engagement with landlords and letting agents: There has been a suggestion of Propertymark wanting to educate, advise and support landlords and agents through promoting their scheme.

- Tackling Anti-Social Behaviour (ASB): Landlords do not have the skills or capacity to deal with anti-social behaviour. Eviction notices move ASB elsewhere. Landlords are not responsible for their tenants causing ASB outside of their property.
- Environmental Crime: It is impossible to link environmental crime as an issue within the PRS, unless it is witnessed or there is evidence.
- Selective Licensing and Section 21s: Propertymark wanted to know what support is offered to landlords that issue a section 21 notice. They would be willing to work with the council and develop a dispute resolution service with other local authorities.
- Conclusions and alternatives: The PRS provides vital housing for Burnley, regulation and enforcement are needed within the sector but support is crucial for good landlords and essential too. The Council should consider providing an annual summary of outcomes to demonstrate improvements and the impact of licensing on the designated area over the scheme's lifetime. The Council should promote working with their scheme.

## Private Rented Sector Forum Responses

The Private Rented Sector Forum met on the 6th June 2024, they were asked 5 questions to consider; the main themes from their responses have been noted:

- What are the issues in the private rented sector in Burnley?
    - Problematic tenants
    - Concerns of performance of SL in Burnley Wood
- What are the positive aspects of selective licensing?
    - It's making a real difference
    - It's creating better housing standards for those less fortunate
    - Burnley SL team, work with landlords compared to other authorities. They help good landlords get better and poor landlords improve. Then they deal with the bad landlords.
- What are the negative aspects of selective licensing?
    - The cost of the fees - would rather not have to pay a fee. However, if the service is effective, it's quite cheap for the benefits it brings.
    - Questioned why Lyndhurst Road area is being included. As landlords operating in that area never had any issues.
    - The application system isn't good.
- Are there any alternatives to selective licensing?
    - Burnley could look to include the whole town.
    - The portal is being discussed by central government. However, this is more of a registration system and will not deliver any enforcement.
- What could be done to improve the delivery of selective licensing?
    - Inform landlords of case studies, really sell/promote the benefits of the schemes to landlords.

- We need more of a positive spin on how this is increasing house prices, and this is a direct result of SL being in an area.

## Landlord Evening Responses

In total, 57 landlords and managing agents attended the two events that were held at Burnley Town Hall. The full response is in Appendix M. The attendees were asked 5 questions to consider; the main themes from their responses have been noted:

- What are the issues in the private rented sector in Burnley?
  - There is a lack of housing stock.
  - Tenants do not act responsibly, and landlords do not have the powers to prevent this efficiently.
  - Absentee and unknowledgeable landlords and managing agents.
- What are the positive aspects of selective licensing?
  - It ensures that landlords comply and eliminates bad landlords.
  - Tenant referencing service.
  - Audits and monitoring,
- What are the negative aspects of selective licensing?
  - The cost of the licence is too high.
  - Tenants can't afford the increase in rents which is passed on from the licence fee.
  - There is a stigma associated with selective licensing areas.
- Are there any alternatives to selective licensing?
  - Accreditation should be expanded or mandatory.
  - Other departments are already responsible for things that selective licensing tackles.
  - Expand licensing across all of the Borough/Nationwide.
- What could be done to improve the delivery of selective licensing?
  - Improve communication from the team to landlords, agents and residents alike.
  - Provide a greater amount of support to landlords.
  - Provide more discounts for the licensing fee.

## Social media comments

Of the few social media comments made, the full response is in Appendix M, the following were the key themes:

- There is not enough recognition or incentives for good landlords.
- Poor management standards need tackling.
- Selective licensing is a money-making scheme for the Council.
- The cost of the licence fee is too high.
- Landlords will pass on licence fees to tenants through increased rents.

## Results by Area

Table 2 - survey responses by area for all interest types to the question: "Do you agree with the Council's proposals to introduce selective licensing in [area]?"

| Area | Total Responses | Yes | No | Skipped Question |
|---|---|---|---|---|
| Trinity | 71 | 40 (56%) | 31 (44%) | 0 |
| Queensgate | 118 | 57 (49%) | 59 (51%) | 2 |
| Gannow | 63 | 28 (44%) | 35 (56%) | 0 |
| Daneshouse and Stoneyholme | 76 | 14 (18%) | 62 (82%) | 0 |
| Padiham | 100 | 44 (44%) | 55 (56%) | 1 |
| Lyndhurst Road area | 82 | 39 (48%) | 42 (52%) | 1 |
| TOTAL | 510 | 222 (44%) | 284 (56%) | 4 |

Table 2 shows the total survey responses by area for all interest types to the question: "Do you agree with the Council's proposals to introduce selective licensing in [area]?" The table also shows the percentage comparison where the question was answered. Across all the areas that the Council consulted on, 44% were in favour, whilst 56% were against. The area with the highest support with 56% was Trinity, which is the area that has been subjected to selective licensing for the greatest amount of time.

Table 3 - survey responses by area to the question: "Do you agree with the Council's proposals to introduce selective licensing in [area]?" by interest type.

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[1] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Trinity | 4 (14%) | 25 (86%) | 1 (33%) | 2 (67%) | 34 (87%) | 5 (13%) |
| Queensgate | 4 (8%) | 47 (92%) | 0 | 5 (100%) | 52 (71%) | 21 (29%) |
| Gannow | 7 (19%) | 29 (81%) | 1 (50%) | 1 (50%) | 22 (79%) | 6 (21%) |
| Daneshouse and Stoneyholme | 4 (8%) | 47 (92%) | 1 (25%) | 3 (75%) | 6 (22%) | 21 (78%) |
| Padiham | 5 (10%) | 45 (90%) | 0 | 4 (100%) | 39 (78%) | 11 (22%) |
| Lyndhurst Road area | 0 | 31 (100%) | 1 (20%) | 4 (80%) | 38 (78%) | 11 (22%) |
| TOTAL | 24 (10%) | 224 (90%) | 4 (17%) | 19 (83%) | 191 (72%) | 75 (28%) |

[1] Private tenants, RSL and homeowners

Table 3 shows the responses to the same question by interest type. Stakeholders were able to select more than one interest type, for example, some landlords are also resident in the area in which they let property.

Taking all areas together, the greatest number of responses came from residents, with 72% in favour of the scheme. The level of support does vary by area, with the lowest level of resident support in Daneshouse and Stoneyholme at 22%, compared with the highest level in Trinity, the longest running scheme, at 87%.

### Most common reasons why landlords disagreed with the proposals across all areas:

Cost of the licence is too high

The application and licence fee are the costs associated with processing and issuing the licence and the running of the scheme. The Council is prohibited from profiting from fees associated with the licence. The Council has introduced a number of discounts including discounts for previously licensed landlords, landlords that successfully gain accreditation with the Council's Good Landlord and Agent Scheme and those that submit a complete and valid application within the first 3 months of the designation. The Council has listened to landlords' previous comments and introduced an option to pay by direct debit over 24 monthly instalments. The maximum fee for a landlord would be £750 (divided into the application and licence fee) and the minimum would be £378 with all the discounts included. This is comparable with other authorities that operate a selective licensing scheme.

It will deter landlords from investing in properties in the area

House sales show that landlords are still investing in the selective licensing areas. In the areas that have already experienced a selective licensing designation there is still a high proportion of privately rented properties, higher than averages across the rest of Burnley and England alike. Empty homes loans are also being approved to accredited landlords within the designation areas; this shows that investors still see buying vacant properties and refurbishing them in selective licensing areas as a viable and profitable business strategy. One of the overarching aims of the selective licensing scheme is to attract good landlords to invest in properties in these areas and deter landlords that are not willing to comply with the legislation and improved management and property standards. This will mean that all landlords who rent properties in the designated areas are working to the same standards required by selective licensing.

Alternatives to tackling rogue landlords

There are alternatives to tackling rogue landlords in order to improve standards across the private rented sector, however without selective licensing, the results of these may not combat the full extent of low demand that the proposed areas are experiencing. For example, accreditation is a useful tool, however as it is only a voluntary scheme, there is no requirement for anybody to join. The worst landlords would not join the scheme, and this would not tackle the various indicators of

low demand. The Council also has a Housing Standards team that has a statutory duty to deal with disrepairs; however, this is a reactive service dependent on tenants reporting to the Council, which tenants may not wish to do through fears of retaliation. This also does not address wider issues related to management practices.

### Most common reasons landlords agreed with the proposals across all areas:

The Council did receive positive comments regarding the proposals to include selective licensing in Burnley from landlords. Whilst the responses from landlords in the main outline that it is the cost of a license that is the main reason for their objection, there is a recognition of the benefits that selective licensing does bring to an area. For example, the feedback from the Private Rented Sector Forum recognised that it is making a real difference in these areas. *"Burnley SL team, work with landlords compared to other authorities. They help good landlords get better and poor landlords improve. Then they deal with the bad landlords." That whilst they would rather not have to pay a fee, "if the service is effective, it's quite cheap for the benefit it brings."*

Recognising that *"It is creating better housing standards for those less fortunate." The scheme is also encouraging landlords to improve their management practices as it " Provides training and education of landlords so that they are up to date with legislation".*

A further positive social media comment outlined *"hopefully the Council will continue with the licensing to put off unscrupulous landlords and enforcement will also take place. Why is it not put in place in all areas of Burnley?"*, therefore recognizing the increased ability of the Council to improve standards through the increased enforcement powers selective licensing provides.

# Trinity

## Consultation Results

### Table 4 – Survey Response – Trinity – in favour or against the proposal, main interest types

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[2] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Trinity | 4 (14%) | 25 (86%) | 1 (33%) | 2 (67%) | 34 (87%) | 5 (13%) |

### Table 5 – Survey Response – Trinity – in favour or against the proposal, main interest types including breakdown of resident types

| Interest Type | | Yes | No |
|---|---|---|---|
| Landlord | | 4 (14%) | 25 (86%) |
| Letting Agent | | 1 (33%) | 2 (67%) |
| Residents | Private Tenant | 3 (60%) | 2 (40%) |

[2] Private tenants, RSL and homeowners

| | | | |
|---|---|---|---|
| | Housing Association Tenant | 2 (100%) | 0 |
| | Homeowner | 29 (91%) | 3 (9%) |
| | Total Residents | 34 (87%) | 5 (13%) |
| Local Business | | 0 | 1 (100%) |
| Other | | 1 (100%) | 0 |
| TOTAL | | 40 (55%) | 33 (45%) |

Tables 4 and 5 show a breakdown of the responses for the proposed Trinity designation to the question “Do you agree with the Council’s proposals to introduce selective licensing in Trinity?”. Two respondents indicated that they were a landlord who also lived in the area; as the survey allowed respondents to indicate they had more than one interest type, the total number of respondents was 71, with 73 interest types identified. As the table depicts, 86% of landlords opposed introducing selective licensing in Trinity, whilst 87% of residents were in favour of the scheme in the area. The 1 person who listed their interest as ‘Other’ in the area, was in favour of bringing selective licensing in. Overall, 55% of people were in support of introducing selective licensing in Trinity, whilst 45% were opposed.

### The main reasons why respondents disagree with the proposals:

- The cost of the licence is too high.

The cost of the licence is associated with the processing, granting and implementation of the licence and the scheme. There are discounts and incentives available for Landlord’s including a 30% reduction in fees for Landlord’s that are accredited with the Council’s Good Landlord and Agent Scheme; one application per landlord can be further reduced by £100 if they submit a complete and valid application within the first 3 months of a designation being introduced. Landlords can opt to pay by direct debit over 24 monthly instalments, meaning that application fees could be as low as £15.38 a month. This is comparable with other authorities that have introduced selective licensing.

- Selective Licensing has brought no benefit to the area.

Through a coordinated approach, the Trinity area has experienced an improvement across a number of different factors with the use of selective licensing:

- Average house prices have increased from £40,240 in 2018/19 to £60,826 in 2022/2023.
- The number of anti-social behaviour reports to the Council have dropped (as a percentage of properties) from 1.9% since 2018/19 to 0.82% in 2022/23.
- The number of vacant properties has decreased from 15% in 2018 to 10% in 2023.
- The Council have also been working to improve the Piccadilly Road area of the designation; a facelifting scheme has been undertaken, sandblasting the fronts of properties, re-rendering the rear of some properties and replacing gutters, this has resulted in a huge visual improvement to the area.

The Council recognises that although there have been notable improvements to the Trinity area, there is still work to be done and that withdrawing from selective licensing at this point may result in a reversal of the progress that has been made.

- Most landlords are responsible and already manage their properties/tenants.

The Council recognises that the Trinity area has good landlords and that is why we work with them to meet minimum standards and offer initiatives, support and advice. We offer a free accreditation scheme for Good Landlords through the Council which can result in 30% discount off selective licensing fees and interest free Empty Homes loans of up to £25,000. The Selective Licensing team offer free Landlord training to ensure that they have up to date knowledge on pre-tenancy checks, managing a tenancy and ending a tenancy. The team also offers a tenant referencing service to check any prospective tenants. The legislation around selective licensing does not allow for 'good' landlords to be exempted, it is an area-based scheme and so by including all properties within an area that has experienced low demand, it aims to create a level-playing field for all landlords to meet the minimum standards required. Those landlords that do not meet the required standard can then be prioritised for further action.

### The main reasons why respondents were in favour of the proposals:

- To improve property standards within the area.

Selective licensing provides the opportunity for all private rented properties to be monitored and checked. As part of the licensing application, a gas certificate, Electrical Installation Condition Report and Energy Performance Certificate must all be provided. If the certificates provided are not satisfactory, the licence would not be granted, the team could then pursue further action against the landlord or managing agent. The scheme also provides the opportunity for private rented properties to be inspected internally to ensure that minimum standards are met and properties are free from disrepair. Without selective licensing, the Council do not have the powers to complete these checks unless disrepair has been reported, this is a reactive service and depends on tenants reporting disrepairs. Often tenants do not wish to report disrepairs to the Council through fear of retaliation. The Selective Licensing team conduct regular audits and monitor streets in order to identify and resolve any issues.

- To reduce anti-social behaviour and environmental crime.

As part of the application process for selective licensing, the team would check that an adequate anti-social behaviour policy is in place. This anti-social behaviour policy needs to include a process of escalation for recurring incidents. The tenancy agreement for the property would also be checked to ensure that it contains a clause relating to anti-social behaviour. This way the landlord/licence holder would be equipped if action was required to end a tenancy due to anti-social behaviour. The licence conditions that accompany the licence make reference to taking reasonable and practicable steps to deal with anti-social behaviour and to ensure that the tenant is

aware of their responsibilities around keeping their backyard clear. The licence holder must ensure the correct waste receptacles are provided so that the tenant can dispose of waste correctly. The Selective Licensing team work closely with the anti-social behaviour team and Streetscene team at the Council; we can relay any evidence, incidents and concerns on to the landlord so that they can take appropriate action to deal with their tenancy through the tenancy agreements. The other teams at the Council deal directly with the perpetrator whereas the Selective Licensing team work with the Landlord to manage the tenancy effectively. Licence holders that neglect their responsibilities in relation to the licence conditions may receive a civil penalty/prosecution.

- **To monitor the increasing number of HMOs.**

The Trinity area does have a relatively high proportion of HMOs. Large HMOs, which consist of more than 5 tenants from more than 1 household, are required to obtain a mandatory HMO licence. Smaller HMOs are not required by law to obtain a mandatory licence. Selective licensing allows for all rented properties within a designated area to acquire a licence, meaning that landlords of small HMOs will have to go through the application process and provide all the correct safety certificates, repairs procedures and implement management practices that we would expect in a selective licensing area. These properties will go through the same monitoring, audit and inspection processes that other properties do within a selective licensing area. Separate to selective licensing, Burnley Council have confirmed the proposed introduction of an Article 4 direction in the Trinity ward (amongst other wards with high levels of HMOs). This direction removes permitted development rights for the change of use from Use Class C3 (dwelling-houses) to C4 (HMOs), meaning all HMOs will have to go through the planning permission process.

## Boundary Changes

The Council proposed to redesignate all the current (2019-2024) boundary, and to add four new areas:

1. The Clifton Street area,
2. Westgate,
3. The Waverley/Dean Street area, and
4. The Florence/Villiers Street area

The original proposed boundary can be seen in Appendix F.

The Council consulted on this wider boundary, which totaled 1760 properties, of which 1017 are estimated to be privately rented. As part of the consultation, the Council has looked in greater detail at the data in each of these additional areas and is now proposing to amend the original proposed designation boundary as outlined below in respect of the Clifton Street area and the Waverley/Dean Street area. In addition, the Council considered data on one of the most improved parts of the Trinity designation, the Netherby Street to Swindon Street area, to determine if it could be removed from the proposed boundary.

### The Clifton Street Area

A decision to remove the Clifton Square new build properties was taken following the drilling down of the statistical data for the area. When separated from the terraced streets of Clifton Street Area, the data showed that the amount of private rented properties was lower along with there being no other factors indicating the need for that specific area to be included within proposed designation boundary. Therefore, the Council does not propose to include these in the proposed Trinity boundary.

The Clifton Street area of terraced properties shows signs of low demand and therefore remains included in the proposed Trinity boundary.

### Table 6 – Trinity – Statistical evidence for Clifton Street and Clifton Square

| | **1 - removed** | **2 - kept** |
|---|---|---|
| **Area** | **Clifton Square Area New Builds - removed** | **Clifton Street Area Terraces - kept** |
| Total Properties (LLPG) | 28 | 53 |
| Total PRS / **% PRS** (Council tax data 2024) | 16 **/ 57.1%** | 35 **/ 66%** |
| Est HMO / **% Est HMO** (BRE 2023) | 3 **/ 10.7%** | 5 **/ 9.4%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | 0 | 5 **/ 9.4%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | 0 | 1 **/ 1.9%** |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | 0 | 4 **/ 7.5%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | 0 | 2 **/ 5.7%** |
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | 0 | 2 **/ 5.7%** |
| Mean House Value 22/23 (Land Registry 22/23) | £95,000 | £40,500 |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | 0 | 2 **/ 3.8%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | 0 | 0 |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23** (BBC DBY 22/23) | 1 **/ 3.6%** | 1 **/ 2.9%** |

Table 6 shows the key differences between the new build properties on Clifton Square (column 1), compared with the older terraced properties on Clifton Street (column 2). These areas are shown on the map Appendix N – Clifton Street Area map as areas 1 and 2. The Clifton Square area

consisting of new build properties shows less indicators of low demand in comparison to the terraced properties around Clifton Street, hence why the Council has opted to remove the Clifton Square area from the proposed selective licensing designation.

### The Waverley/Dean Street Area

This proposed additional area consists of a total of 133 properties of which 60.9% of properties were estimated to be privately rented. Further in-depth analysis of the tenure (using Council tax data) and other key indicators shows that parts of this area would not benefit from selective licensing. To focus the licensing designation on the areas where it would have the most impact, the Council proposes to remove from the original proposed Trinity boundary the areas listed in column 1 and 2.

The Dean/Clare Street and Accrington Road area terraced properties show signs of low demand and therefore remain included in the proposed Trinity boundary.

Whilst the initial estimates showed there to be high levels of private rented properties, analysis of Council tax data shows that the properties on Blannel, Pomfret and Waverley Street are owned by registered social providers who are exempt from selective licensing. Therefore, the Council does not propose including these in the proposed Trinity boundary.

In addition, Trinity Towers when separated from the surrounding area showed lower signs of low housing demand. These properties are also flats so values can't be compared individually as the statistical data is derived from the whole building instead of individual properties. That said, the proportion of factors is still lower than the comparable surrounding areas, so the Council does not propose including this within the proposed Trinity boundary.

Table 7 - Trinity – Statistical evidence for Waverley/Dean Street Area

| | **1 - removed** | **2 - removed** | **3 - kept** |
|---|---|---|---|
| **Area** | **Blannel/ Pomfret/ Waverley Street** | **Trinity Towers** | **Dean/Clare Street and Accrington Road area** |
| Total Properties (LLPG) | 22 | 22 | 89 |
| Total PRS / **% PRS** (Council tax data 2024) | 0 | 17 **/ 77.3%** | 48 / **53.9%** |
| Est HMO / **% Est HMO** (BRE 2023) | N/A | 0 | 9 **/ 10.1%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | N/A | 0 | 3 / **3.4%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | N/A | 0 | 1 / **2.1%** |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | N/A | 8 **/ 36.4%** | 26 **/ 29.2%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | N/A | 7 **/ 41.2%** | 15 **/ 31.3%** |

| | | | |
|---|---|---|---|
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | N/A | 0 | 2 **/ 4.2%** |
| Mean House Value 22/23 (Land Registry 22/23) | N/A | £57,750 | £67,300 |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | N/A | 0 | 1 **/ 1.1%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | N/A | 0 | 0 |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23** (BBC DBY 22/23) | N/A | 0 | 4 **/ 4.5%** |

Table 7 shows the key differences between the properties in the Blannel/ Pomfret/ Waverley Street area (column 1), and Trinity Towers (column 2) compared with the older terraced properties on Dean/Clare Street and Accrington Road (column 3). These are shown on the map, Appendix O as areas 1,2 and 3. The Blannel/ Pomfret/ Waverley Street are registered social provider properites and Trinity Towers areas show less indicators of low demand in comparison to the properties around Dean/Clare Street and Accrington Road area hence why the Council has opted to remove the Blannel/ Pomfret/ Waverley Street and Trinity Towers area from the propose selective licensing designation.

### Netherby to Swindon Street area – part of the current (2019-24) boundary

The Netherby to Swindon Street area of the current Trinity designation consists of 345 properties of which 166 are privately rented. This area is an area of the current designation which has seen the most improvement throughout the licensing designations.

A decision to remove Netherby / Prestwich Street area was investigated when looking at the data by separating each area. Good signs of improvement have been made within these specific streets leading to the data showing a trend of improvement compared to the surrounding streets. Therefore, due to the measured improvement within this area, the Council does not propose including these streets within the proposed Trinity Boundary.

Conversely, the Prince/Harold Street area and Richmond/Swindon Street area are still showing signs of low housing demand, so the Council proposes to include these streets within the proposed Trinity boundary.

Table 8 – Trinity – Statistical evidence for Netherby to Swindon Street area

| | **1 - removed** | **2 - kept** | **3 - kept** |
|---|---|---|---|
| **Area** | **Netherby/Prestwich Street area** | **Prince/Harold Street area** | **Richmond/Swindon Street area** |
| Total Properties (LLPG) | 101 | 155 | 89 |

| | | | |
|---|---|---|---|
| Total PRS / **% PRS** (Council tax data 2024) | 44 **/ 43.6%** | 69 **/ 44.5%** | 53 **/ 59.6%** |
| Est HMO / **% Est HMO** (BRE 2023) | 6 **/ 5.9%** | 10 **/ 6.5%** | 6 **/ 6.7%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | 6 **/ 5.9%** | 6 **/ 3.9%** | 3 **/ 3.4%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | 0 | 0 | 0 |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | 16 **/ 15.8%** | 27 **/ 17.4%** | 19 **/ 21.3%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | 6 **/ 13.6%** | 13 **/ 18.8%** | 11 **/ 20.8%** |
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | 3 **/ 6.8%** | 1 **/ 1.4%** | 4 **/ 7.5%** |
| Mean House Value 22/23 (Land Registry 22/23) | £77,495 | £68,322 | £72,250 |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | 0 | 2 **/ 1.3%** | 1 **/ 1.1%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | 0 | 0 | 2 **/ 2.2%** |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23** (BBC DBY 22/23) | 0 | 5 **/ 3.2%** | 2 **/ 2.2%** |

Table 8 shows the key differences between the properties in the Netherby/Prestwich Street area (column 1), compared to the Prince/Harold Street area (column 2) and the Richmond/Swindon Street area (column 3). These are shown on the map Appendix P as areas 1,2 and 3. The Netherby/Prestwich St area show less indicators of low demand in comparison to the properties around Prince/Harold St and Richmond/Swindon St areas hence why the Council has opted to remove the Netherby/Prestwich St area from the proposed selective licensing designation.

Table 9 – Trinity – Summary of results showing consultation boundary with the areas for removal to provide final proposed boundary statistical evidence

| | **A** | **B - removed** | **C - removed** | **D - removed** | **E** |
|---|---|---|---|---|---|
| **Area** | **Consultation Boundary Trinity 2025-30** | **Clifton Square Area New Builds** | **Waverley Street area RSLs and Trinity Towers** | **Netherby/ Prestwich/ Street area** | **Final Proposed Boundary Trinity 2025-30 (A-B-C-D=E)** |
| Area | 1760 | 28 | 44 | 101 | 1587 |
| Total Properties (LLPG) | 1017 **/ 57.8%** | 16 **/ 57.1%** | 17 **/ 38.6%** | 44 **/ 43.6%** | 940 **/ 59.2%** |

| | | | | | |
|---|---|---|---|---|---|
| Total PRS / **% PRS** (Council tax data 2024) | 117 **/ 6.6%** | 3 **/ 10.7%** | 0 | 6 **/ 5.9%** | 108/ **6.8%** |
| Est HMO / **% Est HMO** (BRE 2023) | 78 **/ 4.4%** | 0 | 0 | 6 **/ 5.9%** | **72/ 4.5%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | 5 **/ 0.5%** | 0 | 0 | 0 | 5 **/ 0.5%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | 396 **/ 22.5%** | 0 | 9 **/ 20.5%** | 16 **/ 15.8%** | 371**/ 23.4%** |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | 218 **/ 21.4%** | 0 | 8 **/ 18.2%** | 6 **/ 13.6%** | 204/ **21.7%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | 65 **/ 6.4%** | 0 | 0 | 3 **/ 6.8%** | 62 **/ 6.7%** |
| Disrepair Complaints 22/23 **/ % Disrepair Complaints 22/23** | £62,528 | £95,000 | £57,750 | £77,495 | £60,658 |
| Mean House Value 22/23 (Land Registry 22/23) | 61 **/ 3.5%** | 0 | 0 | 0 | 61**/ 3.8%** |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | 12 **/ 0.68%** | 0 | 0 | 0 | 12 **/ 0.76%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | 53 **/ 3%** | 1 **/ 3.6%** | 0 | 0 | 52 / **3.3%** |

Table 9 shows the key indicators of low demand and compares the data for the original proposed boundary under column A. It then removes the areas the Council does not propose to designate, Columns B, C and D. Column E shows the figures for the final proposed Trinity boundary. The removal of areas B, C and D in table 9 has meant an increase across most of the indicators of low demand, showing we are targeting the correct streets and properties.

## Summary

The Trinity area was first designated as an area subject to selective licensing in 2008; it has since been subject to two further designations, the most recent being the period of 2019-2024.

Whilst the Council has seen some improvements in the Trinity area throughout the current scheme. The statistical data shows that house prices (£60,658) remain below the borough mean £140,808. In relation to complaints about property condition and disrepair, the Council received complaints about 6.7% of the private rented sector in the proposed boundary. The Council is satisfied that whilst small reductions in complaints are being seen, there is still further work to do to tackle the poor property condition in this area and the level of private rented properties is high at 59.2% compared to the Borough 24.3%.

The Council has identified those blocks where selective licensing would have no further benefit and has removed those from the proposed boundary. The detailed analysis above shows that the Council has focused on those blocks suffering from low demand.

In addition, the resident support for the introduction of further designation remains high at 87%.

The Council is satisfied that selective licensing gives the Council the tools it needs, working with other partners, to ensure better outcomes for residents in this area. The Council is also satisfied that the evidence suggests the expansion of the licensing scheme in this area would ensure greater benefits to a larger number of residents

The new proposed Trinity designation boundary see Appendix T.

# Queensgate

## Consultation Results

Table 10 - Survey Response – Queensgate – in favour or against the proposal, main interest types.

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[3] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Queensgate | 4 (8%) | 47 (92%) | 0 | 5 (100%) | 52 (71%) | 21 (29%) |

Table 11 - Survey Response – Queensgate – in favour or against the proposal, main interest types including breakdown of resident types

| Interest Type | | Yes | No |
|---|---|---|---|
| Landlord | | 4 (8%) | 47 (92%) |
| Letting Agent | | 0 | 5 (100%) |
| Residents | Private Tenant | 6 (40%) | 9 (60%) |
| | Housing Association Tenant | 5 (100%) | 0 |
| | Homeowner | 41 (77%) | 12 (23%) |
| | *Total Residents* | *52 (71%)* | *21 (29%)* |

[3] Private tenants, RSL and homeowners

| | | |
|---|---|---|
| Local Business | 0 | 1 (100%) |
| Other | 2 (100%) | 0 |
| TOTAL | 58 (44%) | 74 (56%) |

Tables 10 and 11 show a breakdown of the responses for the proposed Queensgate designation to the question "Do you agree with the Council's proposals to introduce selective licensing in Queensgate?". 12 respondents indicated that they were a landlord who also lived in the area; as the survey allowed respondents to indicate they had more than one interest type, the total number of respondents was 118, with 132 interest types identified. As the table depicts, 92% of landlords opposed introducing selective licensing in Queensgate, whilst 71% of residents were in favour of the scheme in the area. The 2 respondents who listed their interest as 'Other' in the area, were in favour of bringing selective licensing in. Overall, 44% of people were in support of introducing selective licensing in Queensgate, whilst 56% were opposed.

### Main reasons why respondents objected the proposals:

- **The cost of the licence is too high.**

The cost of the licence is associated with the processing, granting and implementation of the licence and the scheme. There are discounts and incentives available for Landlord's including a 30% reduction in fees for Landlord's that are accredited with the Council's Good Landlord and Agent Scheme; one application per landlord can be further reduced by £100 if they submit a complete and valid application within the first 3 months of a designation being introduced. Landlords can opt to pay by direct debit over 24 monthly instalments, meaning that application fees could be as low as £15.38 a month. This is comparable with other authorities that have introduced selective licensing.

- **The licence cost will be passed on to tenants through rent increases.**

The Council have seen no evidence that the licensing fee leads to increased rents. Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents then the rent increase must be fair and realistic, meaning that it is in line with average rents in the local area. As discussed above, there are a number of discounts and incentives available for landlords to make the fee more manageable. Ultimately, landlords must operate their tenancies and properties as a business, and they should have funds in place to pay necessary repair and business costs.

- **Queensgate has already improved, and Selective Licensing is no longer needed.**

The Council recognises that improvements have already been made in the Queensgate area, however, there is still progress to be made. If the Council withdrew from selective licensing at this point it may result in a reversal of the progress that has been made.

- **Queensgate has not benefited from Selective Licensing thus far.**

Conversely to the above response, some respondents stated that selective licensing has not benefitted the Queengate area. However, evidence shows that numerous indicators of low demand are being overturned since the beginning of the last selective licensing designation:

- Average house prices in the Queensgate licensing area rose by 59% between 2018/19 to 2022/23. Comparatively, average house prices for terraced properties across the whole of Burnley in this period only increased by approximately 38%. This shows that house prices are increasing more rapidly in this area. House prices in Queensgate still remain lower than the rest of the Borough's averages, showing that the area is still experiencing low demand.
- Empty properties within the Queesgate area have dropped from 12% in 2018 to 7% in 2023.
- Anti-social behaviour reports to the Council have reduced from 2.1% in 2018/19 to 0.74% in 2022/23.

It is important to continue the work and improvements already made under selective licensing to combat the issues associated with low demand.

### Main reasons why respondents agreed with the proposals:

- **To improve property standards within the area.**

Selective licensing provides the opportunity for all private rented properties to be monitored and checked. As part of the licensing application, a gas certificate, Electrical Installation Condition Report and Energy Performance Certificate must all be provided. If the certificates provided are not satisfactory, the licence would not be granted, the team could then pursue further action against the landlord or managing agent. The scheme also provides the opportunity for private rented properties to be inspected internally to ensure that minimum standards are met and properties are free from disrepair. Without selective licensing, the Council do not have the powers to complete these checks unless disrepair has been reported, this is a reactive service and depends on tenants reporting disrepairs. Often tenants do not wish to report disrepairs to the Council through fear of retaliation. The Selective Licensing team conduct regular audits and monitor streets in order to identify and resolve any issues.

- **To reduce environmental crime.**

Selective Licensing allows for close monitoring of properties, streets, back yards and back streets. Landlord Licensing Officers are regularly out in the designation areas to check on, monitor and resolve any issues that may be present, including dirty back yards and fly tipping. The Officers can report for these issues to be cleared, speak to residents and if it is obvious where the problem originates from, take action and discuss with the landlord of the property. The licence conditions that accompany the licence make reference to ensuring that the tenant is aware of their responsibilities around keeping their backyard clear. The licence holder must ensure the correct waste receptacles are provided so that the tenant can dispose of waste appropriately. The Selective Licensing team work closely with the Streetscene team at the Council; we can relay any

evidence, incidents and concerns on to the landlord so that they can take appropriate action to deal with their issues through their tenancy agreements. The other teams at the Council deal directly with the perpetrator whereas the Selective Licensing team work with the Landlord to manage the tenancy effectively. Licence holders that neglect their responsibilities in relation to the licence conditions may receive a civil penalty/prosecution.

- **Improvement in management practices needed.**

Management practices are assessed within a selective licensing application. Applicants are expected to present how they deal with a number of things such as tenancy deposits, repairing obligations, anti-social behaviour incidents, rent arrears and pre-tenancy checks. The team provide support and guidance if their initial management practices do not reach the level that is expected of them within a selective licensing area. If an Applicant's arrangements are not appropriate and do not meet our Fit and Proper person criteria, the selective licensing application may be refused. This would provide the opportunity to either improve their arrangements by employing a locally accredited managing agent or if there is a failure to comply then the Council could take civil penalty action. If there is a change to management arrangements after the licence has been granted, the licence could be revoked if the arrangements no longer meet the selective licensing criteria. This, again, may result in civil penalty/prosecution action or further intervention.

## Boundary Changes

The Council proposed to redesignate all the current (2019-2024) boundary, and to add two additional areas:

1. The Kyan Street area to the north of the current boundary,
2. The Heasandford area to the southeast of the current boundary.

The original proposed boundary can be seen in Appendix E .

The Council consulted on this wider boundary, which totaled 2873 properties, of which 1369 are estimated to be privately rented. As part of the consultation, the Council has looked in greater detail at the data in each of these additional areas and is now proposing to amend the proposed designation boundary as outlined below in respect of the Kyan Street area and the Heasandford area.

### The Kyan Street Area

Through the gathering of the data and comparing it with the other properties within the proposed boundary of Queensgate, a decision to remove the Kyan Street area was taken following the drilling down of the statistical data for the area. When compared with the data for the properties in the existing boundary the results showed that this area was performing slightly better than the existing area. The area compared with the other proposed zones scored the lowest in terms of estimated Category 1 hazards, disrepair complaints and dirty back yards coming in. Although the area is

showing signs of low housing demand, it is lower than the other areas within the proposal for Queensgate. Therefore, we will continue to monitor this area for any potential downturn in the statistics and look to possibly include it in a proposed designation in the future.

### The Heasandford Area

To compare properties within the Heasandford area it was zoned into three areas. It was noted that the Heasandford North (2) area was the lowest performing area when it came to disrepair complaints, Vacant properties, ASB and Dirty back yards. Comparatively, due to the lower percentages in the other areas, the Council does not propose including, Heasandford Central (3) and Heasandford South (4) areas in the proposed Queensgate designation boundary.

The Council will continue to monitor both areas and if they continue downward, it will consider adding them to a new proposed designation in the future.

Table 12 showing analysis of Kyan Street area and Heasandford areas 2, 3 and 4.

| | **1 - removed** | **2 - kept** | **3 - removed** | **4 - removed** |
|---|---|---|---|---|
| **Area** | **Kyan Street area (proposed addition)** | **Heasandford North (2)** | **Heasandford Central (3)** | **Heasandford South (4)** |
| Total Properties (LLPG) | 177 | 389 | 405 | 290 |
| Total PRS / **% PRS** (Council tax data 2024) | 74 **/ 41.8%** | 201 **/ 51.7%** | 206 **/ 50.9%** | 103 **/ 35.5%** |
| Est HMO / **% Est HMO** (BRE 2023) | 3 **/ 1.7%** | 11 **/ 2.8%** | 34 **/ 8.4%** | 8 **/ 2.8%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | 8 / **4.5%** | 10 **/ 2.6%** | 30 **/ 7.4%** | 17 **/ 5.9%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | 3 **/ 4.1%** | 5 **/ 2.5%** | 8 **/ 3.9%** | 4 **/ 3.9%** |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | 40 **/ 22.6%** | 93 **/ 23.9%** | 103 **/25.4%** | 54 **/18.6%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | 20 **/ 27%** | 59 **/ 29.4%** | 59 **/ 28.6%** | 26 **/25.2%** |
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | 1 **/ 1.4%** | 6 **/ 3%** | 3 **/ 1.5%** | 2 **/ 1.9%** |
| Mean House Value 22/23 | £74,539 | £74,020 | £69,542 | £76,174 |

| | | | | |
|---|---|---|---|---|
| (Land Registry 22/23) | | | | |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | 2 **/ 1.1%** | 7 **/ 1.8%** | 3 **/ 0.7%** | 2 **/ 0.7%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | 5 **/ 2.8%** | 4 **/ 1%** | 0 | 0 |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23** (BBC DBY 22/23) | 1 **/ 0.6%** | 8 **/ 2.1%** | 5 **/ 1.2%** | 2 **/ 0.7%** |

Table 12 shows the key differences between the Kyan Street area (column 1), compared with the three Heasandford areas (columns 2,3 and 4). These areas are shown on the maps detailed in Appendix Q – Kyan Street area map and Appendix R – Heasandford Area map as areas 2,3 and 4. The Kyan St, Heasandford Central and Heasandford South areas show less indicators of low demand in comparison to the properties around Heasandford North area hence why the Council has opted to remove the Kyan St, Heasandford Central and Heasandford South areas from the proposed selective licensing designation.

Table 13 – Queensgate - Summary of results showing consultation boundary with the areas for removal to provide final proposed boundary statistical evidence

| | **A** | **B removed** | **C removed** | **D removed** | **E** |
|---|---|---|---|---|---|
| **Area** | **Consultation Boundary Queensgate 2025-30** | **Kyan Street area (1) (proposed addition)** | **Heasandford South (4)** | **Heasandford Central (3)** | **Final Proposed Boundary Queensgate 2025-30 (A- B – C – D = E)** |
| Total Properties (LLPG) | 2873 | 177 | 290 | 405 | 2001 |
| Total PRS / **% PRS** (Council tax data 2024) | 1369 **/ 47.7%** | 74 **/ 41.8%** | 103 **/ 35.5%** | 206 **/ 50.9%** | 986/ **49.3%** |
| Est HMO / **% Est HMO** (BRE 2023) | 145 **/ 5%** | 3 **/ 1.7%** | 8 **/ 2.8%** | 34 **/ 8.4%** | 100 / **5%** |

| | | | | | |
|---|---|---|---|---|---|
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | 148 **/ 5.2%** | 8 / **4.5%** | 17 **/ 5.9%** | 30 **/ 7.4%** | 93 / **4.6%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | 24 **/ 1.8%** | 3 **/ 4.1%** | 4 **/ 3.9%** | 8 **/ 3.9%** | 9 / **0.9%** |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | 615 / **21.4%** | 40 **/ 22.6%** | 54 **/18.6%** | 103 **/25.4%** | 418 / **20.9%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | 329 **/ 24%** | 20 **/ 27%** | 26 **/25.2%** | 59 **/ 28.6%** | 224 / **22.7%** |
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | 63 **/ 4.7%** | 1 **/ 1.4%** | 2 **/ 1.9%** | 3 **/ 1.5%** | 57 / **5.8%** |
| Mean House Value 22/23 (Land Registry 22/23) | £67,666 | £74,539 | £76,174 | £69,542 | £65,770 |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | 50 **/ 1.7%** | 2 **/ 1.1%** | 2 **/ 0.7%** | 3 **/ 0.7%** | 43 / **2.1%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | 21 **/ 0.73%** | 5 **/ 2.8%** | 0 | 0 | 16 / **0.8%** |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23** (BBC DBY 22/23) | 49 **/ 1.7%** | 1 **/ 0.6%** | 2 **/ 0.7%** | 5 **/ 1.2%** | 41 / **2%** |

Table 13 shows the key indicators of low demand and compares the data for the original proposed boundary under column A. It then removes the areas the Council does not propose to designate, Columns B, C and D. Column E shows the figures for the final proposed Queensgate boundary. The removal of areas B, C and D in table 13 has meant an increase across most of the indicators of low demand, showing we are targeting the correct streets and properties.

## Summary

The Queensgate area was first designated as an area subject to selective licensing in 2014; it has since been subject to a further designation from 2019-2024.

Whilst the Council has seen some improvements in the Queensgate area throughout the current scheme, the statistical data shows that house prices (£65,770) remain below the borough mean £140,808. In relation to complaints about property condition and disrepair, the Council received

complaints about 5.8% of the private rented sector in the proposed boundary. The Council is satisfied that whilst small reductions in complaints are being seen, there is still further work to do to tackle the poor property condition in this area and the level of private rented property is high at 49.3% compared to the Borough 24.3%.

The proposed area is estimated to contain a high number of HMOs 5% compared to 2.17% for the borough. HMOs form a vital part of the housing market, but they do carry greater risks than other property types, including the risk of overcrowding and higher fire risks. A significant number of HMOs in the current and proposed licensing areas do not meet the threshold for mandatory HMO licensing; therefore, it is important that the Council considers other ways to proactively monitor standards at these properties. Selective licensing gives the Council the tools to do this.

The Council consulted on a much wider boundary, but the detailed analysis above outlines that, whilst those areas are showing signs of suffering from low demand, the Council has focused on those blocks with the highest low demand indicators. The Council will continue to monitor these areas.

In addition, the resident support for the introduction of further designation remains high at 71%.

The Council is satisfied that selective licensing gives the Council the tools it needs, working with other partners, to ensure better outcomes for residents in this area. The Council is also satisfied that the evidence suggests the expansion of the licensing scheme in this area would ensure greater benefits to a larger number of residents

The new proposed Queensgate designation boundary Appendix U.

# Gannow

## Consultation Results

Table 14 – Survey Response – Gannow – in favour or against the proposal, main interest types

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[4] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Gannow | 7 (19%) | 29 (81%) | 1 (50%) | 1 (50%) | 22 (79%) | 6 (21%) |

Table 15 – Survey Response – Gannow – in favour or against the proposal, main interest types including breakdown of resident types

| Interest Type | | Yes | No |
|---|---|---|---|
| Landlord | | 7 (19%) | 29 (81%) |
| Letting Agent | | 1 (50%) | 1 (50%) |
| Residents | Private Tenant | 5 (83%) | 1 (17%) |
| | Housing Association Tenant | 0 | 0 |

[4] Private tenants, RSL and homeowners

| | | | |
|---|---|---|---|
| | Homeowner | 17 (77%) | 5 (23%) |
| | *Total Residents* | *22 (79%)* | *6 (21%)* |
| Local Business | | 0 | 0 |
| Other | | 0 | 0 |
| TOTAL | | 30 (45%) | 36 (55%) |

Tables 14 and 15 show a breakdown of the responses for the proposed Gannow designation to the question "Do you agree with the Council's proposals to introduce selective licensing in Gannow?". Two respondents indicated that they were a landlord who also lived in the area; as the survey allowed respondents to indicate they had more than one interest type, the total number of respondents was 63, with 66 interest types identified. As the table depicts, 81% of landlords opposed introducing selective licensing in Gannow, whilst 79% of residents were in favour of the scheme in the area. Overall, 45% of people were in support of introducing selective licensing in Gannow, whilst 55% were opposed.

### Main reasons respondents disagreed with the proposals:

- **No improvements seen from current and previous schemes.**

Through a coordinated approach, the Gannow area has experienced an improvement across a number of different factors with the use of selective licensing:

- Average house prices have increased from £47,327 in 2018/19 to £68,843 in 2022/2023.This is a rise of 45% in Gannow, in comparison, the Borough of Burnley's terraced house prices have increased by 38%.
- The number of anti-social behaviour reports to the Police have dropped from 14.6% in 2019 to 11% in 2023.
- The number of vacant properties has decreased from 12% in 2018 to 10% in 2023.

The Council recognises that although there have been notable improvements to the Gannow area, there is still work to be done and that withdrawing from selective licensing at this point may result in a reversal of the progress that has been made.

- **The cost of the licence is too high.**

The cost of the licence is associated with the processing, granting and implementation of the licence and the scheme. There are discounts and incentives available for Landlord's including a 30% reduction in fees for Landlord's that are accredited with the Council's Good Landlord and Agent Scheme; one application per landlord can be further reduced by £100 if they submit a complete and valid application within the first 3 months of a designation being introduced. Landlords can opt to pay by direct debit over 24 monthly instalments, meaning that application

fees could be as low as £15.38 a month. This is comparable with other authorities that have introduced selective licensing.

- **There are no benefits for landlords in having a licence.**

There are a number of benefits to having a licence for a landlord:

- Audits and monitoring – Streets and properties are regularly audited, monitored and inspected. Any issues that are identified will be enforced and action will be taken if there is a failure to comply. By improving property and management standards within the area, this will reflect better on the surrounding neighbourhood. Landlords have commented how our checks have highlighted problems that tenants have not reported themselves, meaning that issues can be resolved efficiently.
- Tenant referencing checks – The team are able to conduct tenant referencing checks on perspective tenants. The team have access to Council and other records in relation to anti-social behaviour, environmental crime and other issues that have arisen at previous properties/tenancies. Landlords would be informed if prospective tenants are 'known' to the team and can use this information when considering whether to agree a tenancy and if additional monitoring may be needed. It is a condition of the licence that all landlords do their referencing checks, failure to do so is a breach of the licence condition which may result in a civil penalty.
- Landlord Development days – The team offers in person and online Landlord Development days which aim to provide up to date information around legislation relating to pre-tenancy checks, managing a tenancy and ending a tenancy.

Licensing creates a level playing field for all landlords in an area; it ensures that property and management standards are improved to meet minimum standards. This in turn helps to tackle issues of low demand, make the area more attractive to investors and residents, which improves the area and increases house prices.

### Main reasons in support of the proposals:

- **Selective Licensing is working, and further improvements are needed.**

We agree with the perspective that selective licensing is working in Gannow. As discussed above, the datasets show an increase in house prices, reduction in vacant properties and a decrease in anti-social behaviour. We agree that there is still work to be done in the area and improvements still need to be made before withdrawing from Gannow. Abandoning selective licensing in Gannow may result in a reversal of the positive impacts already made in relation to low demand.

- **Improvement needed for management practices.**

Management practices are assessed within a selective licensing application. Applicants are expected to present how they deal with a number of things such as tenancy deposits, repairing obligations, anti-social behaviour incidents, rent arrears and pre-tenancy checks. The team provide support and guidance if their initial management practices do not reach the level that is expected of them within a selective licensing area. If an Applicant's arrangements are not appropriate and do not meet our Fit and Proper person criteria, the selective licensing application may be refused. This would provide the opportunity to either improve their arrangements by employing a locally accredited managing agent or if there is a failure to comply then the Council could take civil penalty action. If there is a change to management arrangements after the licence is granted, the licence could be revoked if arrangements no longer meet the selective licensing criteria. This, again, may result in civil penalty/prosecution action or further intervention.

- **Improvement needed for property conditions**

Selective licensing provides the opportunity for all private rented properties to be monitored and checked. As part of the licensing application, a gas certificate, Electrical Installation Condition Report and Energy Performance Certificate must all be provided. If the certificates provided are not satisfactory, the licence would not be granted, the team could then pursue further action against the landlord or managing agent. The scheme also provides the opportunity for private rented properties to be inspected internally to ensure that minimum standards are met and properties are free from disrepair. Without selective licensing, the Council do not have the powers to complete these checks unless disrepair has been reported, this is a reactive service and depends on tenants reporting disrepairs. Often tenants do not wish to report disrepairs to the Council through fear of retaliation. The Selective Licensing team conduct regular audits and monitor streets in order to identify and resolve any issues.

## Boundary Changes

The Council proposed to redesignate all the current (2019-2024) boundary, and to add a small area to the northwest, extending the designation along Padiham Road, into the Carter Street and Rendel Street area. The original proposed boundary can be seen in Appendix C.

The Council consulted on this wider boundary, which totaled 1145 properties, of which 555 are estimated to be privately rented.

In addition, the Council considered data on one of the most improved parts of the current Gannow designation boundary, Lark Street to Plover Street area, to determine if this area could be removed from the proposed boundary. As part of the consultation, the Council has looked in greater detail at the data in each of these areas and is now proposing to amend the original proposed designation boundary as outlined below.

### The Padiham Road, Carter Street and Rendel Street Area

Following consultation and further analysis of the data, this area was split into two zones.

Rendel/Romford/and Arkwright Street Area (1) appeared to be in a better position than the rest of this area. Comparing the data set with the other areas, the data showed that in terms of estimated Category 1 hazards and disrepair complaints they were considerably lower in area 1 along with the EPC data backing up the theory. The Council therefore does not propose including area 1 in the proposed Gannow boundary.

The Palace/Carter Street area (2) of terraced properties does show signs of low demand and therefore remains included in the proposed Gannow boundary.

### The Lark Street to Plover Street Area

The Lark Street to Plover Street Area (3) of the current Gannow designation consists of 125 properties of which 44 are privately rented. This area is an area of the current designation which has seen the most improvement throughout the licensing designations.

When compared to the other areas Area 3 appeared to be in a better position than area B. Therefore, the Council does not propose including area 3 in the proposed Gannow boundary.

Table 16 – Gannow – Statistical evidence for The Padiham Road, Carter Street and Rendel Street Area and The Lark Street to Plover Street Area

| | **1 - removed** | **2 - kept** | **3 - removed** |
|---|---|---|---|
| **Area** | **Rendel/ Romford/ Arkwright St area (Part of proposed addition)** | **Palace/Carter Street area (rest of proposed addition)** | **Lark/ Claremont/ Plover/ Broughton St area (Part of 2019-24 designation)** |
| Total Properties (LLPG) | 28 | 157 | 125 |
| Total PRS / **% PRS** (Council tax data 2024) | 6 / **21.4%** | 53 **/ 33.8%** | 44 / **35.2%** |
| Est HMO / **% Est HMO** (BRE 2023) | 2 / **7.1%** | 5 **/ 3.2%** | 5 / **4%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures** (EPC Register 2023) | 0 | 4 **/ 2.5%** | 1 / **0.8%** |
| EPC Below E PRS / **% EPC Below E PRS** (EPC Register 2023) | 0 | 3 **/ 5.7%** | 0 |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure** (BRE data 2023, % of total properties) | 6 / **21.4%** | 37 **/23.6%** | 13 / **10.4%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS** (BRE data 2023, PRS cases as % of PRS) | 1 / **16.7%** | 17 **/ 32.1%** | 2 / **4.5%** |
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | 0 | 7 / **13.2%** | 0 |
| Mean House Value 22/23 (Land Registry 22/23) | £85,000 | £105,443 | £81,800 |

| | | | |
|---|---|---|---|
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23**<br>(BBC March 23) | 0 | 3 **/ 1.9%** | 0 |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23**<br>(BBC ASB 22/23) | 0 | 0 | 1 / **0.8%** |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23**<br>(BBC DBY 22/23) | 1 / **3.6%** | 0 | 1 / **0.8%** |

Table 16 shows the key differences between the properties in the Rendel/ Romford/ Arkwright St area (column 1), compared to the Palace/Carter Street area (column 2) and the Lark/ Claremont/ Plover/ Broughton St area (column 3). These are shown on the map Appendix S as areas 1,2 and 3. The Rendel/ Romford/ Arkwright St and Lark/ Claremont/ Plover/ Broughton St areas show less indicators of low demand in comparison to the properties around Palace/Carter Street area hence why the Council has opted to remove the Rendel/ Romford/ Arkwright St and Lark/ Claremont/ Plover/ Broughton St areas from the proposed selective licensing designation.

Table 17 – Gannow – Summary of results showing consultation boundary with the areas for removal to provide final proposed boundary statistical evidence

| | **A** | **B - removed** | **C - removed** | **D** |
|---|---|---|---|---|
| **Area** | **Consultation Boundary Gannow 2025-30** | **Rendel/ Romford/ Arkwright St area (Part of proposed addition)** | **Lark/ Claremont/ Plover/ Broughton St area (Part of 2019-24 designation)** | **Final Proposed Boundary Gannow 2025-30 (A-B-C = D)** |
| Total Properties<br>(LLPG) | 1145 | 28 | 125 | 992 |
| Total PRS / **% PRS**<br>(Council tax data 2024) | 555 / **48.5%** | 6 / **21.4%** | 44 / **35.2%** | 505 / **50.9%** |
| Est HMO / **% Est HMO**<br>(BRE 2023) | 50 / **4.4%** | 2 / **7.1%** | 5 / **4%** | 43 / **4.3%** |
| EPC Below E All Tenures / **% EPC Below E All Tenures**<br>(EPC Register 2023) | 31 / **2.7%** | 0 | 1 / **0.8%** | 30 / **3%** |
| EPC Below E PRS / **% EPC Below E PRS**<br>(EPC Register 2023) | 4 / **0.7%** | 0 | 0 | 4 / **0.8%** |
| Est Cat 1 Hazards All Tenure / **% Est Cat 1 Hazard All Tenure**<br>(BRE data 2023, % of total properties) | 235 / **20.5%** | 6 / **21.4%** | 13 / **10.4%** | 216 / **21.8%** |
| Est Cat 1 Hazards PRS / **% Est Cat 1 Hazards PRS**<br>(BRE data 2023, PRS cases as % of PRS) | 125 / **22.5%** | 1 / **16.7%** | 2 / **4.5%** | 122 / **24.2%** |

| | | | | |
|---|---|---|---|---|
| Disrepair Complaints 22/23 / **% Disrepair Complaints 22/23** | 34 / **6.1%** | 0 | 0 | 34 / **6.7%** |
| Mean House Value 22/23 (Land Registry 22/23) | £73,043 | £85,000 | £81,800 | £71,799 |
| Long Term Vacant Homes (2yr+) March 23 / **% Long Term Vacant Homes (2yr+) March 23** (BBC March 23) | 24 / **2.1%** | 0 | 0 | 24 / **4.8%** |
| ASB Complaints to BBC 22/23 / **% ASB Complaints to BBC 22/23** (BBC ASB 22/23) | 8 / **0.7%** | 0 | 1 / **0.8%** | 7 / **1.4%** |
| DBY Complaints to BBC 22/23 / **% DBY Complaints to BBC 22/23** (BBC DBY 22/23) | 33 / **2.9%** | 1 / **3.6%** | 1 / **0.8%** | 31 / **6.1%** |

Table 17 shows the key indicators of low demand and compares the data for the original proposed boundary under column A. It then removes the areas the Council does not propose to designate, Columns B and C. Column D shows the figures for the final proposed Gannow boundary. The removal of areas B and C in table 17 has meant an increase across most of the indicators of low demand, showing we are targeting the correct streets and properties.

## Summary

The Gannow area was first designated as an area subject to selective licensing in 2014; it has since been subject to a further designation from 2019-2024.

Whilst the Council has seen some improvements in the Gannow area throughout the current scheme, the statistical data shows that house prices (£71,799) remain below the borough mean £140,808. In relation to complaints about property conditions and disrepair, the Council received complaints about 6.7% of the private rented sector in the proposed boundary. The Council is satisfied that whilst small reductions in complaints are being seen, there is still further work to do to tackle the poor property condition in this area and the level of private rented properties is high at 50.9% compared to Borough 24.3%.

The Council has identified those blocks where selective licensing would have no further benefit and has removed those from the proposed boundary. The detailed analysis above shows that the Council has focused on those blocks with the highest low demand indicators. The Council will continue to monitor these areas.

In addition, the resident support for the introduction of further designation remains high at 79%.

The Council is satisfied that improvements are being made in the Gannow area, particularly concerning property condition, it believes that there is still work to be done to build on and strengthen progress on tackling low demand for housing; stepping away from the area prematurely risks undoing the positive work that has been done so far. The Council is satisfied that selective licensing gives the Council the tools it needs, working with other partners, to ensure better

outcomes for residents in this area. The Council is also satisfied that the evidence suggests the expansion of the licensing scheme in this area would ensure greater benefits to more residents.

The new proposed Gannow designation boundary Appendix V.

## Daneshouse and Stoneyholme

The Council did not propose to amend the current designation boundary and so consulted on the existing boundary, which includes 1783 properties of which 603 are thought to be privately rented.

## Consultation Results

Table 18 - Survey Response – Daneshouse and Stoneyholme– in favour or against the proposal, main interest types.

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[5] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Daneshouse and Stoneyholme | 4 (8%) | 47 (92%) | 1 (25%) | 3 (75%) | 6 (22%) | 21 (78%) |

Table 19 - Survey Response – Daneshouse and Stoneyholme – in favour or against the proposal, main interest types including breakdown of resident types

| Interest Type | | Yes | No |
|---|---|---|---|
| Landlord | | 4 (8%) | 47 (92%) |
| Letting Agent | | 1 (25%) | 3 (75%) |
| Residents | Private Tenant | 2 (29%) | 5 (71%) |
| | Housing Association Tenant | 0 | 0 |
| | Homeowner | 4 (19%) | 17 (81%) |
| | *Total Residents* | *6 (21%)* | *22 (79%)* |
| Local Business | | 1 (33%) | 2 (67%) |
| Other | | 1 (33%) | 2 (67%) |
| TOTAL | | 13 (15%) | 76 (85%) |

Tables 18 and 19 show a breakdown of the responses for the proposed Daneshouse and Stoneyholme designation to the question "Do you agree with the Council's proposals to introduce selective licensing in Daneshouse and Stoneyholme?". Nine respondents indicated that they were a landlord as well as indicating that they lived in the area, as the survey allowed respondents to indicate they had more than one interest type, the total number of respondents was 76, with 89 interest types identified. Landlords who live in the area are of course allowed to complete the

[5] Private tenants, RSL and homeowners

consultation as a resident also, which is why there is an increase in interest type over total number of respondents.

As the table depicts, 92% of landlords opposed introducing selective licensing in Daneshouse and Stoneyholme, and 78 % of residents were opposed to the scheme in the area. Overall, 15% of people were in support of introducing selective licensing in Daneshouse and Stoneyholme, whilst 85% were opposed.

### Main reasons respondents disagree with the proposals:

- **Cost of the licence is too high.**

The cost of the licence is associated with the processing, granting and implementation of the licence and the scheme. There are discounts and incentives available for Landlord's including a 30% reduction in fees for Landlord's that are accredited with the Council's Good Landlord and Agent Scheme; one application per landlord can be further reduced by £100 if they submit a complete and valid application within the first 3 months of a designation being introduced. Landlords can opt to pay by direct debit over 24 monthly instalments, meaning that application fees could be as low as £15.38 a month. This is comparable with other authorities that have introduced selective licensing. Selective licensing schemes are designed to be self-financing. No profit is generated for the council due to these schemes. The fees go back into running the scheme and supporting landlords and tenants within the designated areas as much as possible.

- **Selective licensing doesn't work.**

Through a coordinated approach, selective licensing has seen a positive impact on a number of key indicators of low demand in it's first 5 year designation:

- Mean house prices have increased in the Daneshouse and Stoneyholme selective licensing area from £38,684 in 2018/19 to £63,607 in 2022/23. This is a significant increase of 64%, compared to 38% for all terraced houses in the Borough of Burnley.
- The number of vacant properties has decreased from 8% in 2018 to 6% in 2023.
- Anti-social behaviour reports to the police have reduced from 8.7% in 2019 to 3.7% in 2023.

We recognise there are still improvements to be made in the Daneshouse and Stoneyholme area, however, withdrawing from selective licensing at this point may reverse the successes which are already starting to be seen.

- **The licence does not benefit landlords.**

There are a number of benefits to having a licence for a landlord.

- Audits and monitoring – Streets and properties are regularly audited, monitored and inspected. Any issues that are identified will be enforced and action will be taken if there is

a failure to comply. By improving property and management standards within the area, this will reflect better on the surrounding neighbourhood. Landlords have commented how our checks have highlighted problems that tenants have not reported themselves, meaning that issues can be resolved efficiently.

- Tenant referencing checks – The team are able to conduct tenant referencing checks on perspective tenants. The team have access to Council and other records in relation to anti-social behaviour, environmental crime and other issues that have arisen in previous properties/tenancies. Landlords can use this information when considering whether to agree a tenancy and if additional monitoring may be needed. It is a condition of the licence that all landlords do their referencing checks, failure to do so is a breach of the licence condition which may result in a civil penalty.
- Landlord Development days – The team offers in person and online Landlord Development days which aim to provide up to date information around legislation relating to pre-tenancy checks, managing a tenancy and ending a tenancy.

Licensing creates a level playing field for all landlords in an area; it ensures that property and management standards are improved to meet minimum standards. This in turn helps to tackle issues of low demand, make the area more attractive to investors and residents, which improves the area and increases house prices.

- **The area doesn't need selective licensing.**

There are a number of indicators of low demand that despite the selective licensing team's work in its first designation, still need to be improved.

- House values are still considerably lower than average terrace house values within the Borough of Burnley. Averages for the Borough are £97,327 in 22/23 and in Daneshouse with Stoneyholme the average house value was £63,607 in the same year.
- An estimated number of 31.2% of private rented properties in the Daneshouse and Stoneyholme area are expected to have Category 1 hazards present (based on BRE data). This is considerably higher than any other proposed selective licensing area and the Burnley average (22.5%).
- Empty homes in the current licensing area have reduced from 8% in 2018 to 6% in 2023. However, despite these improvements, levels of empty properties do remain above the average of 4.4% for the borough. The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that continuing and expanding the licensing scheme will allow this proactive work to continue.

Through the team's monitoring, work with landlords and tenants and other departments and agencies, we aim to tackle the issues associated with low demand.

**Main reasons respondents are in favour of the proposal:**

- **Improvement in management standards needed.**

Management practices are assessed within a selective licensing application. Applicants are expected to present how they deal with a number of things such as tenancy deposits, repairing obligations, anti-social behaviour incidents, rent arrears and pre-tenancy checks. The team provide support and guidance if their initial management practices do not reach the level that is expected of them within a selective licensing area. If an Applicant's arrangements are not appropriate and do not meet our Fit and Proper person criteria, the selective licensing application may be refused. This would provide the opportunity to either improve their arrangements by employing a locally accredited managing agent or if there is a failure to comply then the Council could take civil penalty action. If there is a change to management arrangements after the licence is granted, the licence could be revoked if the management arrangements no longer meet the selective licensing criteria. This, again, may result in civil penalty/prosecution action or further intervention.

- **Improvement in property conditions needed.**

Selective licensing provides the opportunity for all private rented properties to be monitored and checked. As part of the licensing application, a gas certificate, Electrical Installation Condition Report and Energy Performance Certificate must all be provided. If the certificates provided are not satisfactory, the licence would not be granted, the team could then pursue further action against the landlord or managing agent. The scheme also provides the opportunity for private rented properties to be inspected internally to ensure that minimum standards are met and properties are free from disrepair. Without selective licensing, the Council do not have the powers to complete these checks unless disrepair has been reported, this is a reactive service and depends on tenants reporting disrepairs. Often tenants do not wish to report disrepairs to the Council through fear of retaliation. The Selective Licensing team conduct regular audits and monitor streets in order to identify and resolve any issues.

- **Anti-social behaviour needs tackling.**

As part of the application process for selective licensing, the team would check that an adequate anti-social behaviour policy is in place. This anti-social behaviour policy needs to include a process of escalation for recurring incidents. The tenancy agreement for the property would also be checked to ensure that it contains a clause relating to anti-social behaviour. This way the landlord/licence holder would be equipped if action was required to end a tenancy due to anti-social behaviour. The licence conditions that accompany the licence make reference to taking reasonable and practicable steps to deal with anti-social behaviour. The Selective Licensing team work closely with the anti-social behaviour team at the Council; we can relay any evidence, incidents and concerns on to the landlord so that they can take appropriate action to deal with their tenancy through the tenancy agreements. The other teams at the Council deal directly with the perpetrator whereas the Selective Licensing team work with the Landlord to manage the

tenancy effectively. Licence holders that neglect their responsibilities in relation to the licence conditions may receive a civil penalty/prosecution.

## Summary

The Daneshouse and Stoneyholme area was first designated as an area subject to selective licensing from 2019-2024.

The proposed designation covers a large area of over 1700 properties, of which 33.8% are privately rented. The area is primarily residential but does have significant volumes of commercial property along Colne Road and Abel Street. Whilst other licensing areas in Burnley have been designated on the basis of low demand for housing, Daneshouse and Stoneyholme were also previously designated on the basis of poor property conditions.

There have been many encouraging improvements in the current scheme. Property values in the current licensing area have continued to rise from a mean value of £38,684 in 18/19 to £63,607 in 22/23. This represents a significant increase of around 64%. Property values across Burnley rose by 33% across the same period. This shows continued and improving confidence in the housing market in the licensing area. Despite this improvement, values remain well below the borough mean of £140,808 for all properties and £97,327 for terraced properties in 22/23. The Council believes that by continuing to support these areas by improving property management and conditions, we will continue to see improvements in the housing market.

The current designation has the lowest levels of private renting of all the licensing areas, at 33.8%, though this is still above the borough rate of 24.3%. The licensing area is estimated to have a slightly higher number of HMOs at 2.8% compared to 2.17% for the borough.

The Daneshouse and Stoneyholme area was initially designated as a licensing area not only because it demonstrated issues of low demand, but also due to poor property conditions. In 2016 47% of properties in the area were believed to have a Category 1 Hazard. The BRE data from 2023 estimates this figure is now 31.2%, showing some improvement in property condition, though this figure is still well above the borough average of 22.5% of the private rented stock. This suggests that whilst there have been improvements, there is still a higher than acceptable level of poor-quality properties in this area.

Evidence shows that there is a significant number of properties in the licensing area across all tenures where the EPC is rated below “E” (5.4% compared to 2.7% for the borough). This shows a clear concentration of energy inefficient homes within this area and is a strong indicator of poor property conditions.

The EPC and BRE data both show that the current and proposed licensing areas have significant levels of properties in poor condition across all tenures, and from the Council’s experience we expect that a number of these properties will move into the private rented sector. It is crucial that the Council can monitor these properties closely to ensure they meet the required standards.

The evidence above shows that despite significant improvements in energy efficiency, there is still a significant concern about property conditions in this area. The Council believes that continuing selective licensing in this area will provide the additional tools required to tackle poor property management

The new proposed Daneshouse and Stoneyholme designation boundary Appendix W.

## Padiham

The Council consulted on proposals to introduce a new licensing scheme to Padiham, which would cover 1317 properties, of which 671 are estimated to be privately rented.

### Consultation Results

Table 20 - Survey Response – Padiham– in favour or against the proposal, main interest types.

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[6] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Padiham | 5 (10%) | 45 (90%) | 0 | 4 (100%) | 39 (78%) | 11 (22%) |

Table 21 - Survey Response – Padiham – in favour or against the proposal, main interest types including breakdown of resident types

| Interest Type | | Yes | No |
|---|---|---|---|
| Landlord | | 5 (10%) | 45 (90%) |
| Letting Agent | | 0 | 4 (100%) |
| Residents | Private Tenant | 4 (50%) | 4 (50%) |
| | Housing Association Tenant | 2 (100%) | 0 |
| | Homeowner | 34 (83%) | 7 (17%) |
| | *Total Residents* | *40 (78%)* | *11(22%)* |
| Local Business | | 0 | 2 (100%) |
| Other | | 1 (50%) | 1 (50%) |
| TOTAL | | 46 (42%) | 63 (58%) |

Tables 20 and 21 show a breakdown of the responses for the proposed Padiham designation to the question “Do you agree with the Council’s proposals to introduce selective licensing in Padiham?”. Four respondents indicated that they were a landlord who also lived in the area; as the survey allowed respondents to indicate they had more than one interest type, the total number of respondents was 100, with 109 interest types identified. One respondent skipped the question “Do you agree with the Council’s proposals…”.

[6] Private tenants, RSL and homeowners

As the table depicts, 90% of landlords opposed introducing selective licensing in Padiham, whilst 78% of residents were in favour of the scheme in the area. Overall, 46% of people were in support of introducing selective licensing in Padiham, whilst 58% were opposed.

### Main reasons that respondents disagreed with the proposals:

- **Cost of the licence is too high.**

The cost of the licence is associated with the processing, granting and implementation of the licence and the scheme. There are discounts and incentives available for Landlord's including a 30% reduction in fees for Landlord's that are accredited with the Council's Good Landlord and Agent Scheme; one application per landlord can be further reduced by £100 if they submit a complete and valid application within the first 3 months of a designation being introduced. Landlords can opt to pay by direct debit over 24 monthly instalments, meaning that application fees could be as low as £15.38 a month. This is comparable with other authorities that have introduced selective licensing. Selective licensing schemes are designed to be self-financing. No profit is generated for the council due to these schemes. The fees go back into running the scheme and supporting landlords and tenants within the designated areas as much as possible.

- **Most landlords are responsible and already manage their properties/tenants.**

The Council recognises that the Padiham area has good landlords and that is why we work with them to meet minimum standards and offer initiatives, support and advice. We offer a free accreditation scheme for Good Landlords through the Council which can result in 30% discount off selective licensing fees and interest free Empty Homes loans of up to £25,000. The Selective Licensing team offer free Landlord training to ensure that they have up to date knowledge on pre-tenancy checks, managing a tenancy and ending a tenancy. The team also offers a tenant referencing service to check any prospective tenants. The legislation around selective licensing does not allow for 'good' landlords to be exempted, it is an area-based scheme and so by including all properties within an area that has experienced low demand, it aims to create a level-playing field for all landlords to meet the minimum standards required. Those landlords that do not meet the required standard can then be prioritised for further action.

- **Licence cost will be passed on to tenants through rent increases.**

The Council have seen no evidence that the licensing fee leads to increased rents. Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents then the rent increase must be fair and realistic, meaning that it is in line with average rents in the local area. As discussed above, there are a number of discounts and incentives available for landlords to make the fee more manageable. Ultimately, landlords must operate their tenancies and properties as a business, and they should have funds in place to pay necessary repair and business costs.

**Main reasons respondents agreed with the proposals:**

- **Property standards need improving.**

Selective licensing provides the opportunity for all private rented properties to be monitored and checked. As part of the licensing application, a gas certificate, Electrical Installation Condition Report and Energy Performance Certificate must all be provided. If the certificates provided are not satisfactory, the licence would not be granted, the team could then pursue further action against the landlord or managing agent. The scheme also provides the opportunity for private rented properties to be inspected internally to ensure that minimum standards are met and properties are free from disrepair. Without selective licensing, the Council do not have the powers to complete these checks unless disrepair has been reported, this is a reactive service and depends on tenants reporting disrepairs. Often tenants do not wish to report disrepairs to the Council through fear of retaliation. The Selective Licensing team conduct regular audits and monitor streets in order to identify and resolve any issues.

- **Management practices need improving.**

Management practices are assessed within a selective licensing application. Applicants are expected to present how they deal with a number of things such as tenancy deposits, repairing obligations, anti-social behaviour incidents, rent arrears and pre-tenancy checks. The team provide support and guidance if their initial management practices do not reach the level that is expected of them within a selective licensing area. If an Applicant's arrangements are not appropriate and do not meet our Fit and Proper person criteria, the selective licensing application may be refused. This would provide the opportunity to either improve their arrangements by employing a locally accredited managing agent or if there is a failure to comply then the Council could take civil penalty action. If there is a change to management arrangements after the licence is granted, the licence could be revoked if the arrangements no longer meet the selective licensing criteria. This, again, may result in civil penalty/prosecution action or further intervention.

- **Anti-social behaviour needs tackling.**

As part of the application process for selective licensing, the team would check that an adequate anti-social behaviour policy is in place. This anti-social behaviour policy needs to include a process of escalation for recurring incidents. The tenancy agreement for the property would also be checked to ensure that it contains a clause relating to anti-social behaviour. This way the landlord/licence holder would be equipped if action was required to end a tenancy due to anti-social behaviour. The licence conditions that accompany the licence make reference to taking reasonable and practicable steps to deal with anti-social behaviour. The Selective Licensing team work closely with the anti-social behaviour team at the Council; we can relay any evidence, incidents and concerns on to the landlord so that they can take appropriate action to deal with their tenancy through the tenancy agreements. The other teams at the Council deal directly with the perpetrator whereas the Selective Licensing team work with the Landlord to manage the

tenancy effectively. Licence holders that neglect their responsibilities in relation to the licence conditions may receive a civil penalty/prosecution.

- **Environmental crime needs tackling.**

Selective Licensing allows for close monitoring of properties, streets, back yards and back streets. Landlord Licensing Officers are regularly out in the designation areas to check on, monitor and resolve any issues that may be present, including dirty back yards and fly tipping. The Officers can report for these issues to be cleared, speak to residents and if it is obvious where the problem originates from, take action and discuss with the landlord of the property. The licence conditions that accompany the licence make reference to ensuring that the tenant is aware of their responsibilities around keeping their backyard clear. The licence holder must ensure the correct waste receptacles are provided so that the tenant can dispose of waste appropriately. The Selective Licensing team work closely with the Streetscene team at the Council; we can relay any evidence, incidents and concerns on to the landlord so that they can take appropriate action to deal with their issues through their tenancy agreements. The other teams at the Council deal directly with the perpetrator whereas the Selective Licensing team work with the Landlord to manage the tenancy effectively. Licence holders that neglect their responsibilities in relation to the licence conditions may receive a civil penalty/prosecution.

## Summary

The proposed designation covers a large residential area (with some commercial) of over 1300 properties, of which 51% are estimated to be privately rented (SL Database 2023).

The proposed Padiham licensing area is located within the Gawthorpe ward and is estimated to have higher than average levels of private rented stock, at 51% compared to a borough average of 24.3% and England average of 20.6% (Census 2021). This is notably higher than the ward rate of 30.8% for Gawthorpe.

It is estimated that 21.3% of properties in the proposed area have one or more serious hazards, and that 25.3% of the private rented sector in this area has a serious hazard. This is above the borough averages of 14.7% for all tenures and 22.5% for the PRS. In addition, as above, there may be more properties in the PRS than initially estimated, therefore this figure could be higher.

The number of disrepair complaints for the most recent available data for Padiham is below average. This is inconsistent with the estimates made by the BRE regarding serious hazards. The Council is concerned that there may be a lack of awareness from tenants in Padiham of the appropriate routes to go down when a landlord fails to address disrepair and believes that a selective licensing designation would be an appropriate.

Mean house values for 2022/23 in the Padiham proposed designation are below the Burnley average for all property types and terraced properties, further suggesting that the area may be suffering from low demand for housing.

In addition, the resident support for the introduction of further designation remains high at 78%.

The Council is proposing to introduce selective licensing in Padiham because there is evidence to suggest that the area is suffering from or is at risk of becoming an area of low demand for housing.

The new proposed Padiham designation boundary Appendix X.

## Lyndhurst Road Area

The Council consulted proposals to introduce a new licensing scheme in the Lyndhurst Road area, which would cover 962 properties, of which 370 are estimated to be privately rented.

## Consultation Results

Table 22 - Survey Response – Lyndhurst Road Area – in favour or against the proposal, main interest types.

| Area | Landlords Yes | Landlords No | Letting Agents Yes | Letting Agents No | All Residents[7] Yes | All Residents No |
|---|---|---|---|---|---|---|
| Lyndhurst Road Area | 0 | 31 (100%) | 1 (20%) | 4 (80%) | 38 (78%) | 11 (22%) |

Table 23 - Survey Response – Lyndhurst Road Area – in favour or against the proposal, main interest types including breakdown of resident types

| **Interest Type** | | **Yes** | **No** |
|---|---|---|---|
| Landlord | | 0 | 31 (100%) |
| Letting Agent | | 1 (20%) | 4 (80%) |
| Residents | Private Tenant | 4 (50%) | 4 (50%) |
| | Housing Association Tenant | 1 (50%) | 1 (50% |
| | Homeowner | 33 (85%) | 6 (15%) |
| | *Total Residents* | *38* | *11* |
| Local Business | | 0 | 1 (100%) |
| Other | | 2 (67%) | 1 (33%) |
| TOTAL | | 41 (46%) | 48 (54%) |

Tables 22 and 23 show a breakdown of the responses for the proposed Lyndhurst Road designation to the question "Do you agree with the Council's proposals to introduce selective licensing in the Lyndhurst Road area?". Three respondents indicated that they were a landlord who also lived in the area; as the survey allowed respondents to indicate they had more than one interest type, the total number of respondents was 82, with 89 interest types identified. As the table depicts, 100% of landlords opposed introducing selective licensing in the Lyndhurst Road Area, whilst 78% of residents were in favour of the scheme in the area. There were 3 respondents who listed their interest as 'Other' in the area, 2 were in favour of bringing selective licensing in. Overall, 46% of people were in support of introducing selective licensing in the Lyndhurst Road Area, whilst 48% were opposed.

[7] Private tenants, RSL and homeowners

### Main reasons that respondents objected to the proposals:

- **Cost of the licence is too high**

The application and licence fee are the costs associated with processing and issuing the licence and the running of the scheme. The Council is prohibited from profiting from fees associated with the licence. The Council has introduced a number of discounts including discounts for previously licensed landlords, landlords that successfully gain accreditation with the Council's Good Landlord and Agent Scheme and those that submit a complete and valid application within the first 3 months of the designation. The Council has listened to landlords' previous comments and introduced an option to pay by direct debit over 24 monthly instalments. The maximum fee for a landlord would be £750 (divided into the application and licence fee) and the minimum would be £378 with all the discounts included. This is comparable with other authorities that operate a selective licensing scheme.

- **Most landlords are responsible and already manage their properties/tenants in the area.**
- **The Lyndhurst Rd area is not experiencing the same levels of decline as other areas and so selective licensing is not required**

After reviewing the statistics and considering the consultation process, the Council have decided to opt against applying to the Secretary of State to designate this specific area. We will closely monitor the Lyndhurst Road areas and review the decision at a later to date as to whether an application for a selective licensing designation will be made in the future.

### Main reasons for supporting the proposals:

- **Decline in property standards.**
- **Decline in management standards.**
- **Environmental crime needs tackling.**

Following consultation and further analysis of the data compared to the proposals of the other areas, it was noted that the Lyndhurst Road area scored lower than the rest of the other proposals. Although we do believe that the data shows low housing demand, the Council at this moment wishes to monitor the area closely with a view to potentially submitting a proposal to designate in the future, if indeed the data continues a downward trend. Therefore, at this moment in time, the Council are not proposing to designate the Lyndhurst Road area as a Selective Licence designation.

## Conclusion

All of the proposed designations of Trinity (59%), Queensgate (49%) , Gannow (50%), Daneshouse & Stoneyholme (34%) and Padiham (51%) areas have a high percentage of private rented properties significantly above 20% nationally (English House Condition Survey 20-21).

The Trinity, Gannow, Queensgate, Daneshouse and Stoneyholme areas are currently included within designation areas that started in 2019 as they were suffering from low demand housing, the analysis in the Statement of Case document sets out the data that shows that whilst these areas have improved they still show signs of low demand where further improvements could be made.

Further analysis of smaller zones within the existing designation boundaries in Trinity and Gannow areas has resulted in some areas being removed from the new proposed boundaries. Therefore, through the intervention of selective licensing, collaborative initiatives and partners the areas have improved. The Council consider that the improvements made in these specific areas have sufficiently improved the low demand for housing without the need to include them in a further designated area. However, these areas will continue to be monitored.

In addition, more detailed analysis of smaller zones that were included as additional areas within the proposed designation boundaries that were used for the consultation in the Trinity, Queensgate and Gannow areas has resulted in some of these areas being removed from the final proposed boundaries.

Also, the further analysis of the Lyndhurst Road area has resulted in the decision not to proceed with a designation at this time, this area will be closely monitored, and further investigations will be undertaken to assess whether a future designation would be of benefit.

The use of selective licensing is a key part of the Council's wider regeneration strategy to reverse the trend of low housing demand and a key aim of the Council's Housing Strategy 2016 –21.

The Council takes a coordinated approach when delivering selective licensing through other Council initiatives such as the empty homes programme and a wide range of additional partnership arrangements.

Through an option appraisal the Council have considered a range of other options to determine whether they could achieve the objectives of the proposed selective licensing areas. The other options cannot compel a landlord to manage their properties responsibly, address tenant behaviour or ensure landlords seek references when allocating their properties. Other options such as landlord and managing agent accreditation will however operate alongside selective licensing to support the schemes.

The Council have undertaken an eleven week and 5 days consultation event and considered all responses given, these responses have been summarised for each area above, and detailed in full in appendices G-M.

While the Council take a supportive role with landlords, there is a robust enforcement policy in place to address those landlords that fail to comply with selective licensing, this policy includes civil penalties, prosecutions, management orders and where necessary banning orders.

## Recommendation

That the Council applies to the Secretary of State for the confirmation of:

Trinity
Queensgate
Gannow
Daneshouse & Stoneyholme
Padiham

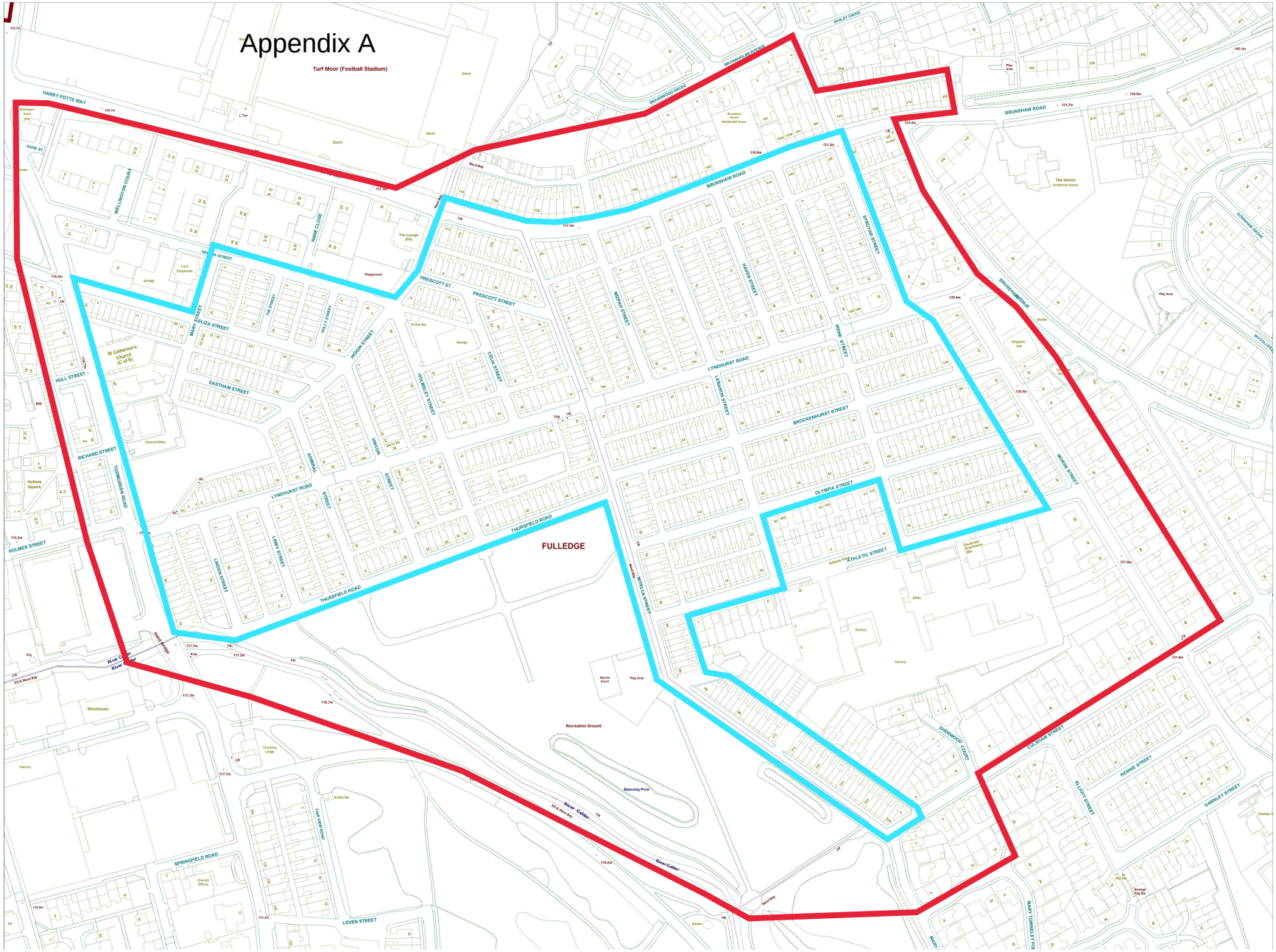
as selective licensing designation areas.

The proposed designation boundary maps appendices T-X.

# Appendix A

Lyndhurst Road Proposed Boundary 2025-30

Lyndhurst Road Consultation Boundary 2025-30




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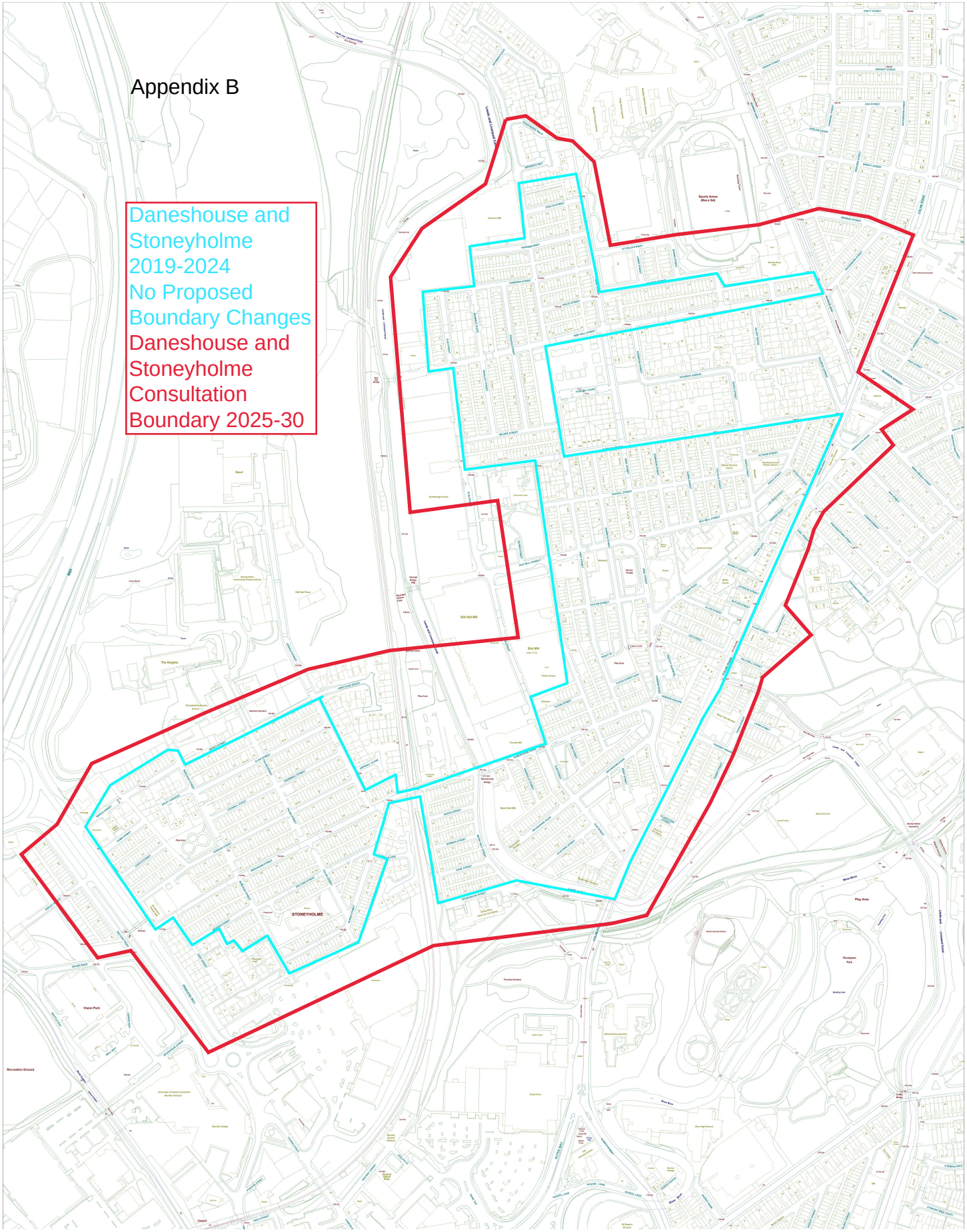
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Appendix B




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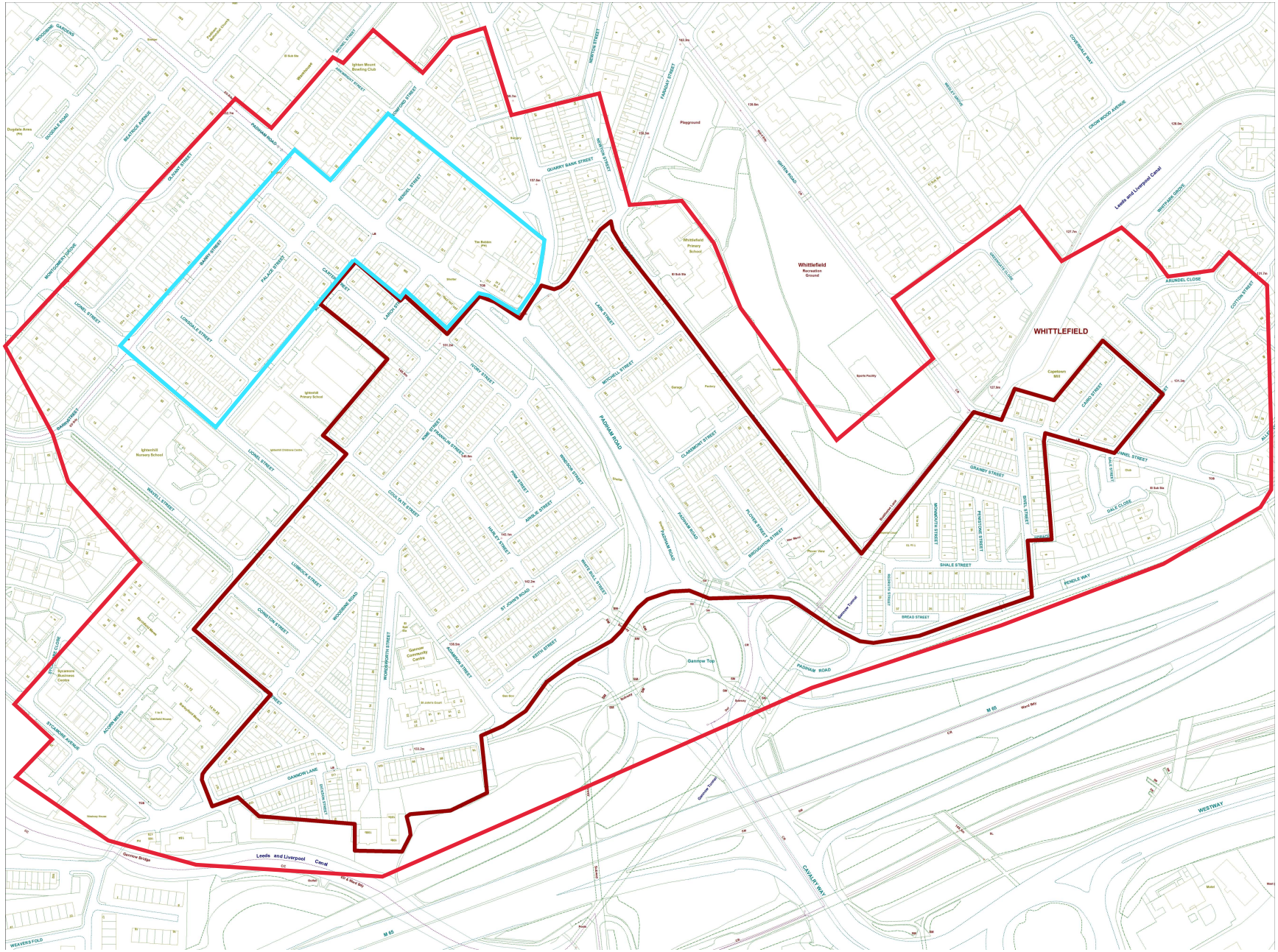
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# Appendix C

Gannow 2019-2024

Gannow 2025-2030 Proposed Additional Area

Gannow Consultation Boundary 2025-2030




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Head of Service
Unit

Padiham Proposed Boundary 2025-2030

Padiham Consultation Boundary

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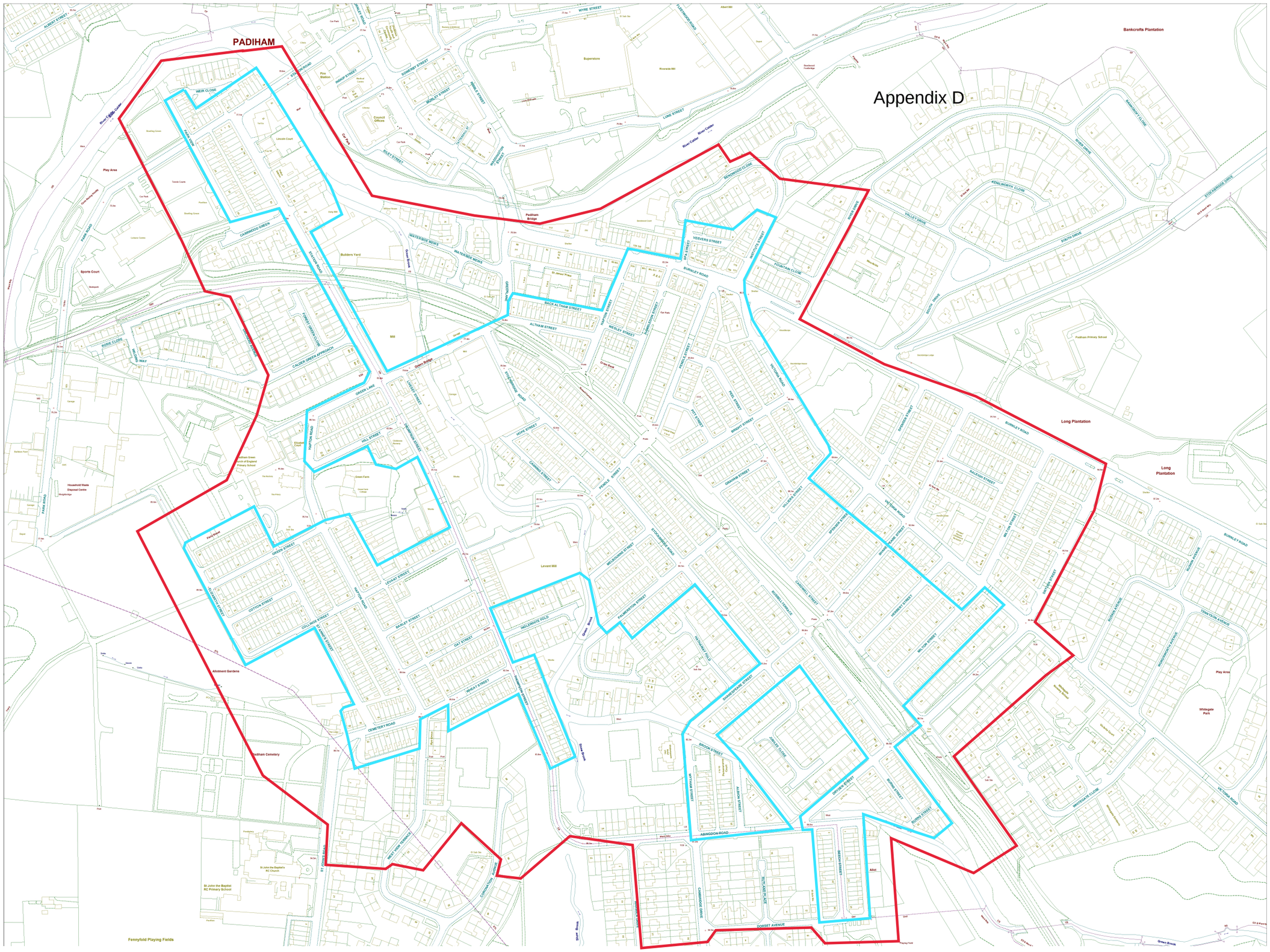
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Appendix E

Queensgate
2019-2024
Queensgate
2025-2030 Proposed
Additional Areas
Queensgate
Consultation Boundary
2025-2030

Appendix F

Trinity 2019-2024

Trinity 2025-2030 Proposed Additional Areas

Trinity Consultation Boundary

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Appendix G

Trinity Transcript

| Online Survey | | | | | |
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| Date | Method | Interest Type | Comment | Do you agree | Response |
| 25.03.24 | Online | Landlord Homeowner | I can understand why this may be in place but for someone like myself who is only renting my house out as I have moved in with my partner, its a very large expense with no obvious benefit and could end up making me sell my house. Could it not be only placed on landlord who are renting out 2 or more properties rather than the odd people? | No | Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encouraging businesses to invest in Burnley. A poor rented sector detracts from the aspiration and deters people from living or remaining in a neighbourhood. The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices, which has a negative effect on an area. Selective Licensing is area-based, and we cannot exempt good landlords or those with only one or 2 properties. Every property within a designation would require a licence.<br><br>We are committed to tackling rogue landlords with unscrupulous practices. The Council recognises this is an additional cost, but there are various discount schemes available, such as GLAS. The Good Landlord and Agent Scheme (GLAS) was launched in 2001. It is a scheme aimed at those landlords who are already operating to a minimum legal standard. As a reward to landlords who meet the minimum legal standard, a discount of 30% will apply to any landlord who is an existing member, if Selective licensing is rolled out again in October in the Trinity ward. Under the Scheme, we offer advice, free training, a tenant referencing service and support in rightful and complex evictions.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>We have no evidence that the private rental market is shrinking. Where landlords cannot or do not want to meet the minimum standards, as required by law, then responsible landlords are taking over ownership and management of these properties. |
| 25.03.24 | Online | Landlord | I do not agree with extending the selective license for the Trinity area | No | Thank you for your response. |
| 25.03.24 | Online | Landlord | N/A | No | Thank you for your response. |
| 25.03.24 | Online | Landlord | Most landlords are responsible. selective license increases the rents in the area - which is bad for all tenants. this has already happened and will continue to happen. | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices, which has a negative effect on an area. |

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| | | | | | The Council has not seen any evidence to suggest rents have increased due to the licensing fee. Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents, they must do so in accordance with regulations. Tenants benefit from minimum standards of property condition and management required by law, and we also ensure the tenancy agreement is reasonable and lawful.<br><br>We recognise this is an additional cost, but there are various discount schemes available, such as GLAS. The Good Landlord and Agent Scheme (GLAS) was launched in 2001. It is a scheme aimed at those landlords who are already operating to a minimum legal standard. As a reward to landlords who meet the minimum legal standard, a discount of 30% will apply to any landlord who is an existing member, if Selective licensing is rolled out again in October in the Trinity ward. Under the Scheme, we offer advice, free training, a tenant referencing service and support in rightful and complex evictions.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 25.03.24 | Online | Landlord | I think the council should review each property landlord. Also, each property because I have owned XX for nearly 4 years and believe any issue has been rectified immediately and I am a good landlord and should not have to pay an additional £800 approx for another license as it's not needed. Same for my other property which I've purchased 1 1/2 years ago 2 XX Street. My documentation is all up to date such as the gas safe + electrical reporting etc and the property in itself is in good condition and I maintain it well so again shouldn't have to pay another £800 which is an additional £1,600 which could be spent on the property going forward. Its not feasible. The properties | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices, which has a negative effect on an area.<br><br>Without Selective Licensing, the Council is not able to do checks on landlords or properties proactively. Licensing is area-based, and we cannot exempt good landlords. We are committed to tackling rogue landlords with unscrupulous practices but are here to support responsible landlords fulfil their legal obligations.<br><br>We recognise this poses an additional cost, but there are various discount schemes available. There are discounted fees for additional properties, early bird discounts and reduction in fees for accredited landlords. The Good Landlord and Agent Scheme (GLAS) was launched in 2001. It is a scheme aimed at those landlords who are already operating to a minimum legal standard. As a reward to landlords who meet the minimum legal standard, a discount of 30% will apply to any landlord who is an existing member, if Selective |

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| | | | and owners who don't get things done need to be targeted | | licensing is rolled out again in the Trinity ward. We offer advice, free training, a tenant referencing service and support in rightful and complex evictions.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>Charging per property rather than per landlords means that the true cost of the Scheme is properly shared out between landlords of both large and small portfolios.<br><br>We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme. |
| 25.03.24 | Online | Landlord | Waste of time. No impact on area. Purely self satifying themselves. Gone on for too long with no real measurable/independent positive results. Spend the funds elsewhere | No | There have been several encouraging improvements across the area, including in property values, although they are still low compared to the rest of the Borough.<br><br>Selective licensing aims to continue to increase the standard of properties, reduce ASB, ensure that tenants are acting accordingly within their tenancy agreements, ensure landlords are operating within the law and up to standards and to keep the area clean and tidy. The council's aim is to build on the progress made to secure more permanent improvements to the area. We recognise this poses an additional cost, but there are various discount schemes available, such as GLAS (Good Landlord and Agent Scheme). We also offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>The Council are not allowed to make a profit from Selective Licensing and all funds made from the fees are put into the project.<br><br>The Secretary of State will expect to see our data and evidence for the proposals before a decision is made on whether we can go ahead. |

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| 25.03.24 | Online | Landlord | Tenants will not change their habits. Licence or not. Selective licence useless we landlords are not bad persons | No | We have issued multiple fines to both landlords and tenants and in some cases have assisted landlords in evicting bad tenants for various reasons.<br><br>To reduce the risk of ASB occurring, the license holder must obtain satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, landlords must have in place a system to issue warnings, escalating to eviction where necessary. As it is the Council's statutory duty to assist tenants in priority need, we may not assist those who have breached their tenancies.<br><br>As part of the process, we check to ensure that Section 8 has been correctly inserted into tenancy agreements. We are here to support landlords fulfil their legal obligations, and offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>We offer a tenant referencing service, as well as advice, free training and support with rightful and complex evictions.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions ensure that landlords fulfil their legal obligations but by the same token, we expect tenants to fulfil the terms of their tenancy agreements. We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practice. Licensing is area-based and we are not allowed to exempt good landlords. |
| 25.03.24 | Online | Landlord | The schemes show no noticeable benefits to either quality of the housing or values in the general area. Good landlords are already compliant with the requirements and so it's an additional cost for them, bad landlords will ignore it - have any prosecutions happened of landlords who didn't join the previous scheme? | No | Across the Trinity area the council has seen some notable positive changes, however there is still work to be done and walking away prematurely could undo all the positive work achieved so far. We recognise there are many responsible landlords, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice.<br><br>Good landlords should not find it difficult to comply with the requirements of the scheme, as licensing conditions only reflect the minimum standards of property condition and management required by law. The Council have tried to make the scheme as affordable as |

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| | | | | | possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>The council have issued multiple civil penalties and prosecutions to landlords for failing to apply for a licence, breaching licence conditions or failing to comply with other legislation that supports licensing requirements. |
| 25.03.24 | Online | Landlord | Skipped question | Yes | Thank you for your response |
| 25.03.24 | Online | Landlord | Skipped question | No | Thank you for your response. |
| 25.03.24 | Online | Landlord | I think the licence is an unwanted additional expense for landlords especially when the mortgage rate and cost of maintenance has increased. | No | Good landlords should not find it difficult to comply with the requirements of the scheme, as licensing conditions only reflect the minimum standard of property condition and management required by law. This is mandatory, irrespective of the financial climate. We are clear that accommodation must be safe and a decent alternative to social housing and owner-occupation.<br><br>We recognise there are many good landlords but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions. |

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| 25.03.24 | Online | Landlord | Area is more safe and great , I don't think need more selective licenses at this area . | No | The council agrees there have been improvements across the area. However, compared to other areas of the borough, it is still suffering from low-demand housing and the many problems associated with this. The council's aim is to build on the progress made to secure more permanent improvements to the area. To walk away prematurely could undo all the good work done so far. |
| 26.03.24 | Online | Business | Selective licensing has contributed to the worsening of life in the area. It has discouraged private investment. | No | The licensing scheme is intended to raise management standards and tackle low demand housing across designated areas. While there have been several encouraging improvements across the area, there is still work to be carried out. Selective licensing aims to raise standards of property condition and management to at least the minimum required by law, reduce ASB, ensure that tenants are complying with their tenancy agreements, ensure landlords are complying with their licensing conditions and to keep the area clean and tidy. The council has seen no evidence to suggest there has been a decline in private investment, as responsible landlords are taking over ownership and management of properties where rogue/irresponsible landlords cannot or do not wish to raise their standards. |
| 26.03.24 | Online | Landlord | I am in the process of selling up and getting out of the renting game. Government policy and local council attitude towards landlords is a disgrace. When more landlords get out and you are left with no social housing and no private landlords to pickup the slack what will you do then. These consultations are pointless as decisions have already been taken so are nothing more than tick box exercise. | No | This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in all the proposed areas. Before a scheme is introduced, the council and the Secretary of State must be satisfied that the area is experiencing low demand for housing and suffering from problems associated with this i.e. anti-social behavior, high levels of crime and poor property conditions to name a few. The scheme is designed to improve standards across the area to the minimum required by law.<br><br>We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. Selective Licensing is here to support landlords fulfil their obligations. As well as offering a tenant referencing service, we also provide advice, free training and support with rightful and complex |

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| | | | | | evictions. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices.<br><br>We have no evidence that the private rental sector is shrinking with a knock-on effect to social housing. Responsible landlords are taking over ownership and management of properties where rogue/irresponsible landlords cannot or do not wish to raise their standards to the minimum required by law.<br><br>The Consultation is to seek the views of all residents and landlords who operate within the designations we wish to continue/expand. During previous consultation exercises, the comments received from landlords resulted in a higher discount for accredited landlords and a longer period over which to pay the licensing fee. (Fees can also be paid over 24 monthly instalments, meaning fees could be as low as £16.63 a month for 2 years). |
| 26.03.24 | Online | Manage ment Agent | Complete waste of money, hasn't improved the area. | No | The Council has seen several encouraging improvements across the area, including in property values. House prices have gone up at a faster rate in our designations compared to the Borough. Despite this, property values remain well below the Borough mean, which suggests that there is still work to be done.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>Responsible landlords should not find it difficult to comply with the requirements of the scheme, as they only reflect the minimum standards required by law.<br><br>Licensing is area-based and we cannot exempt responsible landlords. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 26.03.24 | Online | Landlord | After complying with the selective licensing and GLAS for years. Thoughts | No | This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in |

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| | | | are that it is time other areas in Burnley go through the same level of scrutiny and expense to bring up the town as a whole. Therefore please take this as being strongly opposed to continuing selective licensing in the trinity area! We have paid what's due! | | all the proposed areas. Before a scheme is introduced, such as Selective Licensing, the council and the Secretary of State must be satisfied that the area is experiencing low demand for housing and suffering from problems associated with this i.e. antisocial behavior, high levels of crime and poor property conditions to name a few. While there have been notable improvements across the Trinity area, there is still work to be done to continue to build on the progress made to secure more permanent improvements to the area. It is the council's aim to bring the borough up as a whole, hence why the council is consulting on proposals to continue selective licensing in the following four areas after the current designations end in October 2024: Trinity, Gannow, Daneshouse & Stoneyholme and Queensgate. The council is also consulting on proposals to introduce selective licensing in the areas of Lyndhurst Road & Padiham.<br><br>Unfortunately, we are not permitted to roll out the Scheme across the entire Borough. Part 3 of the Housing Act 2004 only allows us to select designated areas.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>Licensing is area-based, and we cannot exempt good landlords. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions only reflect the minimum standards of property condition and management required by law. |
| 26.03.24 | Online | Landlord | Skipped question | No | Thank you for your response. |
| 26.03.24 | Online | Private rent Landlord | I have a property subject to SL since it`s inception and am yet to see any benefit to either myself or my tenant. It takes | No | The licensing scheme is intended to raise management standards and tackle low demand housing across designated areas. While there have been several encouraging improvements in the area the |

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| | | | funding away from any potential improvements or repairs required on my property. | | council's aim is to build on the progress made to secure a more permanent outcome.<br><br>We are here to support landlords fulfil their legal obligations. The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>Landlords must provide safe accommodation which is in good condition and out of disrepair. Licensing conditions only reflect the minimum standards of property condition and management required by law.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Selective licensing gives tenants the peace of mind that their home is managed well and encourages long-term tenancies. |
| 27.03.24 | Online | Manage ment agent | I think landlords and agents keep their properties up to good level, and aren't looking to avoid any necessary repairs, a selective licence isn't necessary to maintain this further. | No | The council recognises there are many responsible landlords, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Selective Licensing is here to support landlords fulfil their obligations.<br><br>Data shows that the current and proposed licensing areas have significant levels of properties in poor condition across all tenures. As we anticipate that many of these properties will move into the private rental sector, it is crucial to monitor these properties closely to ensure they meet the required standards.<br><br>In 22/23, levels of disrepair complaints to the Council were 7.3% in the current licensing area and 6.4% in the proposed boundary. In the same period, the Borough average was 3.8%.<br><br>As well as offering a tenant referencing service, we also offer advice, free training and support through rightful and complex evictions. Responsible landlords should not find it difficult to comply with the |

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| | | | | | scheme, as licensing conditions only reflect the minimum standards required by law.<br><br>Selective Licensing is area-based, and we cannot exempt responsible landlords. |
| 31.03.24 | Online | Landlord | I agree that licensing landlords helps to ensure that properties available for rent are in good order. | Yes | Thank you for your comment. |
| 03.04.24 | Online | Landlord | The selective licencing diplomacy doesn't work. And it's quite pricey for landlords with several properties full stop in one of your areas where you have selective licencing. It cost me a lot of money and then also, the landlord of another property either. Hadn't vetted a tenant very well or the tenant had been successful in lying. And there was antisocial behaviour.So my tenant left full stop there was nothing that the team could do and it was very frustrating.So the selective licencing doesn't really work.It's also been found to not work across the country so my recommendation is to not do it. | No | The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>To reduce the risk of ASB occurring, the license holder must obtain satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, landlords must have in place a system to issue warnings, escalating to eviction where necessary. As it is the Council's statutory duty to assist tenants in priority need, we may not assist those who have breached their tenancies.<br><br>As part of the process, we check to ensure that Section 8 has been correctly inserted into tenancy agreements. We are here to support landlords fulfil their legal obligations, and offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>We have no evidence that the private rental sector is shrinking in Burnley. Tenants are attracted to our designations due to awareness that landlords must be licensed, leading them to have more faith in the areas and stay in the long-term. Licensing conditions only reflect the minimum standards of property condition and management required by law.<br><br>Every council has its own strategies, policies and procedures to address specific conditions within their own area. Many councils continue to use Selective Licensing – Liverpool, Newham, Wirral, Salford, Nottingham and Blackburn to name a few. Our evidence shows that licensing works for Burnley. |
| 03.04.24 | Online | Homeowner | Stop wasting public money on leaflets like this | Yes | We are obliged to reach as many residents and landlords who operate in the areas as possible, to give them a chance to express their views in the Consultation exercises. All evidence, including the transcript of |

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| | | | | | views and our responses, will go before The Secretary of State for the final decision.<br><br>Licensing fees are paid by landlords who operate within the designated areas. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 03.04.24 | Online | Homeowner | Selective licensing isn't working. There are no checks on tennants. Asb from these private rented tennents is rife. Complaints are made and these do not get moved. Landlords do not look after their property and just don't care about the area. They love too far away to care | Yes | There have been several encouraging improvements across the area, however, there is still work to be done. Selective licensing aims to raise property standards, reduce ASB, ensure that tenants are acting within their tenancy agreements, ensure landlords are operating within the law and up to standards and to keep the area clean and tidy. The council's aim is to build on the progress made to secure more permanent improvements to the area.<br><br>To reduce the risk of ASB occurring, the license holder must obtain satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, landlords must have in place a system to issue warnings, escalating to eviction where necessary. As it is the Council's statutory duty to assist tenants in priority need, we may not assist those who have breached their tenancies.<br><br>As part of the process, we check to ensure that Section 8 has been correctly inserted into tenancy agreements. We are here to support landlords fulfil their legal obligations, and offer free training, advice, a tenant referencing service and support with rightful and complex evictions.<br><br>The team offers a tenant referencing service, advice, free training and support through rightful and complex evictions.<br><br>The scheme is designed to monitor landlords in terms of property condition and management, so that they meet the minimum standards required by law.<br><br>Irrespective of where landlords who operate within a designation live, it is a criminal act to not hold a licence or to breach the conditions of the licence. We follow through with prosecution action, financial penalties. Landlords who live more than 40 minutes away from properties must appoint managing agents. Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut good |

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| 03.04.24 | Online | Homeowner | I am totally in favour of the council continuing and expanding selective licensing in parts of Trinity. | Yes | Thank you for your support of the Scheme. |
| 03.04.24 | Online | Homeowner | I've had my house up for sale now for 10 weeks on XX st with only two viewings, one of those was from down south. I can only think it's not sold because of the area opposite where I live. There's litter, old toys and bin bags strewn across the roads on a weekly basis, the council do do their very best picking up after these people but it obviously puts people buying houses in this area off doing so. I think that all landlords should be made to keep the outside of their properties painted and in good condition on a yearly basis and be held accountable for the tennents who wreck the front and backstreets of their properties, it should be written in their contracts so they know from the start of their tenancy what the rules are. | Yes | Fly-tipping and dirty back yards can have such a negative impact on an area. The licensing team works closely with colleagues in Streetscene by undertaking proactive audits to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles, and both they and their tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partners, including neighbourhood Police teams to try and combat complex issues together.<br><br>We ensure that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices. We have issued multiple fines and undertaken prosecution action where landlords fail to hold a licence, or are in breach of their licensing conditions.<br><br>Where residents and landlords are aware of poor property condition or inadequate management in the licensing areas, we request that you share that information with us so we can act upon it.<br><br>Licensing conditions only reflect the minimum standards required by law, and so landlords must provide safe accommodation which is kept in good condition and out of disrepair. "Good condition" relates more to ensuring that such certification as valid gas certificates are in place. It is not within our authority to prescribe the frequency of re-painting. |
| 03.04.24 | Online | Private rent | Keep the selective licencing the area need it. | Yes | Thank you for your comment. |
| 03.04.24 | Online | Homeowner | I think its a good idea | Yes | Thank you for your comment. |

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| 03.04.24 | Online | Homeowner | The derelict houses need a lot of attention to bring the area up to scratch. Many of the streets look like they could be knocked down to create more green spaces. | | In 2002, The Empty Homes Programme was introduced, whereby the Empty Homes Team works with landlords to bring rundown and empty homes back into use. Throughout the scheme and which the license team work closely with there have been several encouraging improvements across the area, albeit there is still work to be done e.g. the number of empty homes has reduced from 15% in 2018 to 10% in 2023 in the Trinity area. The concentration of empty homes in an area is a clear indicator of low housing demand. The current and proposed selective licensing areas suffer from a number of empty homes which can blight a neighbourhood, attracting vandalism and anti-social behaviour.<br><br>We offer interest free loans of up to £25,000 to responsible landlords who to bring empty homes back into use. |
| 03.04.24 | Online | Homeowner | Whilst I think selective licensing is a must I don't think it's working.Letting agents/landlords aren't acting on information reported to them about properties/tenants making the area undesirable | Yes | The Council has issued multiple fines to both landlords and tenants and in cases can assist landlords in evicting continuing problematic tenants. Where residents and or landlords/tenants are aware of poor property condition or inadequate management in the licensing areas, we request that you share that information with us so we can act upon it. Please do not hesitate to call our team. Furthermore, we also have project assistants available in each designated area to help with any issues. |
| 04.04.24 | Online | Homeowner | it took me 5 years to get ally gates on the back street of (Number of house provided) XX street Burnley your bin men open the gates but never close and the road sweeper dose the same t they was put on to stop people fly tipping on the back street and in the back yard of the empty back yard of XX Road. we own the house and are the only one on the row all the rest are rented. the people in the rented properties they seem to not | Yes | There have been several encouraging improvements across the area, however, there is still work to be done. Selective licensing aims to continue to increase the standard of properties, reduce ASB, ensure that tenants are acting accordingly within their tenancy agreements, ensure landlords are operating within the law and up to standards and to keep the area clean and tidy. While the council is aware there are good landlords, unfortunately there are some with poor management standards and practices. Furthermore, there is in some cases tenants who do not follow tenant guidelines within their tenancy agreement and can cause several issues not just for the landlord but for the whole community. Complaints of dirty back yards/fly tipping within |

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| | | | care they go out and leave the gate unlocked. I would go and lock them i am 76 now and find more harder to do as my wife and I am the only ones that seem to care XX (Name provided) (Address provided) | | the Trinity area remains an issue, which the council aims to continue to tackle. The licensing team work closely with colleagues in Streetscene to tackle this blight on the neighbourhood, by undertaking proactive audits and sharing data to try to identify repeat offenders. Where residents and landlords are aware of such incidents in the licensing areas, we request that you share that information with us so we can act upon it. Please do not hesitate to call our team.<br>The Streetscene team deal directly with alleygating and bin collection, we will pass your comments on to them. |
| 05.04.24 | Online | Homeowner | The landlords selective or not should have to keep their house in good condition both inside and out. The area can look very rundown if the outside of the house look scruffy and unkempt | Yes | Licensing conditions only reflect the minimum standards of property condition and management required by law. "Good condition" relates more to ensuring that such certification as valid gas certificates are in place. However, landlords are obliged to keep their properties out of disrepair.<br><br>We undertake proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We have multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to try and combat complex issues together.<br><br>We have made noticeable improvements in the area, which we aim to build on to secure a more permanent outcome. |
| 06.04.24 | Online | Housing Association | Skipped question | Yes | Thank you for your response. |
| 07.04.24 | Online | Homeowner | I strongly believe that selective licensing is required in the Trinity area. Rental property conditions in the area are poor and the landlords don't care and should be held to task and provide good clean and safe accommodation. The tenants also have a big part to play and anti social behaviour should not be tolerated. I have lived in my property 28 years and it's just getting worse. | Yes | While there have been notable improvements in the area, the council recognises there is still work to be done. Working with landlords, tenants and managing agents the council aims to improve the sector and the reputation so private renting can become tenures of choice. Selective licensing is a way of compelling landlords to engage with the council and ensure they have appropriate management standards in place and will enable them to act against breaches in tenancy agreements. One of the conditions within the licensing scheme is that the license holder must obtain references from all persons wishing to occupy the property and provide a copy of the said references to the Authority on demand. It is advised to obtain formal identification of the prospective tenant, via forms of existing landlord/work manager. The landlord should request details on how that person conducted any such tenancy in terms of causing nuisance, anti-social behavior, |

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| | | | | | payment of rent and any breaches of the tenancy agreement. Furthermore, the licensing team works closely with neighbourhood policing teams and the Council's community safety team to tackle instances of ASB.<br>If you have any more information or wish to make a report, please do contact the team. |
| 07.04.24 | Online | Homeowner | Skipped question | Yes | Thank you for your support of the Scheme. |
| 17.04.24 | Online | Landlord | Selective licencing is nothing more than a tax on private landlords, which is ultimately passed on to tenants. The local authority do not fulfil their responsibilities. It is also noted that Calico properties, centered on former council estates do not have the burden of selective licensing, which is unreasonable, especially as most tenant related issues are in Calico areas. | No | We are not permitted to profit from licensing fees, which are ring-fenced for the Scheme's implementation.<br><br>The Council has not seen any evidence to suggest rents have increased due to the licensing fee. Rents are contractually agreed between landlord and tenant. Where landlords wish to increase rents, they must do so in accordance with regulations.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>Registered Social Landlords such as Calico have their own governing body, which prevents us from including their properties within our remit. We hold multi-disciplinary meetings with other partner agencies, including Calico and neighbourhood Police Teams to try and combat complex issues together with knowledge, skills and information.<br><br>Unfortunately, a poorly managed private rental sector correlates with low housing demand, the reason why our designations came into being. Low housing demand equates to lower property values, clusters of empty homes, environmental crime and anti-social behaviour. Licensing conditions only reflect the minimum standards of property condition and management required by law.<br><br>We are witnessing noticeable improvements in our designations and aim to build on progress already made. |
| 29.04.24 | Online | | Skipped question | No | Thank you for your response. |

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| 03.05.24 | Online | Landlord | No need for SL in this area, ASB is low | No | The licensing scheme is intended to raise management standards to at least the minimum required by law, and to tackle low demand housing across designated areas. Unfortunately, low demand housing correlates to a poorly managed private rental sector. Low housing demand equates to lower property values, clusters of empty homes, environmental crime and anti-social behaviour. Whilst there have been several encouraging improvements in the area, the Council's aim is to build on the progress made to secure a more permanent outcome. We continue to work closely with other partners, including neighbourhood Police teams to tackle instances of ASB and other issues with combined skills, knowledge and information. |
| 03.05.24 | Online | Landlord Private Rent | I've had to go through this scheme twice already. I've paid the best part of about £800 and got absolutely nothing for it, neither have the tenants. I rent out through a nationally recognised selling/letting company and pay them to do 6 monthly checks and I complete work as and when required, as well as the mandatory annual checks that I need to do. This scheme may help some, but in my case it's a waste of time. | No | This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in all the proposed areas. There have been several encouraging improvements across the area but there is still work to be done.<br><br>We recognise there are many responsible landlords and managing/letting agents but unfortunately there are some with poor management standards and practices. Legislation is area-based and we cannot exempt responsible landlords and agents.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Responsible landlords benefit from a more level playing field which licensing brings, and tenants benefit from safe accommodation which is in good condition and out of disrepair. Licensing conditions only reflect the minimum standards of property condition and management required by law, which will encourage tenants to stay in the long-term. |
| 03.05.24 | Online | Landlord | as i agree with the fact that landlords should keep properties safe and secure for tenants the council should not forget the fact that there are tenants that take advantage of the power given to them | No | The Licensing Team are here to help resolve any issues for both landlords and tenants. Within the designated license areas, we have several project assistants who can help firsthand. We urge you to contact the Licensing Team to talk this through with us. You can contact us via email landlords@burnley.gov.uk or by telephone. |

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| | | | and can make the whole process a nightmare like it did for me. my tenant and i were family friends from many years before i rented my house to her .we both agreed on a shorthold tenancy between us but after a year when i decided to retire and sell my property she decided it was not what was good for her and got the council involved telling a pack of lies and of course her side was believed never once was i asked if she was telling the truth i was accused of harrassment and wanting to make her homeless.This was never my intention and i have always looked after her interest. 4 years on she is still in my house and i cannot do anything until SHE decides its time for her to move on.I blame the council for giving these people too many powers and not giving us landlords the respect we deserve after all we are housing these people but the way things are going we are deciding to sell and not rent out our properties anymore as its more hassle than they are worth ! If i could turn back the clocks i would NEVER rent again | | Whilst we understand your concerns, the legislation which deals with landlord and tenant responsibilities is separate to that of Selective Licensing. The Landlord and Tenant Act 1985 and the Housing Act 1988 details the responsibilities of the landlord and tenant and the powers to secure possession. Where there are disputes between landlord and tenant, we would always advise the landlord to seek independent legal advice and we would advise the tenant to contact Shelter. Selective Licensing is to ensure the management of the property is being carried out properly in line with the legal responsibilities of the landlord.<br><br>Through the licensing fees, we offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Our aim is to eliminate rogue landlords from the area, creating a more level field for responsible landlords. Through the tenant referencing procedure we insist is done prior to a tenant moving in, the risk of tenants breaching their tenancy agreements reduce. Where tenants do not comply with their tenancies, landlords must issue warnings, escalating to eviction. The licensing fees allow us to support landlords with rightful and complex evictions. We offer free training, a tenant referencing service and advice. We hope that by accessing the assistance on offer by the Licensing Team, that this may reverse your wish to leave the private rental sector.<br><br>We recognise there are many responsible landlords and tenants in the area. |
| 04.05.24 | Online | Landlord | It's been very good in the past , do we still need it ? | No | We are always pleased to receive positive feedback about the impact of the Scheme. There have been noticeable improvements in the area, including property values. Whilst property prices have increased at a faster rate in our designations when compared to the Borough, they remain well below the Borough average. We aim to build on the progress already made. |
| 06.05.24 | Online | Landlord | The proposed additional areas will drive up standards within Trinity - I believe this is a good initiative. | Yes | Thank you for your response. |
| 8.5.24 | Online | Landlord | There has been no benefit to me in this area. I have had problems with rats. I | No | Pest problems are primarily dealt with by the Council's Streetscene department, but the licensing team regularly liaise with them when a |

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| | | | have also had antisocial problems, none of which the<br>team wish to get involved with. this is just an additional cost to me and I would vote against it | | problem occurs in a licensing area. The licensing team also works with Streetscene and relevant landlords /agents where complaints of noise/ nuisance are received. We encourage residents to report cases of anti-social behaviour, however we do require evidence for action to be taken against the perpetrator. Where landlords and residents are aware of issues in a designated area, we request that you share that information with the Licensing Team, so we can take the necessary action.<br><br>To reduce the risk of issues such as anti-social behaviour occurring, landlords must secure satisfactory references prior to a new tenant moving in. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. We support landlords through rightful and complex evictions. Where tenants breach their tenancies, we may not assist them, as our statutory duty is towards tenants in priority need.<br><br>The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>We offer free training, advice and a tenant referencing service.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 9.5.24 | Online | Home Owner | Peace of mind for tenant's in as much as landlord would be culpable and peace of mind for the surrounding residences. Making sure<br>the houses liveable and tenants respect the area and the neighbours. | Yes | Our aim is to ensure that safe accommodation is freely available in the area. Landlords must be licensed and observe the licensing conditions and tenants must comply with their tenancy agreements. To reduce the risk of anti-social behaviour occurring, landlords must secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, a system must be in place to issue warnings, escalating to eviction where necessary. We ensure that both landlords and tenants understand their environmental responsibilities. We recognise there are many good landlords and tenants in the area but aim to build on progress already made. |

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| 9.5.24 | Online | Landlord | I think licensing across all areas is a good idea as it will help to eliminate rogue landlords but I think there should also be tenant<br>blacklist that warns landlords of tenants who have evaded rent payments or damage property. | Yes | Licensing is area-based, and whilst we cannot exempt good landlords from the Scheme, we are committed to tackling rogue landlords with unscrupulous practices. One of the conditions of selective licensing is tenant referencing. This is where the license holder must obtain references from all persons wishing to occupy the property and provide a copy of the references to the Authority on demand. Licensing conditions only reflect the minimum standards of property condition and management required by law, so where landlords cannot or do not want to engage with us, they will be refused a licence and face prosecution action and financial penalties. In this way, we aim to clear the field for responsible landlords in the area. By the same token, we insist that tenants comply with their tenancy agreements. We recognise there are many good landlords and tenants in the area. |
| 21.5.24 | Online | Landlord | The licence far too expensive! What if I can't pay it ? Are there terms ? I'm a good landlord,why should I have to pay? I may have sell my proper and leave my tenant homeless. | No | The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>We offer interest-free loans of up to £25,000 to responsible landlords who bring empty properties back into use. Where this is done under the Empty Homes Programme, we pay the licensing fees if a certain criterion is fulfilled.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise there are many good landlords in the Trinity area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing is area-based, and we are not allowed to exempt good landlords.<br><br>We have no evidence that the private rental sector is shrinking. As licensing conditions reflect the minimum standards required by law, rogue landlords are being eliminated from the designated areas so that tenants are more likely to stay in the long-term. Where poorly performing landlords leave the market, ownership and management of their properties is being taken over by responsible landlords. |

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| | | | | | We recognise that the private rental sector plays a crucial role in the prevention of homelessness, but we are clear that the accommodation on offer must be a decent alternative to social housing and owner-occupation. We have a statutory duty to assist tenants in priority need. |
| 23.5.24 | Online | Managing Agent | Still work to be done here to improve the area | Yes | We agree that there is still work to be done and aim to build on the noticeable progress already made. |
| 10.6.24 | Online | Landlord | How about a scheme where private landlords can pay for inspections of their properties, and if they meet standards, this is signed off for a year. So reward those who volunteer for inspections (and pay for inspector's time) because they know their properties are maintained to a good standard, and stop penalising the decent landlords because of the small number of slum landlords | No | Licensing is area-based and we cannot exempt responsible landlords.<br><br>The benefits of Selective Licensing are that we can tackle a wide area and conduct a programme of property inspections, which we could not do without licensing.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Where rogue/irresponsible landlords are removed, responsible landlords benefit through the levelling of the private rental sector.<br><br>Licences are put in place for a maximum of 5 years. During a licensing period, we aim to inspect every property, starting with those in clear priorty need for inspection.<br><br>Licensing is not intended as a punishment to good landlords; it is a mechanism to raise property standards in the area to at least the minimum required by law.<br><br>We note your suggested alternative to licensing which we will consider, along with any reasonable suggestions which come our way. |
| 14.6.24 | Online | Landlord | I think SL is a scam. The council simply use it to raise money and as an excuse to throw their weight about. I've owned my property since pre SL days and despite the fact that this scheme is suppose to improve things and has been in operation for years, property values have not increased and, from what I hear, the area in general has not improved. What have you done with the money you've collected? I've previously received a letter from the council telling me to undertake work in the cellar. This was done but when, some time later, I needed the help of the council regarding | No | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. They cannot be used to subsidise any Council department or any function which is outside of Selective Licensing.<br><br>conducting external audits and internal inspections, approving licence applications, ensuring that licence conditions are being complied with and taking civil penalty/prosecution where they are not or where landlords have failed to apply for a licence, amongst other responsibilities. The team works with landlords and managing agents to ensure compliance; however, the team will take civil penalty/prosecution action where it is in the public's interest to do so. |

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| | | | another matter in the cellar, suddenly the council didn't want to know. I was told this wasn't an SL matter (also told that it wasn't a housing or environmental health matter either!). In fact, it wasn't until my representative physically went to your offices that you took action. You're an absolute disgrace and I suspect the council's appalling behaviour I witnessed is precisely why, all these years later, things have not improved and you're now looking to extend this once again. While trying to get someone at the council to take responsibility for the above mentioned issue, I had to give my name and address. The response of the council official was to say "you're not local then". What relevance is that? Do you treat distant landlords differently from local landlords? If I'd have said "you're name's not English" would that have been acceptable? Given how long this scheme has been in operation, it's very clear that it is not working. It needs to be scrapped. It's not the responsibility of landlords to either fund a failing council department or to subsidise activities in a given area. This should be funded by general taxation. If a landlord has a sub standard property, you should be taking that up with the individual landlord rather than treating everyone with the same brush. | | The Council has tried to make the scheme as affordable as possible by offering various discounts, including a 30% reduction for GLAS accredited landlords.<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are witnessing noticeable improvements across the Trinity area. For example, property values have increased from a mean value of £40,240 in 18/19 to £60,826 in 22/23 for the current scheme, with the mean for the proposed boundary was comparable at £62,528 for 22/23. This represents an increase of 51%, compared to 33% across the Borough for the same period. This demonstrates increasing confidence in the area, but despite the faster growth, property prices in Trinity remain well below the Borough average of £140,808.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair as required by law. We aim to raise property standards to at least that minimum, as reflected in licensing conditions.<br><br>It is difficult to know how to respond to your comments regarding your experience, especially as our focus is on ensuring that property condition and management properly meet the required legal standard. Licensing does not mean that we have unreasonable expectations of landlords. The Licensing Team is here to support landlords to fulfil their legal obligations. Licensing allows us to offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. Support for landlords would not be possible without licensing.<br><br>Where landlords live more than 40 minutes away from properties, licensing requires a managing agent to be appointed who does. Both landlord and agent must meet the Fit & Proper Persons Criteria and the Management Arrangements Criteria. Landlords should be expected to operate as a business.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut rogue |

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| | | | | | landlords with unscrupulous practices. Licensing is area- based, and we cannot exempt responsible landlords.<br><br>We aim to level the rental playing field in the area, so that responsible, licensed landlords will attract long-term tenants.<br><br>Licensing allows us to target a wide area, and to conduct a programme of external audits, internal inspections, approve licensing applications, ensure the correct documentation is in place (which a landlord should already hold by law), work with landlords and managing agents to ensure compliance and taking civil penalty/presecution action where necessary. It is a criminal offence for a landlord not to hold a licence.<br><br>However, as a council we are invested in the improvement of the Private rented sector, and we do apply for extra grants and funding to supplement the schemes in improving the area on top of the work the team completes. This includes face lifting schemes which have been very successful. |

| Paper Questionnaire | | | | | |
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| Date | Method | Interest Type | Comment | Do you agree | Response |
| 05.04.24 | Paper questionnaire | Housing Association | Good over all | Yes | Thank you for your comment. |
| 05.04.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |
| 08.04.24 | Paper questionnaire | Homeowner | I agree with licensing in the area, however the amount of rouge landlords that are still in the area is a problem and needs dealing with. Residents in the area need education on how to and who to report unlicensed landlords to, ASB is on the rise and as for cleaner back streets i personally have reported fly tipping to the council and nothing has been done, so how do the | Yes | The council has witnessed notable improvements in the area. Selective Licensing is here to support landlords fulfil their obligations. As well as offering a tenant referencing service, we also provide advice and support to landlords, along with free training. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. Within the scheme we have a number of project assistants on hand for each area to support both landlords and tenants who are facing difficulties and other matters. Please do not hesitate to call our licensing team for any future issues. Complaints of dirty back yards/fly tipping within the Trinity area remains an issue, which the council aims to continue to |

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| | | | council propose to police this matter? | | tackle. The licensing team work closely with colleagues in Streetscene to tackle this blight on the neighbourhood, by undertaking proactive audits and sharing data to try to identify repeat offenders. |
| 09.04.24 | Paper questionnaire | Homeowner | This can only have a positive effect on the area and improve everyone's standard of living and the environment, Keep up the good work!! | Yes | Thank you for your comment. |
| 09.04.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |
| 09.04.24 | Paper questionnaire | Homeowner | Even the home owner's don't give a dam, The area need's knocking down | No | Thank you for your comment. |
| 09.04.24 | Paper questionnaire | Private rent | Stop allowing HMO'S! | Yes | HMO's form a vital part of the housing market, but they do carry greater risks than other property types, including the risk of overcrowding and higher risks of fires. A significant number of HMOs in the current and proposed licensing areas do not meet the threshold for mandatory HMO licensing; therefore, it is important that the Council considers other ways to proactively monitor standards at these properties. Selective licensing gives the council the tools to do this. |
| 11.04.24 | Paper questionnaire | Homeowner | The footpaths cleared of weeds and rubbish. Less leaflets pushed in doors [undecipherable] has the same leaflets. I have sometimes had the same leaflets 3-4 at a time. Drains on pavements cleared near me - always blocked. Very happy with clean streets. | Yes | Thank you for your comment. |
| 15.04.24 | Paper questionnaire | Homeowner | Skipped question. | Yes | Thank you for your response. |
| 15.04.24 | Paper questionnaire | Homeowner | The council has had a negative effect on the area | No | There have been several encouraging improvements across the area. However, there is still work to be done. Selective licensing aims to continue to increase the standard of properties, reduce ASB, ensure that tenants are acting accordingly within their tenancy agreements, |

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| | | | | | ensure landlords are operating within the law and up to standards and to keep the area clean and tidy. |
| 15.04.24 | Paper questionnaire | Homeowner | I think this is a good way to ensure some regulation of standards that will benefit the whole community and also give landlords some back up to show they have met acceptable standards. i think the licence fee is very reasonable. | Yes | Thank you for your comment. |
| 16.04.24 | Paper questionnaire | Homeowner | Reducing ASB is an excellent thing, keep the back streets is necessary. If the landlords are to keep their property [undecipherable] standard will make the area a better living area | Yes | Thank you for your comment. |
| 17.04.24 | Paper questionnaire | Homeowner | Definitely in favor | Yes | Thank you for your comment. |
| 17.04.24 | Paper questionnaire | Homeowner | XX and XX are a disgrace. Tenants are dumping rubbish all around. That's certain tenants who don't care. Calico are to blame, give the houses to women and child than partners, move in free don't come up have a look [undecipherable] | Yes | The legislation under which selective licensing is introduced exempts registered social landlords; they are regulated by their own governing body. |
| 19.04.24 | Paper questionnaire | Homeowner | Certain standards inside and also outside .Take pride in property . Make the whole area clean & tidy .Monitor compliance .Issue fines for litter and vandalism .Sandblasting .Clean and modern | Yes | The licensing scheme is intended to raise management standards and tackle low demand housing across designated areas. While there have been several encouraging improvements in the area there is still work to be done. The Council have issued multiple fines to both landlords and tenants and assisted landlords in evicting bad tenants for various reasons. |
| 26.4.24 | Paper questionnaire | Homeowner | Yes I do agree with the Councils proposals. I hope there will be money available to pay a dedicated officer to manage the properties in these individual neighbourhood. As with so many good ideas put forward its all about carrying them through and not wasting money if they're not implemented. I hope we'll be informed if this goes ahead. | Yes | Within the Selective Licensing team, we have a number of project assistants on hand for each designated area to support both landlords and tenants who are facing difficulties and other matters. The Council is not permitted to profit from Selective Licensing and all fees are ring-fenced for the scheme's implementation. The council will inform all (residents, landlords and tenants) in designated areas if selective licensing is rolled out again in October. |

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| 26.4.24 | Paper questionnaire | Homeowner | Hello Im XX Lived on XX for 37 years. I do agree with the Licensing Scheme to improve the area. Thing's Have improved over the last couple of years. A man from Manchester has bought 5 house's on XX Street Renervated tham to a very good standed, The good thing he puts people in them who is working. Look forward to the area improving even moor in the Future. Thank you | Yes | Thank you for your response. |
| 29.04.24 | Paper questionnaire | Shared Accomodation | I support anything which helps control asb issues which are often associated with low demand housing. For the tenants to have a long term commitment to living in the area there has to be some form of support, especially at a time whe council service are under pressure | Yes | There have been several encouraging improvements across the area. However, there is still work to be done. Selective licensing aims to continue to increase the standard of properties, reduce ASB, ensure that tenants are acting accordingly within their tenancy agreements, ensure landlords are operating within the law and up to standards and to keep the area clean and tidy. |
| 29.04.24 | Paper questionnaire | Homeowner | It is a good idea, on paper as long as the landlord checks The Tenants, There are alot of drug users & dealers, + families who dont care about anything. Let dogs roam on spare grass. The landlords only want the money + Don't care who they Put in their houses which puts Homeowners, houses value down, more Needs to be done!!!! Fed up of Them people. The Landlords should be charged (undecipherable). | Yes | The licensing scheme is intended to raise management standards and tackle low demand housing across designated areas. While there have been several encouraging improvements in the area there is still work to be done. The council's aim is to build on the progress made to secure a more permanent outcome. Within the licensing scheme the license holder must obtain references from all persons wishing to occupy the property and provide a copy of the said references to the Authority on demand. It is advised to obtain formal identification of the prospective tenant, via forms of existing landlord/work manager. The landlord should request details on how that person conducted any such tenancy in terms of causing nuisance, anti-social behavior, nonpayment of rent and any breaches of the tenancy agreement. Furthermore, the Council have issued multiple fines to both landlords and tenants and assisted landlords in evicting bad tenants for various reasons. The selective license team also works closely with neighbourhood policing teams and the council's Community Safety team to tackle instances of crime and anti-social behaviour, along with Streetscene to combat environmental crime. |
| 07.05.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |
| 10.5.24 | Paper questionnaire | Private Renter | They seem to do a lot for the areas | Yes | Thank you for your response. |

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| 30.5.24 | Paper questionnaire | Home Owner | It is a valuable scheme for the area. Some houses in the area have been neglected by the owners who rent them out for a great deal of money. It is also a point of contact if you as a home owner have a rented property next door which may cause damage to your property e.g. damp or an empty property which causes different issues. | Yes | Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encourage businesses to invest in Burnley. Selective licensing is a way of compelling landlords to engage with the council and to have appropriate management standards and to act where breaches occur in tenancy agreements before they start to affect the wider community. Through the scheme in each designated area, we have project assistants who are on hand to help with any issues that may arise. Please do not hesitate to contact us. |
| Date | Method | Interest Type | Comments | Do you agree | |
| 3.5.24 | Telephone | Landlord | Ll received the invite to attend the landlord evening. Cannot attend either evening. Stated had responded in a lengthy email to the Council about their views on Selective Licensing. I checked the LL inbox, could not see an email. It then became apparent that they had responded to the LL questionnaire.<br><br>They asked is it a forgone conclusion that this is going to happen.<br><br>LL stated that they have spoken to the tenant in their property on XX and selective licensing has not made a scrap of difference. The cost to the landlord is extortionate and prohibitive. It's ridiculous the legalities that are affecting LL's. They are facing an increasing burden of costs, their mortgages have increased by 700% and these are extortionate amounts of fees. It's an unfair tax on Ll's.<br>What are you trying to achieve | (No) | |

| Date | Method | Interest | Comment | Do you agree | Response |
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| 10.5.24 | Drop-in Centre | Home Owner | I had one resident at the Trinity Drop on 10th May 2024. Outlined they had | Yes | |

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| | | | not received a questionnaire through their door but were aware other residents in the neighbourhood had.<br>Had previously been involved in resident engagement with the Council for highlighting issues in the Trinity area and will continue to do so in the future if the designations are renewed.<br>Outlined concerns about a problematic family on XX, concerns about mini moto nuisance.<br>Issues of dog fouling on the rear of XX, but this had previously been reported and a neighbourhood clean up had helped.<br>Problematic vacant property on XX Street concerns the property was open to access and children would get in it.<br>Pleased to see that the proposed area included blocks on XX Street and XX Street had noticed that his area has declined over recent years.<br>In favour of selective licensing.<br><br>I responded with explaining that residents could complete the questionnaire online and provide the details of how to do this. We would see if there were spare questionnaires to post to each house on her block.<br>I outlined that I would pass on her concerns and request a response regarding the problematic vacant property.<br>I took notes of the concerns raised and these have been passed to the relevant officer.<br>Re-iterated that officers are continuing to work in the area and if there are any concerns to notify the team so that we may assist. | | |

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| | | | I explained the proposed timeline for the Executive decision making in August 2024. | | |
| 21.05.24 | Drop in centre | Councillor | We have had Councillor XX attend the drop in. He is in favour of Selective Licensing. He did have concerns for resident engagement and how other agencies became involved in the work of the Council for sharing reports and working in collaboration with each other. He is working on getting this reviewed through scrutiny. He pointed out that some of the areas in the new designation aren't in the Trinity ward and this caused confusion. He thinks that this may be a problem for resident engagement thinking it was just about Trinity and also getting a venue to host drop-ins.<br>He can see the improvements that Selective Licensing has brought. | Yes | |
| 21.05.24 | Drop in Centre | Councillor | Councillor XX has attended the drop in also. She is in favour of Selective Licensing and deems it as essential for the area. She thinks it is important that residents have a place to report a number of issues and that landlords have to meet a higher standard than normal, with closer attention paid to safety certificates, disrepair, anti-social behaviour etc. She has explained the benefits to other ward Councillors that are under the new proposed designation areas. She did have concerns over fly-tipping and thought that the free bulky waste collection that the Council were offering earlier in the year (after being | | |

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| | | | assessed and fitting the criteria for the collections) was the best way to resolve this. She hoped that this would be brought in again. She also had concerns for resident engagement. | | |
| 21.05.24 | Drop in Centre | Homeowner | We have had a resident come in who was completely in favour of Selective Licensing. He had previously experienced troubles with a neighbouring tenant and ASB. The landlord did not help and just blamed the tenant, not taking any accountability or taking action. Between Selective Licensing and the managing agent this was resolved. He has not had a bad neighbour since. He feels safe within the area now and that ASB was decreasing.<br>Landlords that are not in favour of selective licensing are bad landlords as they only care about money and do not care for the tenants/residents or properties.<br>Landlords should be held accountable and should have to have higher levels of scrutiny to ensure they are managing properties correctly.<br>He had noticed the work we had been doing in the area and felt that Selective Licensing was making a positive impact on the area.<br>Residents need to utilise Selective Licensing better.<br>He had concerns in relating to dog fouling (borough wide) but mentioned XX, XX St, and XX St. We explained that we require evidence to take action against this.<br>Also mentioned about bikes that were coming from other areas and causing nuisance by speeding.<br>Acknowledged that Selective | Yes | |

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| | | | Licensing may not be able to help with that if they are coming from other areas.<br>Another concern was for the number of HMOs and landlords that were setting up HMOs just to get more rent. The number of people living in a HMO can cause more ASB and other problems. The houses are not designed to be lived in like this and should be family homes. Explained that the Council have recently consulted in Article 4 in relation to HMOs; it is something that the Council are aware of. The Council are yet to make a decision on this. | | |
| 21.05.24 | Drop in Centre | Homeowner | He firstly asked around the facelifting scheme. Do the Council plan to monitor this? Explained that yes, under selective licensing the area would be closely monitored. We would check back yards and do external checks. If anything was flagging up as concerning we can do internal checks.<br><br>Do you let the landlord know you are doing the internal check? Typically if it was done as a Selective Licensing inspection, we would initially just write to the tenant to confirm their availability. If any disrepairs are identified we would go to the landlord. If category 1 or 2 hazards are identified we may pass over to Housing Standards who would do a more formal inspection followed by a Schedule. Without selective licensing we would not be able to proactively check.<br><br>If a neighbour raised concern about a property with the SL Team, would the | Yes | |

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| | | | SL team let the neighbouring landlord know who had reported it. No, this would be kept anonymous. If the issue was related to ASB we would require evidence of the nuisance. We would not then tell the landlord where the evidence had come from just that we had received evidence. Explained that we work closely with the ASB team. With regards to ASB we have options of ASB team issuing Community Protection Warnings and Notices and Fines, we can also ensure that the landlord follows the anti-social behaviour policy which they are required to have in place. This policy needs to show that things are being escalated and dealt with.<br><br>If a child of a tenant was to cause ASB, how would you deal with this? We would deal with this in the same manner, the tenant has responsibilities under their tenancy for them/visitors to act in a way that does not cause a nuisance to neighbouring residents.<br><br>Resident had experienced vandalism. Happy to help liaise with police/ASB team. We would require evidence.<br><br>Questions on HMOs. Explained that large HMOs already need a licence, the HMO Officer inspects these and makes sure that they are up to standard. The Council are also considering Article 4 with regards to HMOs and whether they would require planning permission to convert them. Awaiting decision regarding this. If they are a small | | |

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| | | | HMO, they would still require a SL if in SL designation. We aim to internally inspect every property within a designation, however we definitely check the externals of the property. If the property is highlighted as problematic, by neighbours or by our own findings,<br><br>Asked what can be done about bad landlords. Explained that with SL, it is a criminal offence if you are not licensed. When you become licensed you are bound by licence conditions. If you fail to adhere to licence conditions you can be faced with civil penalties of up to £30,000. | | |
| **Date** | **Method** | **Interest Type** | **Comment** | **Do you agree** | **Response** |
| 24.5.24 | Email | Councillor | Hi<br><br>I fully support the renewal and extension of the Selective Licensing area for Trinity.<br><br>The current scheme has made a difference, but there is still a lot of work to do, particularly around property conditions, anti-social behaviour and issues such as flytipping and dirty back yards.<br><br>I would like to see XX and the lower end of XX Street from XX to XX Road also included as there are issues with HMOs and rented properties. | (Yes) | Thank you for your e-mail dated 24th May 2024, and for your approval of the renewal and extension of the licensing scheme for Trinity.<br><br>We are always pleased to receive acknowledgement that the Selective Licensing team do make a difference, and that we positively impact the area.<br><br>Trinity is estimated to have serious hazards at 23.2% of all properties, higher than both the Borough and ward average. Within the private rented sector, this reduces to 21.8%, just below the Borough average at 22.5%, demonstrating the positive impact of licensing on property condition.<br><br>Levels of disrepair complaints to the Council stand at 3.8% as the Borough average, but they come in at the rate of 6.4% for rented properties in the proposed boundary.<br><br>Figures for ASB complaints to the Council have fluctuated, largely due to tensions during the pandemic. Figures have started to reduce closer to expected levels in Trinity's current licensing area, but the |

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| | | | Kind regards | | rate recorded in 2023 as 13.4% is higher than in 2019 (12.7%). We believe it is important to continue the various multi-agency meetings in place, and to strengthen our relationship with the neighbourhood Police teams.<br><br>We are continually monitoring the issue of dirty back yards and fly-tipping through our proactive audits for Streetscene, and continue our work in making sure landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities. The figures for dirty back yards have risen considerably, with fluctuations. The significant increase in 20/21 has started to reduce, but overall levels remain high when compared to the Borough average.<br><br>We have studied the current Trinity licensing area in-depth, and recognise that the area is still suffering from low housing demand. Having evidenced this, we looked at the surrounding Trinity area to see whether extending the current boundary would bring wider benefits to the community. After careful screening of all relevant data, we broadened our proposals to include the additional streets, or segments of certain streets, as can be found at https://www.burnley.gov.uk/SL2024. Unfortunately, whilst we note your thoughts on XX, the lower end of XX Street from XX to XX Road, we are obliged to stand by our original proposals now that we are in the Consultation phase.<br><br>As far as HMO's are concerned, licensing does allow us to include certain ones within our remit. Where we cannot include them, they will almost certainly need a different type of licence which we do not issue under Selective Licensing.<br><br>We agree with your view that there is still work to be done, and we also aim to build on the progress we have already made, and to sustain it. |

Appendix H

**Queensgate Transcripts**

| Date | Method | Interest Type | Comments | Do you Agree | Responses |
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| 25.3.24 | Online | Landlord | | No | Thank you for your response |
| 25.3.24 | Online | Private Renter | No this will only putup the rent | No | The Council has not seen any evidence to suggest that this is the case. Landlords who wish to increase rents must do so in accordance with regulations. The Council recognises this is an additional cost, but there are various discount schemes available, The Council offers various discounts, including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We also have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. . We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. |
| 25.3.24 | Online | Landlord | An expensive waste of time. | No | There have been noticeable improvements in the area. The Council recognises there is an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers various discounts, including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees.<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. |
| 25.3.24 | Online | Home Owner | Pointless money making exercise by the council. Intent on generating revenue from hardworking people who already have enough bills etc to pay | No | The Council is not permitted to profit form licensing fees, which are ring-fenced for the operational costs of the scheme. The Council offers various discounts, including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We also have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. |
| 25.3.24 | Online | Landlord | I feel the fees charged for the licence are too expensive for the service provided to landords. From my point of view I get no | No | We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Selective Licensing is here to support landlords fulfil their obligations. As well as offering a tenant referencing service, we also provide advice and support to landlords, |

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| | | | benefit from the licence, even being a member of GLAS has been of no benefit | | free training. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. We recognise the Scheme comes at an additional cost, but various discounts are available. **Qualifying members of GLAS benefit from a 30% reduction in their licensing fees**. We have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. |
| 25.3.24 | Online | Landlord | Most landlords are responsible. selective license increases the rents in the area - which is bad for all tenants. this has already happened and will continue to happen. | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. The Council has not seen any evidence to suggest that licensing leads to an increase in rents. Where landlords wish to increase rents, they must do so in accordance with regulations. We recognise there is an additional cost, but we offer various discounts, including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We also have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. We help landlords fulfil their legal obligations, and we aim to raise standards in the rental market to at least the minimum required by law. Tenants are obliged to fulfil the terms of their tenancy agreements, and where they do not, they must receive warnings from their landlords, escalating to eviction where necessary. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. |
| 25.3.24 | Online | Landlord | I believe the council licence in queens gate area needs to come to an end because there is no anti social behaviour and according to the statistics there is less anti social behaviour and crime. It is also getting expensive for the Landlords having to pay every five years for a big amount. I believe this is a money making scheme by the council and needs to stop | No | The Council is witnessing noticeable improvements in the area, including the impact of anti-social behaviour. The licensing team works closely with the neighbourhood Police teams, and anti-social behaviour complaints are back to 2019 levels in the area. The Council offers various fee discount schemes including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We also have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Our aim is to bring rented properties up to at least the minimum standard required by law and recognise there is still work to be done in the area. |
| 25.3.24 | Online | Landlord | Waste of time. No impact on area. Purely self satifying themselves. Gone on for too long with no real measurable/independent positive results. Spend the funds elsewhere | No | The licensing scheme is intended to raise management standards and tackle low demand housing across designated areas. Queensgate was designated due to low demand housing, which correlates to a poorly managed private rental sector. |

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| | | | | | We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We are witnessing several encouraging improvements in the area, including the number of empty homes, levels of ASB and property values. House prices in the area increased by 59% between 18/19 and 22/23, whereas the Borough average was 33%. This demonstrates the positive impact of licensing, but despite the faster rate of growth in the area, property values remain well below the Borough mean.<br><br>The Council is not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Data and evidence for our proposals, including all views made by residents and landlords operating in the area, must be submitted to The Secretary of State for his ultimate decision as to whether we are permitted to go ahead. |
| 25.3.24 | Online | Landlord | XX Street burnley needs to be exempt. As a landlord i can confirm that the anti social behaviour and crime rate is minimal. The area is quiet and a nice place to rent/ live. the homes on this street are good condition. Therefore it is unfair to get another licence for 5 years again.<br><br>. | No | Queensgate was designated due to low housing demand, which correlates to a poorly managed private rental sector. Licensing covers selected areas and in the case of Queensgate, it was designated due to low housing demand, which correlates to a poorly managed private rental sector. Excluding any streets or blocks within an area means that they would not benefit from the Scheme, and there would be no means of accessing it in the event of adverse change. The licensing team works closely with the neighbourhood Police teams, and anti-social behaviour complaints are back to 2019 levels in the area. Disrepair complaints concerning rented homes remain consistently high in the current licensing area. Figures were 6.5% in 22/23 compared with 3.8% for the Borough in the same period. Complaints in the proposed boundary for 22/23 came out at 4.7%. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords. Licensing allows us to conduct proactive property inspections on a large scale. Our aim is to bring privately rented properties up to the minimum standards required by |

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| | | | | | law, so that good, safe accommodation is commonly available throughout Queensgate. We recognise there is still work to be done, but our aim is to build on the progress already made. We are not allowed to profit from the licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 25.3.24 | Online | Landlord | This scheme has been going on for quite a few number of years now and we have seen no improvement in the area what so ever. This is just a money making scheme that is passed on to the Tenants who can ill afford it. This is a poor deprived area and has been for a number of decade's and only poor working class families live here, anyone who can afford a better area would not choose to live in this area. The Landlord licensing scheme has made no difference to this situation in all the time it's been running. | No | Private landlords have a legal responsibility to provide safe accommodation which is kept in good condition, irrespective of the value of the rent. Disrepair complaints concerning rented homes remain consistently high in the current licensing area. Figures were 6.5% in 22/23 compared with 3.8% for the Borough in the same period. Complaints in the proposed boundary for 22/23 came out at 4.7%. We recognise there is an additional cost, but we offer various discounts, including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We also have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer advice, a tenant referencing service, free training and support in rightful and complex evictions. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. We are already conducting proactive property inspections, but we recognise there is still work to be done. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. There is no evidence to suggest that licensing leads to an increase in rents. Where landlords wish to increase rents, they must do so in accordance with regulations. Our aim is to bring rented properties in the area up to at least the minimum standard required by law, to create tenures of choice in the rental market. We are making a positive impact in the area, including in the number of empty homes and in property values. |
| 25.3.24 | Online | Landlord | We keep our property in good order anyway, as soon as anything needs doing it is done. Sometimes wonder why we should pay because of all the bad landlords. Then again I assume the licensing is working to improve the areas. Sometimes wonder if it is actually working because still see bad properties around the area and wonder if people get away with it. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately, licensing legislation is area-based and does not allow us to exempt good landlords. The Council offers various discounts, including the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We have the discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. The Licensing team has witnessed noticeable improvements in the area, but our aim is to build on progress made, and sustain it. We undertake a |

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| | | | | | proactive programme of property inspections, but where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it. We are witnessing noticeable improvements in the area, which we aim to build on. |
| 25.3.24 | Online | Landlord | The licence doesn't help the landlord | No | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practice. We are not allowed to profit from the licensing fees, which are ring-fenced for the operational costs of the Scheme. As well as offering a tenant referencing service, we provide free training, advice, and support landlords who face rightful and complex evictions. Our aim is to bring property standards and management up to at least the minimum required by law, levelling the playing field for responsible landlords. |
| 25.3.24 | Online | Landlord | The houses in this area have improved a lot hence the living standards. I think the scheme should end now and should move to other areas where there is a need. Thanks | No | Some of our current designations are coming to an end in November 2024, including the Queensgate area. We are also consulting on other areas which are also due to end in November 2024. In the case of Queensgate and some of the other designations, we propose to extend the boundaries, as our analyses of surrounding areas show that they would benefit from the Scheme. During our review, we also looked at the wider Borough to see if there are any other areas which are suffering clusters of low demand for housing. As we have made a positive impact in our current designations, we are also consulting in Padiham and the Lyndhurst Road area of Burnley. We agree with your view that licensing has brought positive improvements to Queensgate, but we recognise there is still work to be done. If we were to step away now, we might also risk undoing the progress we have already made. |
| 25.3.24 | Online | Landlord | Tenants will not change their habits. Licence or not. Selective licence useless we landlords are not bad persons | No | Licensing conditions mean that landlords must conduct satisfactory references before new tenants move in, to try and reduce the risk of behaviour which leads to evictions. A system must be in place for landlords to issues warnings to tenants where they are in breach of their tenancy agreements (e.g. anti-social behaviour), escalating to evictions where necessary. As the Council's statutory duty is to assist tenants in priority need, it may be that we will not assist tenants who have breached their tenancy agreements. Where evictions are rightful and complex, the Council will support landlords through the process. We also offer free training, advice and a tenant referencing service to help landlords fulfil their legal obligations. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is |

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| | | | | | area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. Our aim is to raise standards in the rental market to at least the minimum required by law. |
| 25.3.24 | Online | Landlord | The schemes show no noticeable benefits to either quality of the housing or values in the general area. Good landlords are already compliant with the requirements and so it's an additional cost for them, bad landlords will ignore it - have any prosecutions happened of landlords who didn't join the previous scheme? | No | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. Selective Licensing is here to help landlords fulfil their obligations, and our aim is to raise rented property standards to the minimum required by law. The Council recognises a licence is an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over 24 months. The Council operates the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their fees. Through a robust monitoring process, the Council identifies landlords who have not applied for a licence, and for those in breach of it. Prosecutions, resulting in a criminal record have indeed been imposed in these instances, and continue to be imposed. We also impose financial penalties where appropriate. Through our work, the number of serious hazards in rented properties within the current designation are now down to 21%, as against 22.5% average for the Borough. This shows the positive impact of the licensing, but in 22/23, we received disrepair complaints at the level of 6.5% for privately rented property, as against 3.8% for the Borough average. We are witnessing noticeable improvements in the area but recognise there is still work to be done. |
| 25.3.24 | Online | Landlord | The process has been expensive and as I landlord I have found it completely pointless to get a selective licence. Whenever you get ur licence it's validation date should start then and add to the 5 years instead of a cut of date in October 2024. I've spent over £1000 for the licence only to be valid for 6 months. Really disappointed | No | The Council recognises a licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We are here to help landlords fulfil their obligations, and offer free training, a tenant referencing service, advice and support for rightful and complex evictions. Selective licensing can only operate for a maximum of 5 years over a set period, and the Council has evidence that suggests the area would benefit from an extension of the scheme and of the boundary. An application fee for a licence submitted in the last 12 months of the designation will pay 50% of the application fee; however, this will only apply in |

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| | | | | | circumstances where the property has not been eligible for licensing prior to the final 12 months of a Scheme. The fee is not otherwise connected to the length of time covered by the licence, and it is a criminal offence for a landlord not to hold one, or to be in breach of a licence. The Council is not permitted to profit from the licensing fees, which are ring-fenced for the implementation of the Scheme. We recognise there are many good landlords in Queensgate, but we are committed to tackling rogue landlords who do not meet the minimum standards of property condition and management allowed by law. As more good landlords come into the area, tenants are more likely to stay in the long-term and drive the rental market. |
| 25.3.24 | Online | Landlord | | Yes | Thank you for your response. |
| 25.3.24 | Online | Landlord<br>Home Owner | | No | Thank you for your response. |
| 25.3.24 | Online | Landlord<br>Home Owner | The queensgate area has a diverse mix of cultures and nationalities. There are 2 big employers: ELHT and Boohoo, and other employers running as production, retail and hospitality and catering. The area appears to have a large number of single people due to the large number of HMO properties. The community is on the whole quite peaceful with nearly everyone behaving respectfully towards others, from those begging to business owners. As a resident in Queensgate I would like to see calmer roads, illegal drug use stop completely, the end of boy racers and less begging. I would like to see more, or at least the same amount of residents caring for their neighbours, more jobs, more social housing and assured tenancies. As a landlord I would like to feel free from the threat of fines and sanctions from the local authority. I have a letting agent who manages my property, he has the contact with the tenants, yet I'm the person held responsible for anything not done. The lack of control and Burnley council expectations has lead me to some anxiety over running the property. I | No | Big employers such as ELHT and Boohoo tend to drive private renting in HMO properties, which carry greater fire and overcrowding risks. With certain HMO's in our designations, we can impose the same licensing conditions on their landlords as we can for the rest of the privately rented sector. By tackling rogue landlords who undercut good landlords with unscrupulous practice, we aim to raise standards in the rental market to at least the minimum allowed by law. We recognise there is a good community in the Queensgate area, but if we were to step away from licensing now, there is a risk that the positive work we have achieved so far will become undone. We also agree that in an ideal world, criminal activity and other negatives would cease altogether, but we are making noticeable improvements in the area. Anti-social behaviours have returned to 2019 levels, which were fluctuating in 20/21 over tensions arising from the pandemic. The number of empty homes has reduced, which may have gone some way into tackling the issue of homelessness. Our aim is to secure and sustain further improvements to the area, which will create more jobs as prospective tenants become more confident in the quality of accommodation. We have no governance over road conditions, but we have meetings with other partner agencies, including neighbourhood Police teams and combat multiple issues by mutually bringing skills, knowledge and information to the table. We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. With that in mind, we have no reason to fine or sanction good landlords who will already be licensed and properly complying with the terms of the licence, which only reflect the minimum standards allowed by law. The licensing legislation is area- |

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| | | | personally believe the private rented sector should be 100% managed by RSLs. | | based and does not allow us to exempt good landlords, who will already be licensed and complying with the conditions set out in their licences. Under the Fit and Proper Person and Management criteria, both landlord and managing agent are responsible for satisfactory property management arrangements. Selective Licensing is here to help landlords fulfil their obligations, e.g. with tenant referencing, free training, advice and support in rightful and complex evictions. RSL's have their own regulatory body, and we can only target the private rental sector on a large scale through licensing. |
| 26.3.24 | Online | Landlord | | No | Thank you for your response |
| 26.3.24 | Online | Business Owner | Selective licensing has created a lower tier of available housing that is only attractive to tenants who cannot obtain housing elsewhere | No | Queensgate was designated under selective licensing due to low housing demand, which is linked to a poorly managed private rental sector. Our data shows that the current and proposed licensing areas have significant levels of properties in poor condition across all tenures, and from our experience, we expect that a number of these properties will move into the private rented sector. It is crucial that the Council monitors these properties alongside the rest of the private sector within the designation. Licensing allows us to conduct a programme of proactive property inspections on a large scale. Disrepair complaints concerning rented homes remain consistently high in the current licensing area. Figures were 6.5% in 22/23 compared with 3.8% for the Borough in the same period. Complaints in the proposed boundary for 22/23 came out at 4.7%. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. We aim to bring the standard of rented property up to at least the minimum level required by law. By tackling rogue landlords who undercut good landlords with unscrupulous practices, we can bring a level playing field to the rental market, creating tenures of choice for long-term tenants. Landlords must secure satisfactory references prior to new tenants moving in, and issue warnings, escalating to evictions where necessary. As the Council has a statutory duty to assist tenants in priority need, those who have been evicted on a tenancy breach such as anti-social behaviour may not be eligible for assistance from the Council. We recognise there are many good landlords in Queensgate, but licensing is area-based and we cannot exempt good landlords. |
| 26.3.24 | Online | Landlord | I don't think we should as times are hard for everyone it's a struggling time for tenants and landlords and would highly | No | The Council recognises a licence is an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. |

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| | | | recommend dismissing the idea all together | | The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We have seen no evidence to suggest that rents increase due to licensing. Where landlords wish to increase rents, they must do so in accordance with regulations. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who do not meet the minimum standards of property condition and management required by law. We are witnessing noticeable improvements in the area, but if we were to withdraw from the Scheme now, we risk undoing the progress already made. |
| 26.3.24 | Online | Landlord | I believe selective licensing should be used as a specific measure to raise the standard of an area and accordingly should be limited to short targeted periods only. Once the standard of an area has been improved, the SL should not be continued ad infinitum. | No | Licensing allows us to closely monitor and measure all aspects of property condition and management on a large scale. We are witnessing continual and noticeable improvements to the designated areas but stepping away now would risk undoing the progress made. |
| 26.3.24 | Online | Landlord | Disagree with the licensing | No | Thank you for your comment. |
| 27.3.24 | Online | Landlord | Selective Licensing should be scrapped. | No | Selective Licensing, which is drawn from Part 3 of the Housing Act 2004, allows us to designate areas of the Borough if we can demonstrate to The Secretary of State that they suffer from at least one of 6 specific criteria. Queensgate was designated due to low housing demand in the area, and whilst we are witnessing an improving picture, our evidence shows that the area is still suffering from low housing demand. Unfortunately, that correlates with a poorly managed private sector. We recognise there are many good landlords in the area, but licensing does not allow us to exempt good landlords. We are committed to tackling rogue landlords who do not at least meet the minimum standards of property condition and management required by law. |
| 27.3.24 | Online | Landlord<br>Private Renter | I think that this selective licensing is not helping anyone, not tenants neither the landlords. It is just a way to take money off the landlords and indirectly from the tenants because the landlords are increasing rents to cover the licensing fee. | No | There have been noticeable improvements for landlord, tenant and the wider community, including fewer empty properties and an increase in property values. By tackling poorly performing landlords and raising standards to at least the minimum required by law, a level playing field in the rental market will prevent good landlords being undercut by rogue landlords with unscrupulous practices. The Council recognises that there are many good landlords in the area, but licensing legislation is area-based and does not allow us to exempt good landlords. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to |

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| | | | | | allow landlords to pay by direct debit over a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. The Council is not permitted to make a profit from fees, which are ring-fenced for the operational costs of the scheme. We have seen no evidence that licensing leads to an increase in rents. Where landlords wish to increase rents, they must do so in accordance with regulations. |
| 27.3.24 | Online | Managing Agent | I think Landlords and agents do the necessary works to upkeep the properties in good standard, a selective licence scheme isn't necessary to maintain this going forward | No | The Council recognises that there are many good landlords and managing agents in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. Our aim is to bring property standards in the rental market up to at least the minimum required by law. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. The Council has witnessed noticeable improvements in the area, but there is still work to be done. If we were to step away now, we risk undoing the progress made, when our aim is to secure and build on it. |
| 28.3.24 | Online | Landlord | I am very much against this proposal, it is a unnecessary expense that I will have to pass on to my tenant. I only let one property at a very reasonable price (£320 pcm) this obscene fee is two monthly payments. I don't think my tenant will be happy about this. Instead, of forcing a licensing fee, simply have a complaints procedure where bad landlords can be prosecuted rather than persecuting good landlords and content tenants! | No | The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit to a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer advice, free training, a tenant referencing service and support in rightful and complex evictions. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We have seen no evidence that licensing leads to increased rents. Where landlords wish to raise rents, they must do so in accordance with regulations. Disrepair complaints concerning rented homes remain consistently high in the current licensing area. Figures were 6.5% in 22/23 compared with 3.8% for the Borough in the same period. Complaints in the proposed boundary for 22/23 came out at 4.7%. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can complain to the Council about such issues. We do have various programmes and methods through which we can target rogue landlords, but they are reactive and scatter-gun rather than proactive on a large scale. With the rate of complaints to us already being high, we know from experience |

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| | | | | | that this means that minimum standards of property condition and management, as required by law, are not being observed in many cases. Without licensing, we would be mainly reactive to individual cases which came to our attention, whereas with licensing we can target rogue landlords on a large scale. We recognise there are many good landlords as well as good tenants in the area, but licensing is area-based and we cannot exempt good landlords. Tenants will benefit from safe accommodation, which is in good condition and out of disrepair. By levelling the rental playing field, we can help prevent good landlords being undercut through unscrupulous practices. Unlicensed landlords, and those in breach of their licences are committing criminal offences, and we take prosecution action, impose financial penalties. |
| 28.3.24 | Online | Landlord | I feel the area is safe and does not need a license now | No | We welcome your positive comments, which align with our data showing that anti-social behaviour figures have returned to 2019 figures. Landlords are responsible for satisfactory reference checks from tenants, and for dealing with breaches of the tenancy in the form of warnings and escalation to evictions where necessary. Tenants are required to fulfil the terms of their tenancy agreements, and as the Council has a statutory duty to assist tenants in priority need, we may not assist those who are in breach of their tenancy agreements. The licensing team is here to help landlords fulfil their legal obligations with many tools, including a tenant reference service, advice on dealing with incidents of anti-social behaviour, a tenant referencing service and support through rightful and complex evictions. We are making a positive impact in the area, but our data shows that there is still low demand for housing, the reason why Queensgate was designated. if we were to step away now, we would risk the progress we have already made. |
| 29.3.24 | Online | Landlord | Only owning one house which is rented in this area we feel that the SL proposal is unfair. We maintain a sound property and have never had any cause for complaint from our tenants. We feel that good landlords are disadvantaged due to other landlords who do not maintain their properties. This should be considered when licensing is introduced. | No | To ensure that landlords who own only one property do not subsidise landlords who own more than one property, the licensing fee is charged against every single property a landlord may own. Fees must be sufficient to cover the cost of running the Scheme and are based on the average length of time it takes to administer the designation for each landlord and property. Each application and property require varying levels of officer time and administration. During previous consultation exercises, the comments received from landlords led to a higher discount (30%) for accredited landlords (GLAS) and a longer period (direct debit over 24 months) to pay the licensing fee. There are various other discounts available. We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management |

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| | | | | | standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We conduct proactive property inspections and tackle rogue landlords who undercut good landlords with unscrupulous practices. We aim to raise property standards to at least the minimum required by law. We offer free training, advice, a tenant referencing service and support for rightful and complex evictions. |
| 1.4.24 | Online | Landlord | I think that the fee for obtaining a Licence as a Landlord is far too much. Especially given the cost of living nowadays which affects everyone. Otherwise I agree with the aims of the scheme although Landlords should be able to work with teams to ensure that their properties are at a reasonable standard. This scheme should be driven by Landlords and not tenants. | Yes | The Council welcomes indicators that the Scheme is working in the area, and that it brings benefits to landlords, tenants and the wider community. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. The Council is not permitted to make a profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. There are various other discounts available. We conduct proactive property inspections, and help landlords fulfil their legal obligations. Where residents and landlords have information concerning poorly managed rental properties, we request that you share that knowledge with us, so that we can act upon it. We are always on hand for advice and guidance to landlords. Tenants must comply with their tenancy agreements, and where they do not, landlords must issue warnings, escalating to eviction where necessary. |
| 1.4.24 | Online | Landlord | Its a waste of time and money for landlords having to purchase licence as the council wants them to make life more hard for tennents, as it only means putting rents up and therefore making tennents lives more difficult and even more difficult for tennents on benefits who find it very difficult to rent with cost of living going up everytime you go out to buy something it's more and more expensive. I feel very sorry for tennents as its them that's losing out of having a quality of life however its the tennents playing catchup all their lives sadly 😥 In stead why doesn't the council go to tennents houses and give them grants to the tennents so they can do home improvements themselves which will keep the tennents moral up and and gives | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. We have no evidence that licensing leads to increased rents. Where landlords wish to raise rents, they must do so in accordance with regulations. By raising standards to at least the legal minimum, tenants will have the incentive to stay in the area over the long-term, as their quality of life will improve through peace of mind. We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme. It is not possible for the Council to give out grants to tenants, as it is the landlord's responsibility to keep properties in good repair and to fulfil the conditions of the licence, which include such things as valid gas and electrical certificates. Property values in the area increased by 59% in 22/23, compared to an increase |

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| | | | them motivation for them to keep the house for long term. | | of 33% across the Borough. Despite the faster pace of growth in the area, house prices are still well below the average for the Borough. If we were to step away from licensing now, we would risk the progress we have already made. |
| 2.4.24 | Online | Landlord | We have a long term tenant in the property who is happy with the way we run it. We never cut corners on maintenance, gas checks etc. The property had a new roof about 18 months ago. We always endeavour to solve maintenance issues as quickly as we can. As a private landlord, we look to buy properties in areas which do not have selective licensing because it is an additional expense which along with the increase in mortgage rates makes the rental business less viable. That is why we bought in Ivan Street because it was outside the area with selective licensing, we also considered it to be an indication of which were the less desirable areas of Burnley to live as property prices were lower in the selective licensing areas. In turn this will mean that if the proposed expansion goes ahead, our property will be worth less as well as us having the added expense of paying for the licence. Therefore we are definitely not in favour of the proposal. | No | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. Other discounts are available. There is no evidence to suggest that licensing is a negative in Queensgate, as house prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period. Whilst licensing has brought about a faster pace of growth compared to the rest of the Borough, values remain well below the Borough mean, so we aim to build on the progress already made in the area. Where they do this through our Empty Homes Programme, we pay the licensing fees. By compelling poorly performing landlords to raise their standards to at least the minimum required by law or leave the rental market, we are levelling the playing field for good landlords. We have no evidence that licensing is driving good landlords out of the rental market, as they are taking over ownership of houses previously owned by rogue landlords. |
| 4.4.24 | Online | Housing Association Tenant | | Yes | Thank you for your response. |
| 4.4.24 | Online | Home Owner | I'm all for this,living on XX street, which is slowly now going downhill, crap dumped on backstreet all the time from tenant renting on XX street opposite across back, most of XX street are privately owned. XX street was a great street now in decline. We have a garage owner who thinks he can dumb cars and vans anywhere he feels like and nobody does anything about it. This has been reported | Yes | We have no governance over road conditions, other than we support the work of Streetscene by undertaking proactive audits of fly-tipping and dirty back yards to identify repeat offenders. We ensure that landlords provide adequate bins and that they and their tenants understand their environmental responsibilities. We continually monitor the area, but where residents and landlords are aware of issues and concerns about rental property in designated areas, we request that you share it with us so we can act upon it. We have meetings with partner agencies such as neighbourhood Police teams to try and combat multiple issues with combined knowledge, skills and information. Abinger Street and |

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| | | | many times. Maybe it might be time to move out of the area. | | Basnett Street form part of the extended boundary which we propose to include within the Queensgate designation in November 2024. Pending The Secretary of State's ultimate decision as to whether our proposals can go ahead, we have passed on your remarks to appropriate Council personnel so that they are properly aired. |
| 4.4.24 | Online | Landlord<br>Private Renter | Personally, I don't think expanding the selective licensing area is a good idea in Queensgate. | No | The current Scheme in Queensgate is due to end in November 2024. As part of our review, we analysed data which demonstrated that whilst there are noticeable improvements in the area, there is still work to be done. We investigated data in the surrounding area to determine whether Queensgate would benefit from an extension of the boundary. Disrepair complaints concerning rented homes remain consistently high in the current licensing area. Figures were 6.5% in 22/23 compared with 3.8% for the Borough in the same period. Complaints in the proposed boundary for 22/23 came out at 4.7%. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords with poor management standards. We aim to raise rented property standards to the minimum required by law, at the very least. |
| 4.4.24 | Online | Home Owner | They are to many one bedroom flat in the Queensgate area no proper housing to rent for families greedy landlords. | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practice. Licensing allows us to include certain HMO's (Houses of Multiple Occupation) as part of our remit. There are noticeable improvements in the area, but our aim is to build on progress made. |
| 4.4.24 | Online | Home Owner | As a resident in the area I have witnessed problems that can occur with properties that are rented out by landlords who do not look after their tenants or their properties in a satisfactory manner. I have had difficulty in contacting landlords of properties adjoining mine in order to get them to do remedial work on defects that have adversely affected my property. My neighbours in these properties have had problems getting remedial work done internally and find it very difficult to contact their landlord and sometimes they don't even know who they are. Tidying up the area would be | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. Our officers monitor the areas closely, but where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it. Our aim is to bring rental property standards up to at least the minimum required by law. We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We check that landlords provide adequate bins and that both they and their tenants are aware of their environmental responsibilities. It is a criminal offence for landlords not to hold a licence, or to be in breach of their licences. Irrespective of where landlords live, we see through prosecutions, financial penalties. |

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| | | | great too. I fully support the proposals put forward. | | |
| 4.4.24 | Online | Home Owner | Please keep selective licensing as this will help houses which have been bought and historically keep better up keep of them. This way the landlord or the council can step in where problems arise such as ASB | Yes | Landlords are obliged to provide accommodation which meets the minimum standards of property condition and management required by law. Licensing allows us to do this on a large scale, through proactive property inspections. Landlords are responsible for undertaking satisfactory references before new tenants move in, to reduce the risk of ASB occurring. Where tenants are in breach of their tenancy agreements (e.g. ASB), landlords must have a system in place to issue warnings, escalating to eviction where necessary. Where tenants are evicted through breaches of their tenancy agreements, the Council may not assist them, as our statutory duty is to assist tenants in priority need. |
| 4.4.24 | Online | Landlord | The property state in Queensgate hasn't got better since the licensing but more burden in costs. | No | The area was designated due to low housing demand, which is linked to a poorly managed private sector. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer a tenant referencing service, free training, advice and support in rightful and complex evictions. Licensing is area-based, so although we recognise that there are many good landlords in the area, we cannot exempt them. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Our aim is to raise rented property standards to at least the minimum required by law. |
| 4.4.24 | Online | Home Owner | Landlord should keep there houses in good condition if they do not take there licence of them so they cannot rent there houses out again | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. It is a criminal offence for a landlord to not hold a licence, or to be in breach of it. Where landlords cannot meet the Fit & Proper Person Criteria or the Management Arrangements Criteria, we refuse licences in those instances, leaving the field for good landlords to take ownership of those properties. Where landlords are unlicensed or are in breach of their licences, we prosecute, impose financial penalties. We are witnessing an improving picture in the area, but there is still work to be done to bring rented properties up to the standards required by law. |
| 4.4.24 | Online | Landlord<br>Home Owner | Do not agree with making queensgate A licensing area. With the fee it would no longer as a business be worth being a landlord. | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent |

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| | | | | | Scheme a 30% reduction in fees. We provide free training, advice, a tenant referencing service and support with rightful and complex evictions. We have no evidence that licensing leads to landlords leaving the rental market, except for landlords who cannot meet the terms of the licence or have no interest in doing so. Our aim is to bring rented property in the area up to the minimum standard allowed by law. We recognise there are many good landlords in the area, but licensing is area-based and we cannot exempt good landlords. are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We are not allowed to profit from the licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 4.4.24 | Online | Home Owner | The private rented sector definitely needs to be regulated to stop so-called slumlords, | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords who apply for a licence will not be granted one if they cannot demonstrate that they can meet the terms of the licence. In these cases, and where landlords are in breach of their licences, we prosecute, impose financial penalties. |
| 5.4.24 | Online | Home Owner | | | We thank you for responding, but unfortunately it is not clear whether you are in favour of the Scheme or otherwise. |
| 5.4.24 | Online | Private Renter | The housing in my area are really bad. My property is in a very poor state and the landlord is not doing anything about it he is just bothered about the money from the rent. I have had to get the council involved and he still has not done any repairs. The house is also unsuitable for my health needs and i cannot get any help with solving it . | Yes | We recognise that there are many good landlords in the area, but licensing allows us to tackle rogue landlords who allow their properties to fall into disrepair and who undercut good landlords with unscrupulous practices. Where residents and landlords are aware of poor property condition or management in the designations, we request that you share that information with the Licensing team so we can act upon it. We are keen to empower residents to come forward with complaints, as we operate a proactive programme of property inspections. Through a robust monitoring process, the Council identities landlords who have not applied for a licence. In those cases, we take prosecution action, impose financial penalties. The Council will refuse licences to those applicants who do not meet the Fit & Proper Person Criteria and Management Arrangement Criteria. The Council is aware that there is still work to be done to raise standards to at least the minimum required by law. |
| 9.4.24 | Online | Home Owner | I think rental properties should be monitored more. I live in a street where more rental properties are arising and have found that these tenants don't look after the area in the same way | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We support Streetscene by undertaking proactive audits to identify instances of fly-tipping and |

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| | | | homeowners do. The back streets have become horrendous over the last few months they are like a local dumping ground they just pile household items up in the back streets and expect someone to move it for them. I cannot fault the council as they do move it but they shouldn't have to and I'm sure this is taking money from other areas in more need | | dirty back yards to try and identify repeat offenders. We ensure landlords are providing adequate bins, and that both they and their tenants understand their environmental responsibilities. We continually monitor our designations, but where residents and landlords are aware of poor property condition or management in licensing areas, we request that you share that information with us so that we can act upon it. We are not allowed to profit from the licensing fees, which are payable by landlords and ring-fenced for the operational costs of the Scheme. |
| 9.4.24 | Online | Private Renter | Honestly didn't know about the Selective Licensing until I received the survey. I think it's a great idea. I've complained to the estate agents that I rent my property from about multiple problems with my house and they've ignored every one of them and I don't know what to do. I agree with every proposal the council has proposed. I hope they can be more aggressive on landlords who don't do their due diligence on the properties they rent. Also too many houses being bought around here and the rooms are rented out for disgusting prices to desperate people. Please do something about this. | Yes | Selective Licensing can only be put in place for a maximum of 5 years, and in the case of Queensgate, we are in consultation for the third period of licensing. Landlords are obliged to keep their properties in good condition and out of disrepair by law. Licensing conditions mean we can target a whole area on a large scale. Where residents or landlords are aware of properties which are in a poor condition or badly managed, we request that you let the Licensing Team know, so we can act upon it. Under licensing, landlords and managing agents must meet the Fit & Proper Person Criteria and Management Arrangements Criteria. They must obtain satisfactory references before new tenants moving in, and have a system in place for warnings, escalating to evictions where necessary. As the Council has a statutory duty to assist tenants in priority need, we may not assist those who are in breach of their tenancy agreements. Rents are contractually agreed between landlord and tenant, but we ensure that they are reasonable and lawful. Where landlords apply for a licence and either will not or cannot meet the licensing conditions, they are refused a licence and cannot operate. Whether this is the case, or whether landlords are in breach of a licence once granted, we take prosecution action, impose financial penalties. Licensing allows us to include certain HMO's (Houses of Multiple Occupancy) in our remit. |
| 10.4.24 | Online | Home Owner | The area is a mess Empty homes, rented properties where the landlords and tenants don't care. You can walk outside your house and get high due to the smell. Residents just throw there rubbish on the back streets. I hope licensing can make an improvement to the area. | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards, and who undercut good landlords with unscrupulous practice. Through our work, the number of empty homes in the area has reduced from 12% in 2018 to 7% in 2023, but this is still well above the Borough average of 4.4%. The Licensing Team supports the work of Streetscene, by undertaking proactive audits to identify instances of fly-tipping and dirty back yards, so that we can try and identify repeat |

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| | | | | | offenders. We ensure that landlords provide adequate bins, and that both landlords and tenants understand their environmental responsibilities. Landlords are responsible for satisfactory referencing before new tenants move in, and tenants are required to comply with their tenancy agreements. We recognise there are many good tenants, but landlords must have a system in place where tenants are in breach of their tenancy agreements: warnings, escalating to eviction where necessary. We may not assist those tenants who are rightfully evicted, as our statutory duty is to assist tenants in priority need. There is an improving picture in Queensgate, which we aim to build on and sustain. |
| 10.4.24 | Online | Home Owner | The house next door to me - no. (address supplied) - is in disrepair. The gutters, front and back need replacing and the damage to my property due to cascading water is never ending. I have tried the council and got nowhere and I have spoken to the landlord but nothing gets done. I may have to go through a solicitor to get something done at personal cost to myself which cannot be right. I live at (address supplied) and I think enough is enough the landlord of no XX just simply bodges everything and fixes nothing. | Yes | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards, and who undercut good landlords with unscrupulous practices. Landlords are legally obliged to keep their properties in good condition and out of disrepair, and licensing allows us to conduct proactive property inspections on a large scale. Our aim is to raise standards to at least the minimum required by law. Where residents and landlords have information regarding poor property condition or management, we request that you let us know so that we can act upon it. We have passed your comments to the Project Assistant who oversees the designation. It is a criminal offence for landlords in a designation to be unlicensed or in breach of their licences. We take prosecution action, impose financial penalties in these cases. We are witnessing an improving picture in Queensgate, but we are aware there is still work to be done. |
| 11.4.24 | Online | Landlord Managing Agent | Selective Licensing is Useless product , no productive benefit for Landlords and Tenants, it's just way of charging to Landlords. It's way of earning extra cash to Council . I am against this . Please do not make more hassle to landlords in this economic crisis. | No | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer free training, advice, a tenant referencing service and support with rightful and complex evictions. We are committed to tackling rogue landlords, who undercut good landlords with unscrupulous practices. We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. Licensing conditions only reflect the minimum standards required by law, and our aim is to level the playing field so that rental accommodation is safe and in good condition. This will attract long-term tenants in the area, which is why we insist that satisfactory referencing is done when new tenants move in. |

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| 12.4.24 | Online | Landlord | I own a property in XX Street and do not agree that this street should be designated as a selective licensing area as it does not fulfil the criteria. The street is tidy and the houses are well maintained. The houses are in demand and do not suffer from high levels of migration or deprivation. My tenant has been living there for several years and has not been a cause or victim of crime or antisocial behaviour, therefore the street does not fit the criteria | No | Licensing covers selected areas, and in the case of Queensgate, was designated due to low housing demand and not migration or deprivation. Excluding any streets or blocks within a licensing area means that they would not benefit from the Scheme, and there would be no means of accessing it in the event of adverse change. We are witnessing an improving picture but recognise there is still work to be done. Disrepair complaints concerning rented homes remain consistently high in the current licensing area. Figures were 6.5% in 22/23 compared with 3.8% for the Borough in the same period. Complaints in the proposed boundary for 22/23 came out at 4.7%. We believe that because the new boundary has not previously been subject to licensing, residents may be less aware that they can approach the Council about disrepair issues. Anti-social behaviour complaints in the area are down to 2019 levels after fluctuation in 20/21 due to tensions during the pandemic. If we were to step away now, there is a risk that the progress we have made will be undone. |
| 18.4.24 | Online | Landlord | I'm not sure what the Selective Licensing means and what I am paying for. The only contact I've had is from looking at the outside of one of my houses, not the inside. | No | Legislation under Part 3 of the Housing Act 2004 allows local authorities to designate areas of their borough under Selective Licensing, but only where we can demonstrate to The Secretary of State that they suffer at least one specific condition. The area must either include more than 20% of the total private rented properties of the borough, or more than 20% of the geographical area of the borough. In the case of Queensgate, it is designated due to low housing demand, which has a correlation with a poorly managed private rented sector. Licensing allows us to conduct external audits of properties in the first instance. We undertake proactive property inspections with the aim of ensuring that landlords who provide accommodation meet the minimum legal standards, at the very least. There are noticeable improvements in the area, through using the many tools we have available through licensing. Stepping away now would risk undoing the good work, when we aim to build on progress made. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing allows us to support landlords to fulfil their legal obligations, offering advice, a tenant referencing service, free training and support through rightful and complex evictions. |
| 21.4.24 | Online | Private Renter | There should be more strict measures taking in the cleanliness of the areas. There be should measures taken to make landlords make sure their houses are well maintained and rent price should be within a bracket. Checks must be done to | Yes | Our officers monitor the area closely and support the work of Streetscene by undertaking proactive audits to identify instances of fly-tipping and dirty back yards to try and identify repeat offenders. We ensure landlords provide adequate bins, and that both they and their tenants understand their environmental responsibilities. We recognise that there are many good landlords in the area, but unfortunately there |

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| | | | make sure property owners maintain the interior and exterior of the property, creating measures for tenants to be able to report and that will keep the landlord alert of any shortcomings. All these can be achieved if there are licensing for all this areas and should be renewed every year with full compliance. | | are some landlords with poor management standards. Landlords must keep their properties in good condition and out of disrepair by law, but licensing gives us more tools to tackle rogue landlords. We welcome information regarding poor property condition and management so that we can act upon it. Rents are contractually agreed between the landlord and tenant, but as it becomes widely known that landlords of rented properties must be licenced, more long-term tenants will be attracted to the area. The current Scheme expires in November 2024, when we hope to continue the Scheme and extend the boundary. Selective Licensing in an area can only run for a maximum of 5 years. |
| 29.4.24 | Online | Landlord | All properties in the Burnley Council area should be included and not just selective ones as at present, as it discriminates against low rental income Landlords and the fees should be spread across the board and reduced per property. Why should responsible Landlords with low rental income properties pay up to a years worth of profit to the system when other Landlords with Greater Rental Income properties pay nothing at all into the system. | Yes | Selective Licensing is implemented in certain areas of the Borough which demonstrate low demand for housing, as was the case for Queensgate. Low demand for housing correlates to a poorly managed private rental sector. We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices, but unfortunately, we cannot exempt good landlords. Private landlords are legally obliged to provide safe accommodation which is kept in good condition and out of disrepair, irrespective of the value of the rent. Tenants are obliged to comply with their tenancy agreements or face warnings, escalating to eviction where necessary. We recognise that the licence poses an additional cost, but there are various discount schemes available. As a result of previous comments from landlords in previous consultation exercises, we provide a higher discount at 30% for accredited (GLAS) landlords, and a longer period to pay the fees (by direct debit over a maximum of 24 months). We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. We offer free training, advice, a tenant referencing service and support in rightful and complex eviction. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the scheme. Every local authority has its own strategies, policies and procedures to address specific conditions within its own area. Many councils continue to use Selective Licensing, - Liverpool, Newham, Wirral, Salford, Nottingham and Blackburn to name a few. We believe our Borough benefits from Selective Licensing, and we aim to build on the noticeable progress already made. |
| 3.5.24 | Online | Landlord<br>Home Owner | I would like to withdraw this area from the licensing register please | No | We are witnessing noticeable improvements in Queensgate but recognise there is still work to be done. We believe our Statement of Case for a further period of licensing supports this. |
| 3.5.24 | Online | Landlord | | No | Thank you for your response. |

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| 3.5.24 | Online | Landlord<br>Managing Agent<br>Private Renter | We don't see it should continue, we did not see any improvement. | No | Thank you for your comment. We are witnessing noticeable improvements in the area, and our aim is to build on progress made. |
| 3.5.24 | Online | Landlord | I think the fees are excessive and an unnecessary expense on already difficult market conditions. | No | We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer landlords advice, free training, a tenant referencing service and support with rightful and complex evictions. Our aim is to bring rented property standards up to at least the minimum required by law. We recognise there are good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing is area-based, and we cannot exempt good landlords. We are witnessing noticeable improvements in the area. If we were to step away from licensing now, we risk undoing the progress we have already made. |
| 4.5.24 | Online | Landlord<br>Managing Agent<br>Private Renter | There shouldn't be selective licensing - target the rouge landlords not everyone | No | We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards, and we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and does not allow us to exempt good landlords. This will benefit good landlords who will already be licensed and complying with licence conditions, which only reflect the minimum standards required by law. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the scheme. We offer free training, advice, a tenant referencing service and support when dealing with rightful and complex evictions. We are witnessing noticeable improvements but recognise there is still work to be done. |
| 4.5.24 | Online | Managing Agent | License is no longer needed | No | Thank you for your response. |
| 6.5.24 | Online | Home Owner | Good idea to expand licensing | Yes | Thank you for your comment. |
| 8.5.24 | Online | Landlord<br>Private Renter | | No | Thank you for your response. |
| 12.5.24 | Online | Private Renter | I am renting my house out at the moment very cheaply and my house is in a good clean area, i take care of my house as I am a proud<br>house owner. I do not need further expense of a license to rent. I already | No | Having checked your online response at our portal, it might be that you are a landlord rather than a private renter. We recognise that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards, and we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and does not allow us to exempt good landlords. As with our other licensing |

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| | | | nearly prophet nothing and this license will force me to up my<br>rent, which is not fair for the tenant. I am happy for home checks but no license | | areas, Queensgate was designated due to low demand for housing. Our designations are showing noticeable improvements but are still suffering from low demand for housing compared to the rest of the Borough. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the scheme. We offer free training, advice, a tenant referencing service and support when dealing with rightful and complex evictions. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. Private rental accommodation must be in good condition and out of disrepair, irrespective of the value of the rent. We aim to raise standards to at least the minimum required by law and help landlords fulfil their legal obligations. Tenants must comply with their tenancy agreements. We have no evidence that licensing leads to an increase in rents. Landlords who wish to raise rents must do so in accordance with regulations. We are witnessing noticeable improvements in the area through our proactive property inspections but recognise there is still work to be done. |
| 3.6.24 | Online | Landlord | I do not think selective licensing is a good idea as it just makes things more expensive for Landlords. This is the last thing we need with the cost of living crisis taking place as well. | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. Licensing conditions reflect the minimum standards of property condition and management required by law. We recognise there are many good landlords in the area, but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We are witnessing noticeable improvements in the area, including in the number of empty homes and property values. Were we to step away from licensing now, we would risk the progress we have already made. |
| 3.6.24 | Online | Landlord | This is an awful idea and will just make things even more expensive for Landlords. | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. Licensing conditions reflect the minimum standards of property condition and management required by law. We recognise there are |

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| | | | | | many good landlords in the area, but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We are witnessing noticeable improvements in the area, including in the number of empty homes and property values. Were we to step away from licensing now, we would risk the progress we have already made. |
| 12.6.24 | Online | Landlord | dint introduce the selective licensing, the mortgage rates are through the roof as it is with the added pressure of inflation. i much rather not incur additional charges, the rents are already high across the board. | | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. Irrespective of the value of the rents, landlords must provide safe accommodation which is in good condition and out of disrepair **by law**, as reflected in licensing conditions. We are here to support landlords to fulfil their obligations. We recognise there are many good landlords in the area, but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations. |

| **Paper Questionnaires** | | | | | |
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| Date | Method | Interest Type | Comments | Do You Agree | Responses |
| 8.4.24 | Paper Questionnaire | Home Owner | Good landlord good tenant 9 times out of 10. Bad landlord bad tenant if landlord not bothered why should tenant. Queensgate is a fly tippers paradise. You only have to look down most back streets in Queensgate area to see all the rubish about. Council needs to clamp down on this, all I can say now is most of Queensgate is nothing but a dumping ground. | Yes | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords must secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, landlords must also have a system in place to issue warnings, escalating to evictions where necessary. We recognise there are many good tenants who observe their tenancy agreements. We support the work of Streetscene by undertaking proactive audits of fly-tipping and dirty back yards to try and identify repeat offenders. We ensure landlords are providing adequate bins, and that both landlords and tenants understand their |

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| | | | | | environmental responsibilities. Our officers monitor the area closely, but the back streets need our continual attention. We have close links with partner agencies, including neighbourhood Police teams, to combat multiple issues with combined skills, knowledge and information. We recognise that there is still work to be done to build on the progress already made in the area. |
| 9.4.24 | Paper Questionnaire | Home Owner | I agree with selective licensing, landlords put people into housing that are of poor condition, houses are not kept in fit state and bring the neighborhood down. Usto be a lovely area but cant afford to move now as house prices bad. | Yes | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Private landlords are obliged to provide safe accommodation which is in good condition and out of disrepair. We are undertaking a proactive programme of property inspections with the aim of bringing rented properties up to at least the minimum standards required by law. House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period. Whilst licensing has brought about a faster pace of growth compared to the rest of the Borough, values remain well below the Borough mean. Our aim is to build on progress already made. |
| 9.4.24 | Paper Questionnaire | Home Owner | I am very much in favour of selective licensing. I moved to the Queensgate area 2 years ago having previously lived in the Trinity area (near scool (undecipherable). I saw a definite (undecipherable..) -ent in the areas on the side of XX Street that were part of selective licensing (XX Road, XX St, XX St, XX St, etc etc). Given the highly positive impact, I feel that it made in the Trinity area, I wholly agree with & support S L for the Queensgate area. [As well as a tick in the "yes" box, the word "definitely" has also been written in] | Yes | We welcome indicators that the Selective Licensing is working in the designated areas, and that you have noticed the improving picture in Trinity as a result. There have been noticeable improvements in Queensgate too, but our aim is to build on the progress we have already made in all our designations. |
| 9.4.24 | Paper Questionnaire | Home Owner | Start making Calico resposible for their anti social tennents. They make most mess and cause most trouble yet Calico get away with it with impunity and we are sick of it. | No | Unfortunately, Registered Social Housing Landlords such as Calico have their own regulatory body, whereas the Selective Licensing Team oversees the private rental sector. In our effort to combat multiple issues within designations, we have meetings and share data, skills and knowledge with partner agencies, which include RSL's such as Calico. We have passed on your comments for airing with appropriate personnel. Where privately renting tenants breach their tenancy agreements with, e.g. anti-social behaviour, their landlords must have a system in place for issuing warnings, |

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| | | | | | escalating to evictions where necessary. As we have a statutory duty to assist tenants in priority need, we may not assist those who are in breach of their tenancy agreements. Landlords are also obliged to seek satisfactory references before new tenants move in, to reduce the risk of anti-social behaviour occurring. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords with poor management standards. We are witnessing noticeable improvements in the area and our aim is to build on progress already made. |
| 9.4.24 | Paper Questionnaire | Home Owner | Basically a great initiative - however - looks good on paper, what will the practicalities look like? I would think the landlords (undecipherable) ....off-load the extra cost on to the tenants - but well worth exploring. | Yes | Queensgate was designated due to low housing demand, which correlates with a poorly managed private sector. It is a criminal offence for a private landlord not to have a licence in a designated area, as well as being in breach of one. Licensing conditions only reflect the minimum standards required by law, but we have more tools to monitor the area and conduct proactive property inspections. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We have not seen any evidence which suggests that the licensing leads to increased rents. Landlords can only increase rents in accordance with the regulations. We have already made noticeable improvements in the area, but our aim is to build on progress made. |
| 9.4.24 | Paper Questionnaire | Home Owner | Rented and empty properties look to be licensed as S A P. | Yes | Queensgate has been subject to Selective Licensing for 2 distinct periods, and the current one is due to expire in November 2024. We are undergoing this current Consultation Exercise to continue with the Scheme, as the current term for licensing comes to an end in November 2024. The Council's evidence suggests rental properties may be on the increase, which is one of the reasons why we believe licensing in Queensgate should continue. The figures for empty homes are improving, falling from 12% in 2018 to 7% in 2023, but this is still high compared to the Borough average of 4.4%. Good landlords are accessing our interest-free loans of up to £25,000, to bring empty homes back into use through the Empty Homes Programme. We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We are witnessing an improving overall picture, with work still to be done. |

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| 9.4.24 | Paper Questionnaire | Housing Association Tenant | I believe landlords should maintain their properties in an efficient and speedy manor and to an acceptable and eco friendly state. | | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords must keep their properties in good condition and out of disrepair by law. Licensing allows us to monitor the area more closely and undertake proactive property inspections on a large scale. We check the energy efficiency of rental properties by ensuring there is a valid EPC (Energy & Performance Certificate) at the minimum category of "E". We support Streetscene by engaging in pro-active audits to identify instances of fly-tipping and dirty back yards. We ensure that landlords are providing adequate bins, and that both they and their tenants are aware of their responsibilities. Unfortunately, we are unable to regulate Registered Social Landlords such as Calico, as they have their own regulatory body. We are witnessing noticeable improvements in the area but recognise there is still work to be done. |
| 9.4.24 | Paper Questionnaire | Housing Association Tenant | Yes if this (undecipherable) bring future briht & shinable for new generation. That has so fine. | Yes | We are seeing an improving picture in Queensgate, but we recognise there is still work to be done. If we were to step away from licensing now, we would risk undoing the progress already made. |
| 9.4.24 | Paper Questionnaire | Home Owner | I agree with the thinking behind your policy. | Yes | Thank you for your comment. |
| 9.4.24 | Paper Questionnaire | Housing Association Tenant | If the scheme improves living conditions, reduces fly-tipping/dirty backyards and back streets, and gives tenants in private rented properties a point of contact, please continue with it. | Yes | Licensing allows us to conduct proactive property inspections on a large scale. We work closely with Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try to identify repeat offenders. We ensure landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities. Where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it. |
| 9.4.24 | Paper Questionnaire | Private Renter | I am against selective licensing being reimplemented as I dont see any advantages of having a selective license for the property | No | We are keen to empower residents to come forward with complaints, so that we can act upon them. Landlords must meet the terms of their licences, which only reflect the minimum standards required by law. It is a criminal offence not to hold a licence or to be in breach of one, and we follow through in such cases with prosecution action, financial penalties. Our robust monitoring process identifies whether landlords are licensed and conduct a programme of proactive property inspections. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Tenants are obliged to comply with their tenancy agreements, and if they do not, landlords must issue warnings, escalating to eviction where necessary. We help landlords fulfil their obligations, but we are not allowed to profit from licensing fees, |

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| | | | | | which are ring-fenced for the operational costs of the Scheme. We are witnessing noticeable improvements in the area, and stepping away from licensing now would risk the progress already made. |
| 9.4.24 | Paper Questionnaire | Home Owner | I feel that landlords should be more accountable for the tenants they let their properties to. I have experienced many bad tenants on my street over the past 4 years and the red tape attached to evicting tenants or making the landlord be more accountable has been disgraceful. Any measures which will improve the area must be done. | Yes | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Through licensing, we are witnessing an improving picture, but we recognise there is still work to be done. Landlords must secure satisfactory references prior to a new tenant moving in, and where tenants breach their tenancy agreements, landlords must have a system in place for issuing warnings, escalating to eviction where necessary. Unfortunately, there are no shortcuts in eviction legislation, and there is a procedure which must be followed. Licensing allows us to offer support to landlords facing complex evictions and we also offer them advice, free training and a tenant referencing service. Where tenants have been evicted through breaches of their tenancy agreements, we may not assist them, as we have a statutory duty to assist tenants in priority need. It is a criminal offence for a landlord to not hold a licence, or to be in breach of one and we also refuse licences where the landlord cannot meet the Fit & Proper Person Criteria and the Management Arrangements Criteria. |
| 9.4.24 | Paper Questionnaire | Landlord | I am yet to see the benefit of selective licensing. All selective licensing does is incentive the landlord to increase rent prics. | No | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords. We have seen no evidence that licensing leads to increased rents. If landlords wish to raise rents, they must do so in accordance with regulations. We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. The Council offers qualifying members of the Good Landlord and Agent Scheme a 30% reduction in fees. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. Our aim is to bring standards of property condition and management up to the minimum required by law. Our aim is to build on the noticeable improvements already made. |
| 10.4.24 | Paper Questionnaire | Home Owner | I have lived in this house for 47 years and it was always lovely. However, the conditions have massively deteriorated over the last few years. The back streets are constantly full of rubbbish, which not only makes it look horrible, but is | Yes | The number of serious hazards in the area come out at 21% in the current area, as against the mean of 22.3% in the Borough, showing the positive impact of the Scheme in tackling poor property condition. We recognise there is still more work to be done, but our aim is to build on progress already made. The licensing team works closely with Streetscene, and supports their work by undertaking |

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| | | | also a health hazard. There is no sense of community anymore. More and more foreign people are moving in to the area and are not taking care to look after the communal areas, which is resulting in the area looking horrible and dirty. | | proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure that landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities, but we still continually monitor the area. We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. We also recognise there are good tenants in the area. As part of the conditions of the licence, Landlords are obliged to secure satisfactory references for new tenants prior to moving in, and where they breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary. As the Council has the statutory duty of assisting tenants in priority need, we may not assist those who have breached their tenancy agreements. |
| 10.4.24 | Paper Questionnaire | Home Owner | Owners of houses to rent should pay for any repairs which affect the health and welfare of anyone living in them. It should not be up to ..(undecipherable).....the public being charged extra community taxes. Inhabitants of the above should pay for any damage caused for any wilful damage caused by them. | Yes | Landlords are obliged to keep their properties in good condition and out of disrepair by law. Licensing allows us to target rogue landlords on a large scale, but we recognise that there are many good landlords in the area. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Landlords must secure satisfactory references prior to a new tenant moving in. Where tenants breach their tenancy agreements, landlords are obliged to issue warnings, escalating to eviction where necessary. As the Council has a statutory duty to assist tenants in priority need, we may not assist those who breach their tenancy agreements. We are witnessing noticeable improvements in the area, but we aim to build on progress already made. |
| 11.4.24 | Paper Questionnaire | Home Owner | Anything to improve the area and to stop further deterioration of properties esp by neglect. | Yes | We are witnessing noticeable improvements in the area but recognise there is still work to be done. We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords, who undercut good landlords with unscrupulous practices. Landlords are obliged to provide safe accommodation which is in good condition and out of disrepair by law. Licensing allows us to target rogue landlords on a large scale with the tools at our disposal, and we conduct a programme of proactive property inspections. We are witnessing noticeable is to build on the progress already made. |
| 11.4.24 | Paper Questionnaire | Housing Association Tenant | I worked for 2 years (ca. 2008/11) in Burnley Borough Council Housing just as selective licensing began. Burnley Council had decided it would be self-funding, which landlords complained about and some with held payment as | Yes | It is true that we cannot profit from the Scheme, as licensing fees paid by landlords are ring-fenced for the operational costs involved. We recognise that the licence fee poses an additional cost to landlords, but there are various discounts available, and we have discretion to offer direct debit over a maximum of 24 months. We |

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| | | | long as possible. I particularly remenber the many problems with landlords who lived a long way from Burnley - several in Ireland and are somewhere in Europe. They seemed to have little or no interset in tenants or maintaining property. (Address supplied) | | recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. It is a criminal offence for landlords in the area not to hold a licence, or to be in breach of one. Landlords who live abroad must still have a licence to operate in a designated area. They are obliged to appoint managing agents who are only 40 minutes away from the property. We have tools at our disposal to identify the identity and whereabouts of landlords, even if they live abroad, and we also take prosecution action, impose financial penalties. Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria. We are witnessing noticeable improvements to the area, but we aim to build on progress already made. As Social Registered Landlords such as Calico are regulated by their own governing body, we only have authority over the private rental sector in the area. We do share information, skills and knowledge with our partner agencies. |
| 11.4.24 | Paper Questionnaire | Home Owner | My views are for you to start taking action against landlords who have run our area down for far to long. I've lived in this area at the same address for 35 years and seen the area sadly go down hill on all fronts. Landlords are just taking the money and not keeping the houses updated. The council are responsible to where rent is going and should be doing more. It just feels no one gives a dam anymore and let area's go. You need to be stronger and robust with landlords. Please act fast before its to late. | Yes | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords are obliged to keep their properties in good condition and out of disrepair by law. Licensing allows us to target an area on a large scale and we conduct a proactive programme of property inspections. We proactively address the issue of unlicensed landlords and those in breach of their licences by taking prosecution action, imposing financial penalties. Rent is contractually agreed between the tenant and landlord but can only be increased by the landlord following regulations. We check that tenancy agreements are reasonable and lawful. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We are witnessing noticeable improvements, but we recognise there is still work to be done to build on progress already made. |
| 11.4.24 | Paper Questionnaire | Home Owner | Too many absentee landlords, some have not even seen their properties. Agents allowing properties to be let to anyone without any checks. Too many H.M.O's some upto 6 rooms in small a terraced house. | Yes | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licence holders as well as managing agents must meet the Fit & Proper Persons Criteria and the Management Arrangement Criteria. Where managing agents are appointed, they must live within 40 minutes of the property. Through a robust process, we identify unlicensed landlords and those in breach of their licence, taking prosecution action, imposing financial penalties. Licensing means we can include certain HMO's in the |

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| | | | | | Scheme, and make sure they operate correctly. Landlords are also obliged to secure satisfactory references prior to a new tenant moving in, as well as have a system in place for warnings to tenants in breach of their tenancy agreements, escalating to eviction where necessary. We are witnessing noticeable improvements in the area, but we aim to build on progress already made. |
| 11.4.24 | Paper Questionnaire | Private Renter | There is 4 HMO's on my front st and one of them is full of crackheads who are up and down all night disturbing my sleep. there should only be 1 or 2 HMO's on 1 street we are ending up with no where to park because of these plus the noise at weekends aswell disturbing our peace | Yes | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords must secure satisfactory tenant references prior to new tenants moving in and have a system in place to issue warnings (e.g. for anti-social behaviour), escalating to eviction where tenants are in breach of their tenancy agreements. As the Council has a statutory duty to assist tenants in priority need, we may not assist tenants who have breached their tenancy agreements. Where residents and landlords are aware of crime, anti-social behaviour or issues concerning the management of rental properties in the area, we request that you share that information with us so we can act upon it. We share data, knowledge and skills with partner agencies such as neighbourhood Police teams in a drive to combat multiple issues. Anti-social behaviour complaints have returned to 2019 levels, after fluctuation in 20/21 due to tensions during the pandemic. Licensing allows us to include certain HMO's in the Scheme, and make sure they are operating correctly. We recognise there is still work to be done, but we aim to build on progress made. |
| 11.4.24 | Paper Questionnaire | Home Owner | Stop landlords turning their properties into HMO's it causes more rubbish and ASB | | We recognise that there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions allow us to include certain HMO's in the Scheme, and make sure they are operating correctly. We support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities. Landlords are obliged to secure satisfactory references prior to new tenants moving in and must also have a procedure in place for warnings, escalating to eviction, where tenants breach their tenancy agreements. We work closely with other partner agencies, including neighbourhood Police teams, to combat multiple issues such as ASB. We recognise there is still work to be done in the area, but our aim is to build on progress already made. Your comments will go before The Secretary of State in our |

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| | | | | | Statement of Case, but we are unable to identify whether you support the Scheme for your area. |
| 11.4.24 | Paper Questionnaire | Housing Association Tenant | I have been renting from a housing association since 2019 and i reported a few months ago about water trickling from the roof onto the door. They responded after several attempts and fixed it, but the water [undecipherable]. There was also mold on the upper floor and informed them but they did not respond. (Address supplied) | Yes | Your Street has not previously been included in the licensing designation, but the proposal of the Council is to extend the licensing boundary to include XX Street. We have passed your comments onto relevant personnel. Landlords must provide accommodation which is safe, in good condition and out of disrepair by law. Where residents and landlords are aware of poorly managed private properties in the area, we request that you share that information with us so that we can act upon it. Licensing allows us to conduct proactive property inspections on a large scale. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 11.4.24 | Paper Questionnaire | Landlord | I am a landlord of one property and this is a disproportionate charge I can't afford. This scheme needs to be reviewed in consideration to all other charges imposed to landlords by national government. I will sell the property rather than pay your charge further reducing the rental stock. You are stupid. | No | We recognise that the licence poses an additional cost to landlords, but we offer various discounts, and operate the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We offer free training, advice, a tenant referencing service and support with rightful and complex evictions. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards, who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and does not allow us to exempt good landlords. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Legislation for the Scheme is drawn from Part 3 of The Housing Act 2004, which can only be implemented where councils can demonstrate that an area suffers from at least one specific condition out of 6 criteria. In the case of Queensgate, it was designated due to low housing demand, which is linked to a poorly managed private sector. Licensing allows us to conduct proactive property inspections on a large scale, but conditions of the licence only reflect the minimum standards required by law. We aim to bring standards in the area up to at least that minimum to level the playing field for the private rental sector. We are witnessing noticeable improvements in the area, including in the number of empty properties and property values. Were we to step away from licensing now, we risk undoing the progress made. |
| 11.4.24 | Paper Questionnaire | Home Owner | Yet another Labour nonsense for nothing. Vast areas of Burnley are the | No | Queensgate, in common with our other current licensing areas, was designated due to low housing demand. Unfortunately, this has a correlation with a poorly managed private rental sector. Landlords |

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| | | | same and they have these rules. Burnley is shrinking and you make it worse. | | must provide safe accommodation, in good condition and out of disrepair **by law,** as reflected in licensing conditions. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We have no evidence that licensing leads to the shrinking of the private rental sector. By removing rogue landlords, we will leave the field open for good landlords, giving tenants the confidence to remain in the area for the long-term. |
| 15.4.24 | Paper Questionnaire | Home Owner | Very sad to see the Queensgate area go downhill. Was a lovely area to live now its embarrasing. Lived here 42 years and never had a takeaway XX Rd is disgusting. How do the shops get there ratings when food is brought in cars & took in the takeaways disgusting. Fly tipping big problem especially round the depot and outside the vets! | No | The Selective Licensing Team supports the work of Streetscene by conducting proactive audits of fly-tipping and dirty back yards to try and identify repeat offenders. We ensure landlords provide adequate bins, and that both they and their tenants understand their environmental responsibilities. We monitor the area closely, as the area needs our continual attention. We have meetings with Streetscene as well as other partner agencies such as neighbourhood Police teams, and combine our skills, knowledge and information to try and target multiple issues together. Streetscene undertake a comprehensive pick-up of litter first thing in the mornings in the area, but that is covered by Council tax rates and not the licensing fees, which are payable by the landlords. We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme. We are making a positive impact in the area, including in the number of empty homes and property prices. Our aim is to build on the progress made. |
| 15.4.24 | Paper Questionnaire | Home Owner | I am sick of private landlords allowing anyone to rent & do what they want! Litter back streets, deal drugs, loud music, people coming & going at all hours of the night. You contact 'so called landlords' & they ignore or don't care. Council have done nothing too! The street has become dirty & rubbish everywhere as they don't care about the area. | Yes | The Licensing Team supports the work of Streetscene by undertaking proactive audits of fly-tipping and dirty back yards to try and identify repeat offenders. We ensure that landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities. We have meetings with partner agencies such as neighbourhood Police teams to try and combat multiple issues with combined knowledge, skills and information. To reduce the risk of anti-social behaviour occurring, landlords are obliged to secure satisfactory references prior to new tenants moving in and must also have a procedure in place for warnings, escalating to eviction, where tenants breach their tenancy agreements. As the Council has a statutory duty to assist tenants in priority need, it may be that we do not assist those who have breached their tenancy agreements. Where residents and landlords have information regarding poor property management in designated areas, we request that you share it with the Licensing Team so we can act upon it. Licensing |

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| | | | | | compels landlords to engage with us, but we recognise there are many good landlords and tenants in the area. |
| 15.4.24 | Paper Questionnaire | Landlord<br>Home Owner | | No | Thank you for your response |
| 15.4.24 | Paper Questionnaire | Landlord<br>Home Owner | | No | Thank you for your response |
| 15.4.24 | Paper Questionnaire | Home Owner | We fully support the council's proposals due to the key stat's - As 48% are privately rented there is no ownership in keeping the houses & area clean, tidy & somewhere you want to live as landlords don't care. - HMO's is due to the transient workforce at Boohoo, along with the awful eyesore of the factory. What does this Co do to engage with the community - NOTHING!!! -HMO's also due to and of "temp" workers. -Fly Tipping is a disgrace, same houses, nothing done, tip up the road!! This all lowers our house prices - SHAMEFUL!!! | Yes | We continually address fly-tipping and dirty back yards through supporting the work of Streetscene by undertaking proactive audits to try and identify repeat offenders. We ensure landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities. Licensing conditions allow us to include certain HMO's in our remit. Licensing compels landlords to engage with us, irrespective of where they live. Where landlords live more than 40 minutes away from properties, they must appoint a managing agent to step in. Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria to secure a licence. Where residents and landlords have information relating to poorly managed properties in licensing areas, we request that you share that with the Licensing Team so we can act upon it. House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period. Whilst licensing has brought about a faster pace of growth compared to the rest of the Borough, values remain well below the Borough mean, so although there are noticeable improvements in the area, we recognise there is still work to be done. |
| 15.4.24 | Paper Questionnaire | Landlord<br>Private Renter | Selective licensing is useless, there is no benefit to the tenants neither to the landlords. It is just a way to take money from landlords and they take it off tenants by increasing rents. | No | Queensgate was designated due to low housing demand, which has a correlation with a poorly managed private sector. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. Licensing is area-based, and so we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have seen no evidence which suggests that licensing leads to increases in rents. Landlords who wish to increase rents must do so in accordance with regulations. The Council recognises that the licence poses an additional cost to landlords, but we offer various discounts, and operate the Good Landlord Accreditation Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme. We support landlords to fulfil their obligations, offering free |

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| | | | | | training, advice, a tenant referencing service and support through rightful and complex evictions. Licensing conditions reflect the minimum standards of property condition and management required **by law**. By levelling the private rental playing field, tenants will be attracted to the area in the long-term, as they will have confidence in safe accommodation which is in good condition and out of disrepair. Stepping away from licensing now would risk the progress we have made in the area. |
| 15.4.24 | Paper Questionnaire | Home Owner | I fully agree with the program of selective licensing in my area, as overtime i have noticed the decline in and deterioration of the property's owned by landlords who have purchased properties in this area and who are not from the area and not from Lancashire. As they only care about the revenue the property is generating and not the condition. Which intern lowers the area's name & the property prices. Lets hop this scheme is fit for purpose. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing compels landlords to engage with the Council, irrespective of where they live. Landlords who live away must appoint managing agents who live within 40 minutes of properties. Both landlord and managing agent must meet the Fit & Proper Persons Criteria and the Management Arrangement Criteria for a licence to be granted. House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period, bringing a faster growth compared to the rest of the Borough. House prices in the area remain well below the Borough mean, and so we recognise there is still work to be done, despite noticeable improvements in the area. |
| 15.4.24 | Paper Questionnaire | Home Owner | I would support this but haven't seen any improvement in the area since 2014 quite the reverse. Lets hope this changes. | Yes | Queensgate was designated due to low housing demand, which correlates to a poorly managed private rental sector. Where low housing demand exists, it ties in with a lot of empty properties, poor housing conditions, low house prices and increasing crime levels. Licensing allows us to conduct pro-active property inspections on a large scale. It is a criminal offence for landlords not to hold a licence, or to be in breach of one. Licensing conditions only reflect the minimum standards of property condition and management required by law. Some of the work we do is not visible – e.g. we ensure landlords have correct gas and electrics certification. The number of empty homes has reduced, and house prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period. Whilst licensing has brought about a faster pace of growth compared to the rest of the Borough, values remain well below the Borough mean. We recognise there is still work to be done, but our aim is to build on the noticeable progress we have already made. |

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| 15.4.24 | Paper Questionnaire | Home Owner | If it helps to move the standard of housing in the town & hold landlords responsible for the behaviour of tenants [undecipherable] to reduce crime [undecipherable]. | Yes | Queensgate was designated due to low housing demand, and there is a correlation between low housing demand and a poor private rental sector. We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords with poor management standards. Licensing conditions only reflect the standards of property condition and management required by law. Landlords must secure satisfactory references prior to new tenants moving in, and they must also have in place a system where tenants in breach of their tenancy agreements are issued with warnings, escalating to eviction where necessary. We recognise there are good tenants in the area, but where there are breaches of tenancy agreements, we may not assist those who have been evicted, due to our statutory duty to assist tenants in priority need. We have meetings with our partners, including neighbourhood Police teams to share information, knowledge and skills so that we can combat multiple issues together. Crime has reduced to 2019 figures in Queensgate after fluctuations in 20/21 due to tensions during the pandemic. We support the work of Streetscene by conducting proactive audits of fly-tipping and dirty back yards to try and identify repeat offenders. We recognise there is still work to be done, but we aim to build on the positive improvements we have already made. |
| 16.4.<br>+<br>24 | Paper Questionnaire | Home Owner | | Yes | Thank you for your response. |
| 16.4.24 | Paper Questionnaire | Home Owner | Selective licensing is good for tenants helping keep the property in a good state of repair and it gives the tenant an extra bit of clout when requesting repairs/improvements. Many landlords are reluctant to spend money on current properties, but on the whole it can only be good for the area, to keep properties in a good state of repair, which will keep property prices up. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing allows us to conduct proactive property inspections on a large scale. Where residents and landlords are aware of poorly managed rental properties in designated areas, we request that you share that information with us so we can act upon it. We are keen to empower residents to come forward with complaints about poor property management and disrepair issues. House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period, bringing a faster growth compared to the rest of the Borough. House prices in the area remain well below the Borough mean, and so we recognise there is still work to be done. |
| 16.4.24 | Paper Questionnaire | Home Owner | As a longstanding home owner in the area i am concerned that poor | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor |

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| | | | management by landlords not only contributes to unsightlyness in the area, it must also [undecipherable] to devalue privately owned residential homes. | | management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing allows us to conduct proactive property inspections on a large scale.<br><br>House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period, bringing a faster growth compared to the rest of the Borough. House prices in the area remain well below the Borough mean, so we recognise there is still work to be done. |
| 16.4.24 | Paper Questionnaire | Home Owner | Personally i think there are to many rental properties in the area and this should be capped. Tennants don't care about there comunities. Tent dump rubish all over there streets. They bring area down and it deppresses me to see this. I've lived in this area for 10 years now and im disgusted at the state of the area, its filthy. Shops have all there goods on display outside there shops wich makes the area [undecipherable] there used to be a law against this. What happened is disgusting. | Yes | We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear the accommodation must be safe, in good condition and out of disrepair. Alongside that, we have numerous ongoing initiatives designed to boost economic growth in the Borough. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords must secure satisfactory references prior to new tenants moving in, and where they are in breach of their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary. We support the work of Streetscene by undertaking proactive audits to try and identify repeat offenders. We ensure landlords provide adequate bins, and that they and their tenants are aware of their environmental responsibilities. We oversee accommodation in the private rental sector in the designation, so have no direct control over the shops. To combat multiple issues in the area, we have meetings with other partner agencies such as neighbourhood Police teams, so that we may share information, skills and knowledge. |
| 16.4.24 | Paper Questionnaire | Home Owner | With all the rented properties in our area the district has really fallen into bad dis-repair. Rubbish dumped causing vermin which we have had in over 40 years of living here. I no longer use back door as i am terrified. Dont know what insides are like as the outsides are a disgrace. Paint off, troughings look like window boxes so keep up the work with the licensing to keep landlords on their toes. You wont | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We recognise there are many good tenants, but to reduce the risk of incidents such as anti-social behaviour, landlords must secure satisfactory references prior to new tenants moving in, and where they breach their tenancy agreements, must have a system in place to issue warnings, escalating to eviction where necessary. We have a statutory duty to assist tenants in priority need, so we may |

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| | | | get decent people wanting to rent they are avoiding. | | not assist those who breach their tenancy agreements. Landlords are obliged to keep their properties in good condition and keep them out of disrepair by law. Licensing allows us to conduct proactive property inspections on a large scale. We support the work of Streetscene by undertaking proactive audits to try and identify repeat offenders. We ensure that landlords provide adequate bins, and that they and their tenants are aware of their environmental responsibilities. Where landlords and residents are aware of fly-tipping and dirty back yards in the licensing areas, we request that you share that information with us so we can act upon it. We share data, skills and knowledge with partner agencies such as neighbourhood Police teams so that we can combat multiple issues together. Queensgate was designated due to low housing demand, which is linked to a lot of empty houses, poor housing conditions, low house prices and increasing crime levels. We aim to raise standards in the area to at least the legal minimum which will have the effect of settling the community and attracting long-term tenants into the area. |
| 17.4.24 | Paper Questionniare | Home Owner | The house next to mine (address supplied) is in disrepair. The gutters need replacing and the damage to my property because of the leaks are never ending. I have tried the Council but they seem not interested. I have spoken to the landlord but nothing gets done. I live at (address supplied) and i may have to go to a solicitor to get things done. Enough is enough. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. Licensing is area-based, and so we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords must keep their properties in good condition and out of disrepair by law. Licensing allows us to conduct proactive property inspections on a large scale. We have passed on your remarks to the Project Assistant in the area, but where residents and landlords have information regarding poor property management, we request that you share that with the Licensing Team so that we can act upon it. We are keen to empower residents to come forward with complaints. Our robust monitoring process helps us identify landlords who do not have a licence, and those in breach of their licence conditions. We monitor the area closely and are here to help landlords fulfil their obligations. We bring about prosecutions, financial penalties, where appropriate. We are witnessing noticeable improvements in property values in the area, but levels of disrepair complaints remain consistently above the Borough average. We recognise there is still work to be done, but our aim is to build on progress made, and to sustain it. We are keen to empower more residents to come forward with complaints, so our Licensing Team can try and resolve them using the tools at our disposal. |

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| 17.4.24 | Paper Questionnaire | Private Renter | | Yes | Thank you for your response. |
| 17.4.24 | Paper Questionnaire | Home Owner | Far to many HMO | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions allow us to include certain HMO's in our remit. We are witnessing noticeable improvements in the area, but we recognise there is still work to be done. |
| 18.4.24 | Paper Questionnaire | Home Owner | I think selective licensing is a good idea and should be a continuous condition in all area's of the town. Things have improved but some landlords only do work & repairs on a property once it becomes empty or the occupants change (not regular basis) Also when residents move out leaving lots of clothes, household equipment & rubbish behind, the landlord dumps it rather than clear it themselves. This has happened at least twice near me. So still room for improvement. | Yes | Part 3 of The Housing Act 2004 allows us to designate certain areas, and we look at the whole of the borough to determine which areas would benefit from licensing. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Landlords are obliged to keep their properties in good condition, out of disrepair and properly manage their properties by law. Licensing allows us to conduct proactive property inspections on a large scale. Where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it. We continually address fly-tipping and dirty back yards, and support Streetscene by undertaking proactive audits to identify repeat offenders. We make sure landlords provide adequate bins and that they and their tenants understand their environmental responsibilities. The number of empty homes reduced from 12% in 2018 to 7% in 2023, but this is still well above the Borough average of 4.4%.<br><br>We agree there is room for further improvements in the area, and aim to build on the progress we have already made. |
| 19.4.24 | Paper Questionnaire | Home Owner | My opinion another stupid idea - Landlords do not need this extra financial burden. It is the tenants in this area who demolish the properties. Maybe instead the local authority should come and view the properties to ensure the tenants are looking after the property instead of charging landlords £700+ pound. Seriously get your heads out the sand. | No | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We recognise that the licence poses an additional cost to landlords, but we offer various discounts, and operate the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We support landlords to fulfil their obligations, offering free training, advice, a |

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| | | | | | tenant referencing service and support with rightful and complex evictions. We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Landlords must secure satisfactory references prior to new tenants moving in to reduce the risk of ASB and other negative behaviours occurring. Where tenants breach their tenancy agreements, landlords must have a system in place to issue warnings, escalating to eviction where necessary. As it is the statutory duty of the Council to assist tenants in priority need, we may not assist those who are in breach of their tenancies.<br><br>It is the responsibility of landlords to keep their properties in good condition and out of disrepair, as **required by law**. Our aim is to bring standards of rental property in the area up to at least the minimum legal standards, to attract long-term tenants into the area. Licensing allows us to continually conduct a programme of proactive inspections on a large scale. Queensgate was designated due to low housing demand, which is linked to a poorly managed private rental sector. We are witnessing noticeable improvements in the area but recognise there is still work to be done. Stepping away from licensing now would put the progress we have achieved already at risk. |
| 23.4.24 | Paper Questionnaire | Private Renter | My house suffers from water ingress and damp. The doors are rotten and any repairs take a year to be actioned and are not successful. The council has enough funds £500 per property, to allow it to carry out inspections and to order the landlords to fix properties. You tubers such as "Wandering Turnip" with 90 thousand subscribers makes videos of our area, with the UK & rest of the world laughing at us. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. Landlords are obliged to keep their properties in good condition and out of disrepair by law. The cost of the licence fee is in fact £750.00 in the first instance, and £670.00 for additional properties, but there are various discount and incentive schemes on offer to reduce the cost. The fees must be sufficient to cover the operational costs of the scheme, but they are ring-fenced as we are not allowed to profit from the money. We continually undertake proactive inspection of properties, and where landlords and residents are aware of poor property conditions or management in the licensing areas, we request that you share that information with the Licensing Team so we can act upon it. We are keen to empower residents to come forward with complaints. Our aim is to raise standards of rented property in the area up to at least the minimum required by law. It is a criminal offence for landlords not to hold a licence in the area, or to be in breach of it. We refuse licences to landlords who cannot |

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| | | | | | meet the licensing conditions, making way for good landlords. We follow through with prosecution action, financial penalties and Management Orders. We are witnessing noticeable improvements in the area which we aim to build on, but we recognise there is still work to be done. Selective Licensing is just one of the initiatives in progress as part of our wider aim to regenerate our Borough. |
| 23.4.24 | Paper Questionnaire | Home Owner | We believe the Selective Licensing Law is a great idea. It is good to see such a good diverse community. However we believe the landlords should take more responsibility for their tenants. Some houses are overcrowded. We are [undecipherable] if the landlord is aware of this. There is a serious issue with tenants (especially from migrant tenants) with fly tipping, maybe this is down to lack of knowledge on how to dispose of waste correctly, something the landlord can do is provide that knowledge to new tenants. We are proud of this area and want the high standards to be maintained. We believe the Selective Licensing will help maintain standards. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. Landlords must secure satisfactory references prior to new tenants moving in, and where they are in breach of their tenancy agreements, must issue warnings, leading to eviction where necessary. The Council has a statutory duty to tenants in priority need, but where tenants have breached their tenancy agreements, we may not assist them. We support the work of Streetscene by undertaking proactive audits of fly-tipping and dirty back yards, to try and identify repeat offenders. We make sure landlords provide adequate bins, and that they and their tenants are aware of their environmental responsibilities. We have meetings with other partners such as neighbourhood Police teams to combat multiple issues by sharing knowledge, skills and information. We undertake proactive property inspections, but where landlords and residents are aware of poor property conditions or management in the licensing areas, we request that you share that information with us so we can act upon it. Licensing allows us to tackle certain Houses of Multiple Occupancy (HMO's) as part of our remit. Where landlords live more than 40 minutes away, managing agents who live within that distance must be appointed. Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria. It is a criminal offence for a landlord not to hold a licence or to be in breach of it. We follow through with prosecution action, financial penalties. We are witnessing noticeable improvements in the area but recognise there is still work to be done to build on progress already made. |
| 26.4.24 | Paper Questionnaire | Home Owner | Is it possible to get everyone involved. Or is it only the good people to join and the people who need to be regulated would not join. anything is better than nothing | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. Part 3 of The Housing Act 2004 allows us to designate selected areas for licensing where they suffer at least one specific condition. Queensgate is designated due to low housing demand, which is linked to a lot of empty properties, poor |

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| | | | | | housing conditions, low house prices and increasing crime levels. House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period, bringing a faster growth compared to the rest of the Borough. House prices in the area remain well below the Borough mean, so we recognise there is still work to be done. It is a criminal offence for landlords in designated areas to not hold a licence, be in breach of it and we also refuse licences to landlords who cannot meet the licensing conditions. We follow through with prosecutions, financial penalties. |
| 29.4.24 | Paper Questionnaire | Home Owner | I am in agreement with Selective Licensing and think that the Council should have to right to take rogue landlords to task. Too many landlords are raising rents whilst not maintaining their properties to make them habitable for tenants, allowing damp, mould and vermin to affect homes. This in turn can have a negative impact on neighbouring properties and the overall area making it look run down. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. There is no evidence that licensing leads to rent increases. Where landlords wish to raise rents, they must do so in accordance with regulations. Landlords must keep their properties in good condition and out of disrepair by law, as reflected in licensing conditions. We support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities. House prices increased in the current Scheme by around 59% between 18/19 and 22/23, compared to the rest of the Borough where prices increased by 33% in the same period, bringing a faster growth compared to the rest of the Borough. House prices in the area remain well below the Borough mean, so we recognise there is still work to be done. |
| 7.5.24 | Paper Questionnaire | Home Owner | Within 2 streets where i live for past 24 yrs. Crack house x2 2 Brothels' Cannabis Farm Sent 18 noise apps re my neighbour So with the above pls tell me how the Selective Licensing is working - Apparantly NOT Plus resident drug dealing [undecipherable] Calico House. | Yes | The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We try and combat multiple issues in the designations through meetings with other partner agencies, including local neighbourhood Police teams, community safety teams and Registered Social Landlords such as Calico. The Licensing Team is keen to empower residents to come forward with complaints which affect privately rented property in the designations, and where residents and landlords are aware of criminal activity in the designated areas, we request that you share them with the Police and us so that we can act. Landlords must meet the Fit & Proper |

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| | | | | | Persons Criteria and the Management Arrangements Criteria, otherwise we refuse licenses. It is a criminal offence not to hold a licence or to be in breach of one. We follow through in these instances with prosecution action, financial penalties. Landlords must secure satisfactory references prior to new tenants moving in and where tenants are in breach of their tenancy agreements, must have a system in place to issue warnings, escalating to evictions where necessary. We support landlords through rightful and complex evictions. As the Council has a statutory duty to assist tenants in priority need, it may not assist those who are in breach of their tenancy agreements. Complaints of anti-social behaviour to the Council have reduced from 2.1% of all properties in the area in 18/19 to 0.74% in 22/23, just above the Borough average of 0.55% for 22/23. ASB complaints to the Police have fluctuated over the same period, due to tensions during the Pandemic, but are now back down to 2019 levels. We have passed your comments onto our liaison for the multi-agency meetings. We are witnessing noticeable improvements in the designation but recognise there is still work to be done. |
| 7.5.24 | Paper Questionnaire | Landlord | I bought a house with a mortgage 20+ years ago specifically for a friend who has learning difficulties and is a vulnerable adult. He was in unsatisfactory rented accommodation. I charge £350 pcm and have never increased the rent. I could not afford to pay £750 as i am a pensioner and have done numerous repairs over the years. I have had to install cameras at the address due to people taking advantage of him. Since next door did repairs to their property, there is some dampness but cannot cope with the work required to sort it out! Signature present | No | We respect the special circumstances of your responsibilities as landlord to a vulnerable adult. The Council has an in-house Home Improvement Agency (HIA) which is dedicated to helping vulnerable older and disabled residents live safely and with diginity in their own homes. The HIA has introduced several new grants which are available to residents living in their own home. We operate a Safe and Secure Grant under our Home Improvement Agency. Here is the link:<br><br>Safe and Secure Grant - burnley.gov.uk<br><br>We recognise that there are good landlords in Queensgate but unfortunately, our evidence shows that there are rogue landlords such as, potentially, the one who previously provided unsatisfactory rented accommodation for your tenant. We are committed to tackling rogue landlords who do not provide safe accommodation which is in good condition and properly managed. Licensing allows us to tackle such landlords on a large scale, as we conduct a proactive programme of property inspections. Residents do not always realise that they can complain to the Council, for us to act on information. We are keen to empower residents to come forward generally, and to approach the Licensing Team where complaints or information concerns designated areas. Without the range of tools |

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| | | | | | we have through licensing, we are essentially a reactive, scatter-gun service instead of a proactive one. Queensgate was designated due to low housing demand in the area, correlating to a poorly managed private sector. Our aim is to raise rental property conditions and management to at least the minimum required by law.<br>Unfortunately, the licensing is area-based, and we cannot exempt good landlords. We have meetings with other partner agencies such as neighbourhood Police teams, to share information, knowledge and skills to combat multiple issues in designated areas. We recognise that the licence poses an additional cost to landlords but we offer various discounts and operate the Good Landlord and Agent Scheme (GLAS), under which qualifying members of the scheme receive a 30% reduction in their licensing fees. We have discretion to allow landlords to pay by direct debit over 24 months. We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme. We offer free training, a tenant referencing service, advice and support to landlords with rightful and complex evictions. Rents are agreed between landlord and tenant, but where landlords wish to increase rent, they must do so in accordance with regulations. |
| 28.5.24 | Paper Questionnaire | Home Owner | The Area has gone down hill over the years and a lot of rented properties are very run down as tenants aren't looking after the properties and landlords aren't enforcing that properties be kept in good order and arn't doing their jobs as landlords on the upkeep of their properties. Therefore areas are becoming run down and undesirable. | Yes | We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br>Our aim is to raise property conditions and management to at least the minimum level required by law, as reflected in the licensing conditions.<br><br>Landlords must secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB and other negative behaviours occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviciton where necessary.<br><br>We have made noticeable improvements in the area, but we recognise there is still work to be done. Our aim is to build on the progress we have already made. |
| 13.6.24 | Paper Questionnaire | Home Owner | I fully agree with this and hope it includes ALL AIR BNB's and other holiday letting. | | Unfortunately, Air BNB's and other holiday lettings are exempt from Selective Licensing.<br><br>However, licensing allows us to tackle privately rented properties in our designations on a large scale and gives us the tools to undertake proactive property inspections. |

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| | | | | | We recognise there are many responsible landlords in Queensgate, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| **Date** | **Method** | **Interest** | **Comments** | **Do you Agree** | **Responses** |
| 1.5.24 | Drop-in | Landlord | XX is a landlord with a number of properties in the area. He commented that he agreed with the principle of Selective Licensing and understood what we were trying to achieve. He did comment that he wished the fee was less. | | |
| 1.5.24 | Drop-in | Landlord | XX - a landlord with 5 properties, non in the existing licensing areas . She may have two properties in the extended proposed Queensgate designation. She felt that those were 'nice streets' with no issues which shouldn't be included in SL. I think she mentioned that one of those proposed properties was on XX street. She mentioned that she was a good landlord and didn't understand why she has to go through licensing. She mentioned that she has had a bad experience recently with a bad tenant in another area where XX from Enforcement got involved. During that experience, she didn't feel, as a good landlord, who had done all the right things she had any sort of support and the process was costing her a lot of money to get the tenant evicted. Long chat/conversation with her and advised her on GLAS and the opportunity to sit on the landlord forum if she wanted to but that she would need to get in touch with Ian F. She welcomed this information which she said she wasn't | | |

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| | | | aware of . She mentioned that she has made representations to us. | | |
| 20.6.24 | Drop-in | | XX an owner occupier on XX street, concerned over what's happening with the property next door which is licensed but has been vacant for a while. He mentioned that the police have in the past asked him whether he can smell any cannabis, but nothing has come of it. Adam was more concerned that the gutter might be leaking and causing damage to his property. He mentioned that Sal from Streetscene had been involved but was told that they couldn't do anything. Adam said he didn't know about licensing and question why we haven't done anything about the gutter and why we don't check properties as part of licensing. I assured him that every single property in any licensing area is at the very least externally checked on top of all the certs they have to provide. I further assured him that I have personally inspected all rented properties on XX street and sent schedules to landlords and i listed a number of properties on XX street which i could remember from the top of my head where disrepairs had been identified and where a schedule was sent out with at least one leading to an enforcement case that XX has been dealing with. I asked him to get in touch with me with any similar issues which he agreed to . I said that i will investigate the matter of the gutters etc and get back to him. | | |
| 20.6.24 | | | **XX** said that he will work with the Council and asked for lists of streets | | |

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| | | | that are affected so he can get in touch with the LL. **He needs the street list for XX road area which i couldn't find at the time. I mentioned that we would email this to him.** | | |
| 20.6.24 | Drop-in | Priv ate Renter | XX (no surname given) is a tenant in the proposed area who mentioned that he was concerned that rents might go up as a result of licensing. I explained that any rent rises has to be done lawfully. (Section 13 of the Housing Act 1988). | | |
| **Date** | **Method** | **Interest Type** | **Comments** | **Do you Agree** | **Responses** |
| 12/4/24 | Phone | Landlord | XX knows XX (S L team member) and at many SL events so views well known. Admits SL programme 'flushes out' bad/ignorant landlords who 'may not even know' they own Burnley properties & leave to rack & ruin so they may be improved. | (Yes) | Agreed creates a benchmark; address details updated on verso as requested. |
| **Date** | **Method** | **Interest Type** | **Comments** | **Do you Agree** | **Responses** |
| 04.04.24 | Email | Home Owner | Following the leaflet received today on XX street I am a house owner.<br><br>I do not think 90% of landlords are concerned what tenants they put in their property providing they get their rent.<br><br>We have problems with one family that are either Bulgarians or Rumanian and they play their music so loud they have no consideration for their neighbours and for some reason they leave their front door open whilst playing the music. When it starts a neighbour goes across | (Yes) | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practises, which can have a negative effect on an area. The council is sorry about your experience. Please do not hesitate to call our licensing team. We have several project assistants on hand for each area to support individuals facing difficulties with Landlord/tenants. Within the licensing scheme the license holder must obtain references from all persons wishing to occupy the property and provide a copy of the said references to the Authority on demand. It is advised to obtain formal identification of the prospective tenant, via forms of existing landlord/work manager. The landlord should request details on how that person conducted any such tenancy in terms of causing nuisance, anti-social behavior, payment of rent and any breaches of the tenancy agreement. The |

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| | | | and slams their door shut. We feel so sorry for the Pakistani family who live next door with young children. I did know who landlord was but he was not an approachable person.<br><br>But if we had decent landlords we shouldn't have to complain | | landlord must also deal effectively with anti-social behaviour as part of their licence conditions. Failure to deal with anti-social behaviour and completing adequate reference checks can result in Civil Penalty/Prosecution action. |
| 21.5.24 | Email | Landlord | Dear BBC<br><br>I am informed that you wish to massively extend this scheme to most other areas of Burnley and charge landlords for the privilege. We already have huge costs and expenses and that is why landlords are selling up and the rental market in most areas is very buoyant due to lack of properties. XX Street and its surrounding streets are very well managed, clean and mature neighbourhoods. There is no need for such a scheme on this street.<br><br>I'm not sure what this consultation will achieve as I believe you have already made up your minds. Bad landlords quickly come to the attention of BBC and you can deal with them appropriately without licensing and deal with obvious maintenance issues without licensing. Other councils around the country manage just fine. I am a member of NRLA and don't see what additional licensing will achieve except more difficulty, expense and bureaucracy for us. Even your | (No) | Dear Shaikh<br><br>Thank you for your e-mail.<br><br>Our proposals for the designations include extending the boundaries of Trinity, Queensgate and Gannow as we believe that surrounding areas might also benefit from the Scheme. As well as reviewing the existing licensing areas, we also looked at the rest of the Borough to see whether other areas would benefit, leading to our Consultation exercise for Padiham and the Lyndhurst Road area of Burnley.<br><br>The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>We have no evidence that licensing forces landlords out of the rental market, except for those who are refused licences, or have no interest in raising their standards. Good landlords are taking over ownership of rental properties in these cases, and are accessing our interest-free loans of up to £20,000 to bring empty homes back into use. Under those circumstances, we pay the licensing fees through the Empty Homes Programme. |

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| | | | requirements for good landlords are subjective and wont affect their calibre and quality of their management. Far easier to work on your existing procedures which are plenty to flush out the bad eggs.<br><br>Kind Regards | | The Council recognises there are many good landlords in Burnley, but the private sector in the Borough has a poor reputation for its quality and management practices. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. Legislation is area-based, and we are not allowed to exempt good landlords from the Scheme. We do have various programmes and methods through which we address private rental issues, but they are reactive and scatter-gun rather than proactive. Licensing allows us to target designated areas on a large scale, as our aim is to bring rented property up to at least the minimum standard allowed by law. Licensing conditions apply to all landlords, not just the ones who need to raise their standards. It is pointless to have licensing conditions, and then to use a different yardstick in each case, so we ensure that all terms are met. We have no reason to punish good landlords, as they will already have a licence, and be complying with t. Our robust monitoring system picks up on whether landlords are licensed, and our impartial checks ensure that standards are retained.<br><br>Wilton Street is one of the roads we have proposed as part of the extended boundary we aim to put in place. One of the drawbacks of it possibly not entering the Scheme, is that if adverse change affects the street, we will not be able to intercede under licensing. Also, we might ultimately withdraw certain streets, or sections of them, whereas if we exclude them at this stage, we cannot revisit them for the final decision. This demonstrates that we have not made up our minds, and that they are still open. Our Consultation is still ongoing to glean responses from residents and landlords in the Queensgate area.<br><br>Our proposals for licensing have to be put before The Secretary of State, who will consider whether our evidence and data support our Statement of Case. We will present a transcript of all comments made by residents and landlords in this Consultation, as well as our responses, and this will help The Secretary of State with his final decision on whether we can go ahead with our proposals. |

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| | | | | | Each local authority has its own strategies, policies and procedures to address specific conditions within their own borough. Many councils continue to use selective licensing, such as Liverpool, Wirral, Newham, Salford and Blackburn. We believe that licensing works for Burnley, and if we were to step away from the Scheme now, the progress we have made may go backwards. |

Appendix I

Gannow Transcript

| Online Survey | | | | | |
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| Date | Method | Interest type | Comment | Do you agree | Response |
| 25.03.24 | Online | Landlord | I think selective licensing is good but the fees are too high in view of living cost crises. This should be reduced so that rent which is at an all time high due to interest rates increaes and inflation does not increase further putting affordable rent beyond the reach of tenants | Yes | We recognise that the licence will pose an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We have no evidence that licensing leads to increases in rents. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair. Licensing conditions reflect the minimum standards of property condition and management required by law, irrespective of the value of the rents and the financial climate. |

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| | | | | | There are several encouraging improvements in the area, including property values which have increased by 45% between 18/19 and 22/23. In the same period, values increased by 33% in the rest of the Borough. This demonstrates the positive impact of licensing but despite faster growth in Gannow, prices remain well below the Borough mean. We aim to build on the progress already made. |
| 25.03.24 | Online | Landlord | Get nothing for the money I pay as a good landlord | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We support landlords to fulfil their obligations. Licensing conditions only reflect the minimum standards of property condition and management **required by law.**<br><br>We recognise there are many responsible landlords in the area, but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |

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| | | | | | We are witnessing noticeable improvements in Gannow, including property condition, the number of empty homes, ASB levels and property values.<br><br>We aim to build on progress already made and propose to extend the boundary when the current Scheme ends. |
| 25.03.24 | Online | Landlord | If the selective licensing is working and and it is helping to improve the area then I believe it should stay , only the council the residents in that area could answer the question as to if it is working | Yes | Thank you for your comment. |
| 25.03.24 | Online | Landlord | I think selective license fees are just passed on to tenants with increased rents and impact them more than landlords. I dont see any improvements in the quality of housing stock from having a licence. I think it reduces investment in the areas and because of all the tax changes from government regarding s24, increased stamp duty and much more, it makes no sense to try and rent out a house in a license area anymore as you can't make a reasonable return. And then you have less housing available to rent and then it's pushing rents even higher..simple supply and demand | No | The Council has not seen any evidence which suggests that licensing is leading to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Gannow was designated due to low housing demand, which correlates to a poorly managed private rental sector.<br><br>We have no evidence that licensing leads to the shrinking of the private rental market. As we are |

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| | | | | | committed to tackling rogue/irresponsible landlords who undercut responsible landlords, we are making the field more open to good landlords. Tenants have more faith in the designations due to a more widespread adherence to licensing conditions which only reflect the minimum standards of property condition and management required by law. We support landlords to fulfil their obligations.<br><br>We are witnessing noticeable improvements in the area, including property values. House prices increased by 45% between 18/19 and 22/23, whereas the pace of growth in the rest of the Borough was 33% during the same period. This demonstrates the positive impact of licensing, although there is still work to be done in Gannow to bring property prices more in line with the rest of the Borough.<br><br>We aim to build on the progress we have already made. |
| 25.03.24 | Online | Landlord | My personal view is that selective licensing is of little or no use to me, the one time I have asked help non was given, as a result I now go to great lengths to vet my tenants | No | It is difficult to comment without knowing the full circumstances of your experience. It is not clear whether you contacted the Licensing Team, as we do our utmost to support landlords through any difficulties. We request that you contact us again, as we offer advice, free training, a tenant referencing service and support through rightful and complex evictions.<br><br>Licensing conditions require landlords to secure satisfactory references to reduce the risk of ASB and other negative behaviours occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. As we have a statutory duty to assist tenants in priority need, we may not assist those who have breached their tenancies.<br><br>We conduct multi-discipline meetings with other partner agencies, including neighbourhood Police teams to target complex issues together, with combined knowledge, skills and information. |

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| | | | | | Complaints of ASB to the Council in the current Scheme have reduced from 2% of all properties in 18/19 to 1.89% in 22/23, above the Borough average of 0.55% for 22/23. We believe the licensing has brought about noticeable improvements in the area.<br><br>We recognise that there are many responsible landlords and tenants in the area. Unfortunately, licensing is area-based and we cannot exempt good landlords.<br><br>As a result, we aim to build on progress already made. |
| 25.03.24 | Online | Landlord | Most landlords are responsible. selective license increases the rents in the area - which is bad for all tenants. this has already happened and will continue to happen. | No | We recognise there are many responsible landlords in the area but unfortunately, there are irresponsible landlords with poor management practices.<br>We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations. |

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| | | | | | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions reflect the minimum standards of property condition and management **required by law**. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br>Tenants benefit from having faith in a licensed landlord who will provide safe accommodation which is in good condition and out of disrepair. |
| 25.03.24 | Online | Landlord | Waste of time. No impact on area. Purely self satifying themselves. Gone on for too long with no real measurable/independent positive results. Spend the funds elsewhere | No | Gannow was designated due to low demand for housing, which correlates to a poorly managed private sector.<br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We recognise that there are many responsible landlords in Gannow, but unfortunately, there are those with poorly managed properties. Our aim is to raise property standards to at least the minimum **required by law**, as reflected in licensing conditions. Licensing is area-based and we cannot exempt responsible landlords.<br><br>We must provide a Statement of Case to the Secretary of State in support of our proposals to bring Selective Licensing into an area. We provide detailed data and evidence, together with all the comments and our responses made during the Consultation. The ultimate decision and permission for our proposals to go ahead must be made by The Secretary of State.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of |

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| | | | | | fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We are here to support landlords to fulfil their legal obligations, which would not be possible without licensing.<br><br>We are witnessing noticeable improvements in the Gannow area. House prices increased by 45% between 18/19 and 22/23, whereas the pace of growth in the rest of the Borough was 33% during the same period. This demonstrates the positive impact of licensing, although there is still work to be done in Gannow to bring property prices more in line with the rest of the Borough. |
| 25.03.24 | Online | Landlord Homeowner | I am a resident who purchased the house next door, marking my first venture into being a landlord. I believe the GLAS accreditations are good and have taught me about the legal requirements I have to meet. However, the training is something I would have done regardless. As a resident, I have not seen any improvements to the area or benefits of the selective license, and have not seen any of the funds reinvested into the area. Crime, unsanitary conditions and fly tipping are still problematic, and I feel like the council are disregarding the root of problems in the area. | No | Landlords who attain the GLAS accreditations are entitled to access the interest-free loans of up to £25,000 which we offer through the Empty Homes Programme. Where a certain criterion is fulfilled, we pay the licensing fees. Providing that a landlord properly meets the critieria, GLAS is free to join.<br><br>Licensing conditions require landlords (and managing agents where appointed) to attend one Landlord Development Day covering how to manage tenancies whilst the licence is in force and must undertake any additional property management training which the Authority occasionally required. The training we provide supports landlords and agents to fulfil their legal obligations. |

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| | | | | | We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We continually monitor dirty back yards and fly-tipping in the designations. We are aware that these issues blight neighbourhoods across our Borough, but particularly in our designations. We support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping in the licensed areas, to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles and we ensure that both landlords and tenants understand their environmental responsibilities.<br><br>The licensing team works closely with neighborhood policing teams and the Councils community safety teams to tackle anti-social behaviour and crime with combined knowledge, skills and data.<br><br>Licensing allows us to target an area on a large scale and to conduct a programme of property inspections.<br><br>Some of the work we do is not visible – for example, we ensure that gas certificates are valid and in date. Just 0.6% of the privately rented properties in the current Scheme have an EPC which does not meet the required standard. This small number involves properties where the landlords has not been compliant with the licensing scheme and we are taking steps to enforce in these cases.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required by law.<br><br>We recognise there are many responsible landlords in the area, but we are committed to |

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| | | | | | tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We are witnessing noticeable improvements in the area and aim to build on the progress already made. |
| 25.03.24 | Online | Landlord | I've had the property over 2 years. The area seems to have improved in this time. I've also had properties in other areas that aren't licenced that are much worse. I'm not sure what it was like before licensing was introduced but the area looks better over the last few years and we have not experienced issues with Tennant a or neighbours. | No | Gannow was designated due to low housing demand, which correlates to a poorly managed private sector. Licensing allows us to target Licensing gives us the tools to undertake proactive property inspections and tackle rogue/irresponsible landlords and managing agents.<br><br>Irrespective of whether a privately rented property is within a designation or otherwise, the provision of safe accommodation which is in good condition and out of disrepair is required by law. Part 3 of the Housing Act 2004 allows us to designate specific areas, but once defined, the Council will still react to resident complaints elsewhere, but that is reactive and not proactive in the way we can target the designations. When defining areas for licensing, we look at a range of data, including property values, the number of empty homes and ASB, all of which have improved during the current licensing period.<br><br>Licensing requires landlords to secure satisfactory references prior to new tenants moving in, and to have a system in place for warnings, escalating to eviction where necessary. We recognise there are many responsible landlords and tenants in the area.<br><br>We agree that there are noticeable improvements in the area. As such, we aim to build on the |

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| | | | | | progress made and extend the boundary, providing our proposals go ahead. |
| 25.03.24 | Online | Landlord | It's of absolutely no use. Problems still exist but I've to pay £700 to be allowed to rent in an area which already provides low income rent with a high turn over of tenants. It very much so feels like an additional tax with no benefits | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Irrespective of the value of the rents, safe accommodation which is in good condition and out of disrepair is **required by law**.<br><br>By tenants having more faith in the benefits which licensing brings, they are more likely to stay in the area for the long-term, leading to a more settled community.<br><br>We aim to create a level playing field in the private rental sector through licensing. We are committed to tacking rogue/irresponsible landlords who undercut responsible landlords with unscrupulous practices. |

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| | | | | | We are witnessing noticeable improvements in the area, including property condition, the number of empty homes, ASB and property values.<br><br>We aim to build on the progress made and propose to extend the boundary when the current Scheme ends. |
| 25.03.24 | Online | Landlord | Not required. It doesn't help decent landlords and it just another cost!! | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We aim to raise property conditions and management to at least the minimum standard required by law, as reflected in the licensing conditions. We support landlords to fulfil their legal obligations.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords. |

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| 25.03.24 | Online | Landlord | As an existing landlord in another selective area I am unimpressed that it is being extended | No | Gannow was designated due to low housing demand, in common with our other designations, with Daneshouse & Stoneyholme also being licensed due to poor property condition.<br><br>Where low housing demand exists, it correlates to a poorly managed private rental sector. The impact has several outcomes in an area, including clusters of empty homes, rising crime levels and property values.<br><br>Our data shows that whilst there are encouraging improvements in the area due to licensing, Gannow will benefit from a further period of licensing so that we can secure the progress we have already made.<br><br>We considered data drawn from the surrounding areas of some of our designations, to see whether they would benefit from licensing.<br><br>Our proposals for Gannow include the extension of the boundary. We are obliged to submit a Statement of Case to The Secretary of State for the ultimate decision.<br><br>The data and evidence we submit will include a transcript of all comments made and our responses. |
| 25.03.24 | Online | Landlord | no value . just another cost. please advise what tangible value lt adds. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex |

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| | | | | | evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing allows us to tackle rogue/irresponsible landlords on a broad scale through a programme of proactive property inspections. Without licensing, we would be largely dependent on resident complaints, which is reactive and scatter-gun.<br><br>By tackling rogue landlords, we stop them undercutting good landlords with unscrupulous practices.<br><br>As rogue landlords leave the rental market, responsible landlords are taking over ownership and management of properties which were previously poorly managed.<br><br>As licensing conditions only reflect the minimum standards of property condition and management required by law, long-term tenants will be attracted to the designations and drive the rental market.<br><br>We are witnessing noticeable improvements in Gannow, including property condition, levels of ASB and property values. We aim to build on the progress made and our proposals include extending the boundary. |
| 25.03.24 | Online | Landlord | Selective licensing has definitely improved this area | Yes | Thank you for your comment. |
| 25.03.24 | Online | Landlord | Area still dirty. Tenants will not change their habits licence or not. Why not make the landlords lives more easy? | No | We recognise the impact of dirty yards and fly-tipping as a blight to neighbourhoods. These are |

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| | | | | | issues which occur throughout our Borough, particularly within the designations.<br><br>We continually monitor our designations, supporting Streetscene with proactive audits of dirty yards and fly-tipping to try and identify repeat offenders.<br><br>We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of breaches of tenancies occurring. Where tenants are in breach, landlords must issue warnings, escalating to eviction where necessary. As we have a statutory duty to tenants in priority need, we may not assist those who have been rightfully evicted. There have been instances where tenants change their behaviour due to the threat of, or actual eviction.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We are here to support landlords fulfil their obligations. We offer advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>Landlords should be expected to operate their properties as a business, as the documentation we require for a landlord to secure a licence must be in place regardless of licensing.<br><br>Licensing conditions only reflect the minimum standards of property condition and management required by law, but the difference is that we can tackle an area on a large scale through the tools we have available. |

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| | | | | | We recognise there are many responsible landlords in the area, but licensing is area-based and we cannot exempt good landlords. |
| 25.03.24 | Online | Landlord | Skipped question | Yes | We thank you for your response. |
| 25.03.24 | Online | Landlord | its just another charge | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 25.03.24 | Online | Landlord | I dont feel that the licencing has met its remit. Absent and rogue Landlords need a more targetted approach whereas good Landlords in these areas seem to have to pay for the minority | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices. Licensing is area-based, and we cannot exempt good landlords.<br><br>Irrespective of where a landlord lives, it is a criminal offence for a landlord to operate in a designation without a licence. We have tools available to identify the whereabouts of a landlord who has not secured a licence or is in breach of one. We follow through with prosecution, impose financial penalties. |

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| | | | | | The licensing fee must be sufficient to cover the cost of the Scheme and is based on the average length of time to administer the designation for each landlord land property. Inevitably, each application and property will vary in the amount of officer time required.<br><br>We are not permitted to profit from the licensing fee, which is ring-fenced.<br><br>We aim to level the rental playing field in the area, so that rogue/irresponsible landlords do not undercut responsible landlords with unscrupulous practices. Long-term tenants will be attracted to the area through faith in licensing conditions, driving the rental market.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. We support landlords fulfil their obligations, offering free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>we recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |
| 25.03.24 | Online | Landlord | I have already paid the landlord license twice and not seen any changes within the area. I am not sure its fit for purpose. I maintain the house and complete all legal requirements to make sure it's safe for the tenants. I should not be punished | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of |

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| | | | because the area is not looked after. I don't feel you can justify a third time of charging me for the area. I have no way of changing this. | | fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>The fee must be sufficient to cover the costs of the Scheme and are based on the average length of time it takes to administer the designation for each landlord and property. Inevitably, each application and property will vary in the amount of officer time required.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced.<br><br>We recognise there are many responsible landlords, but licensing is area-based and we cannot exempt good landlords.<br><br>We are here to support landlords fulfil their legal obligations. We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>Licensing does not punish responsible landlords, as they will already be licensed and operating within the law. Tenants will gravitate to landlords who are licensed, as they will have more faith in the standards offered. As more long-term tenants settle in the area, it will drive the private rental market in the area.<br><br>Landlords who do not secure a licence are committing a criminal offence. Where landlords have not applied for a licence, we have the means of determining their whereabouts. We follow |

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| | | | | | through with prosecution action, financial penalties.<br><br>We are making noticeable improvements in the area, including in the number of empty homes, ASB levels and property condition. Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average. There is still work to be done to build on progress already made. |
| 25.03.24 | Online | Landlord | Skipped question | No | Thank you for your response. |

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| 26.03.24 | Online | Landlord | Selective licensing is an absolute waste of money. Over £700 for a landlord to get what? "the cost of running the scheme". But the scheme gives me what? "nothing". That's like saying you have to pay £700 for a bag of air. Why? Because the cost of collecting all the bags of air costs £700. Utter exploitation of Landlords. Legal robbery | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>The fee must be sufficient to cover the costs of the Scheme and are based on the average length of time it takes to administer the designation for each landlord and property. Inevitably, each application and property will vary in the amount of officer time required.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>Gannow was designated due to low housing demand, which correlates to a poorly managed private rental sector. The impact is in the number of empty homes, rising crime levels and houses in poor condition amongst other things.<br><br>The standards we require to be met through licensing reflect the minimum levels of property condition and management required by law. The documentation we require through licensing is documentation which should already be in place. We recognise that the private rental sector plays a vital role in the provision of housing stock but we are clear that safe accommodation which is in good condition and out of disrepair must be provided. |

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| | | | | | We recognise there are many responsible landlords in Gannow, but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We are making noticeable improvements in the area, including in the number of empty homes, ASB levels and property condition. Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average.<br><br>We aim to build on progress already made. |
| 26.03.24 | Online | Landlord | I am not against selective licence to keep a check on landlords. I am fully compliant. The charge is excessive for one 2 bed flat. Rents are so low the mortgage payment exceeds the rent. | Yes | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of |

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| | | | | | fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>The fee must be sufficient to cover the costs of the Scheme and are based on the average length of time it takes to administer the designation for each landlord and property. Inevitably, each application and property will vary in the amount of officer time required.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We recognise there are many responsible landlords in the area, but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Irrespective of the economic climate, landlords have a legal duty to provide safe accommodation which is in good condition and out of disrepair. Licensing conditions only reflect minimum standards, which we aim to raise across the board. We support landlords to fulfil their obligations.<br><br>We are making noticeable improvements in the area, including in the number of empty homes, |

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| | | | | | ASB levels and property condition. Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average.<br><br>We aim to build on the progress we have already made. |
| 26.03.24 | Online | Landlord | If we must continue with selective licensing in Ganow. Then please give us professional landlords reduced rates on your charges. It's extremely unfair to have good landlords punished for the rubbish landlords failures. It's just not on!! I think you should figure it out and give us professional landlords some kind of reward or benefits. Give us something.. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>Where landlords access the Empty Homes Programme for interest-free loans of up to £25,000, we pay the licensing fees if a certain criterion is fulfilled.<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. This option was triggered by landlords who raised this suggestion in previous consultations.<br><br>We are not permitted to profit from the licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise there are many responsible landlords but licensing is area-based and we cannot exempt good landlords.<br><br>Responsible landlords will already have a licence and be operating within the law. Long-term tenants will be attracted to properties run by licensed landlords, driving the rental market. |

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| | | | | | It is a criminal offence for a landlord to operate in the designations without a licence, or to be in breach of one. We follow through with prosecution action, financial penalties.<br><br>Licensing conditions only reflect the minimum standards of property condition and management required by law, but we are witnessing noticeable improvements in Gannow.<br><br>Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average.<br><br>We aim to build on the progress we have already made. |
| 26.03.24 | Online | Landlord | It doesn't do anything for the Landlord, yet they are the only people that pay for it. My house was wrecked by tenants. Over £5000 worth of damage and I wasn't offered any help. | | Where landlords and residents are aware of poorly managed properties or of tenants who cause damage or nuisance in designated areas, we request that you let the Licensing team so that we can act. Without knowing the full circumstances of the incident you mention, it is difficult to comment further except to say that we are sorry you have been through this experience. We are here to help in situations like it and have project assistants who are dedicated to their designations. We are here if you wish to discuss your case.<br><br>Gannow was designated due to low housing demand, which correlates to a poorly managed private rental sector.<br><br>We recognise there are many responsible landlords in Gannow but we are committed to |

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| | | | | | tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in to reduce the risk of ASB and any other types of behaviour which cause damage or nuisance in the area. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. As we have a statutory duty to assist tenants in priority need, we may not assist those who breach their tenancy agreements. We have known tenants change their behaviour with the threat of, or actual eviction.<br><br>Levels of ASB complaints to the Council have reduced slightly from 2% of all properties in 18/19 in the area, to 1.89% in 22/23, which is still above the average of 0.55% for the Borough average in 22/23. |

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| | | | | | We recognise there is still work to be done despite several encouraging improvements in the area. Our aim is to build on the progress already made. |
| 27.03.24 | Online | Landlord | XX Street and XX Street appear to be fairly well maintained, there are worse areas, up and down the country, and rogue landlords so not sure why I and many other landlords have to participate in this scheme! | No | Gannow was designated due to low housing demand, which correlates to a poorly managed private rental sector.<br><br>Selective licensing covers specific areas. Excluding any streets or blocks within an area means that they would not benefit from the Scheme and would not be able to access it in the event of adverse change.<br><br>Every council has its own strategies, policies and procedures to address specific conditions within their own area. Many councils continue to use selective licensing – Liverpool, Newham, Wirral, Salford, Nottingham and Blackburn to name a few. We strongly believe that licensing works for Burnley.<br><br>We recognise there are many responsible landlords in Burnley but licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Responsible landlords will already be licensed and operating within the law. Long-term tenants will be attracted to the designations through faith in licensing conditions, which reflect the minimum standards of property condition and management required by law. By levelling the playing field in the private rental sector, we will drive the rental market.<br><br>As it is a criminal offence for a landlord to not hold a licence or to be in breach of it, we follow through with prosecution action, financial penalties. In this way, we are eradicating rogue landlords and raising standards in the designations. |

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| | | | | | We are witnessing noticeable improvements in the designations, including property condition and property values.<br><br>Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average.<br><br>We aim to build on the progress we have already made. |
| 27.03.24 | Online | Landlord | Having spoken to landlords in other areas in the town who already have selective licencing they says is just a scam to make money for the council as they havent been visited once because they dont have the manpower. I am all for it if it works and the council do go to the houses but i cant see this happening | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing does not require an inspection of every property but we aim to inspect every rented property within our designations over the licensing period. The Licensing Team carries out significant audit work, deals with licensing applications, checks licence paperwork, (where all documentation requested must be made available), answers a wide range of queries and |

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| | | | | | carries out inspections. If an inspection identifies that there are numerous Category 1 or Category 2 hazards we are able to pass enforcement issues over to Housing Standards, so the cost of the licence is not affected by enforcement.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. We support landlords to fulfil their legal obligations.<br><br>We are witnessing noticeable improvements in Gannow, including the number of empty homes, property condition and levels of ASB complaints to the Council.<br><br>Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average.<br><br>We aim to build on the progress we have already made. |
| 28.03.24 | Online | Landlord | landlords are already compromised. If this is introduced I will close my business | No | Thank you for your response. |
| 29.03.24 | Online | Landlord | I feel this just a money-making scheme for the local government. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex |

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| | | | | | evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions reflect the minimum standards of property condition and management **required by law**. |
| 02.04.24 | Online | Landlord | We have a long term tenant in our property on XX St, we always endeavour to deal with maintenance issues as quickly as possible, the property had a new roof 18 months ago , a damp issue was sorted and replastered, gas and electric checks are always done on time. I'm pretty sure the tenant would not have stayed for over 4 years if she had any issue with the way we run the property. So as landlords we looked to buy in Burnley in the areas which were not in the selective licensing area, we paid a premium for these properties but felt it was worth it because they would attract a more reliable tenant. So now you are proposing that not only will our property be devalued, we will struggle to find good tenants and we will have to pay a premium in fees for all this as well. Which makes the prospect of being a private landlord in Burnley much less attractive. So no we are not in favour of this change. | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices, which have a negative effect on an area.<br><br>There is no evidence to suggest that licensing will have a negative impact on the value of your property due to the noticeable improvements we have made in Gannow.<br><br>Property prices increased by 45% between 18/19 and 22/23, whilst values increased by 33% elsewhere in the Borough. The faster rate of growth in the area shows the positive impact of licensing but property values remain well below the Borough average.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as is required by law and reflected in licensing conditions. Rather than deterring tenants in our designations, they will be attracted to the area through awareness of the benefits which come to them through licensing. Long-term tenants will drive the rental market as we eradicate the rogue landlords who undercut responsible landlords with unscrupulous practices. By the same token, we insist that tenants comply with their tenancy agreements. |

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| | | | | | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 04.04.24 | Online | Private rent | Fabulous idea, as long as renting prices for tenants like myself who keep their property clean, and work full time don't have their rent increase. | Yes | We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Rents are contractually agreed between landlord and tenant but licensing allows us to check that tenancy agreements are lawful and reasonable.<br><br>We recognise there are many responsible landlords and tenants in Gannow.<br><br>We aim to raise the condition and management of rental properties in the area to at least the minimum standards required by law. |
| 04.04.24 | Online | Private rent | ive rented the same house on XX street for 18 yrs in a house full of damp and mould. crime is getting worse around here and do not feel safe around here anymore due to violence, burlgalries and anti social behaviours. | Yes | We are sorry to read about your experience as a private renter.<br><br>Where residents and landlord are aware of poor property condition or management of privately rented properties in the area, we request that you |

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| | | | | | share that information with us so that we can act upon it.<br><br>We are keen to empower residents to come forward with complaints.<br><br>Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of anti-social behaviour occurring. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary. We conduct multi-disciplinary meetings with other partner agencies including neighbourhood Police teams and community safety teams to try and combat complex issues with combined skills, knowledge and information.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 04.04.24 | Online | Landlord | As a member of the Burnley community with a keen interest in the wellbeing of our town, I'm writing to share some reflections on the selective licensing scheme extension consultation for Gannow. While the intent behind the initiative is laudable, by aiming to elevate standards within the private rented sector, I believe it's important to consider its broader impact and future direction. The effectiveness of selective licensing for Gannow in actually raising housing standards is now, after 5 years, a matter of debate. Many landlords who are diligent and comply with existing regulations can be unjustly targeted by a scheme that appears to cast too wide a net, rather than focusing on the few landlords who neglect their responsibilities. It's becoming increasingly clear that a more targeted enforcement strategy would be better at addressing those issues. The financial implications of the licensing fees have also been felt keenly by landlords, especially those with fewer properties. This can lead to an uptick in rents for tenants, impacting affordability in what is already a challenging market. There is also a compelling argument that the scheme's continuation may deter new landlords from entering the market, or encourage current landlords to | No | Gannow was designated due to low housing demand, which has a correlation with a poorly managed private sector. There have been many improvements in the area, particularly concerning property condition, and property values continue to rise, demonstrating improved confidence in Gannow.<br><br>There are fewer empty homes, due to our Empty Homes Programme, which encourages good landlords to bring empty properties back into use with our interest-free loans of up to £25,000. Regarding empty homes in Gannow, figures of the current designated area were 10% in 2023, and 9% in the proposed extended boundary, which is still well above the Borough average of 4.4%. The number of long-term empty properties come out at 2.2% for the current area, and 2.1% for the |

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| | | | exit, this can be linked to the fact empty homes have only reduced in Gannow by 2% in 5 years, which does not make sense considering the great location of the properties, beside the M65, just one mile from a vibrant shopping center village, and with a better than inner city infrastructure for business grade super fast fiber. Selective licensing has undeniably contributed to improvements to this point. However, I believe a ceiling has been reached in what can be achieved under the scheme, and an extension will most likely stifle housing prices and make current landlords consider exiting while keeping the houses empty for however long it takes to sell them. In additional it's worth considering the potential for selective licensing to influence perceptions of the Burnley housing market's dynamism. Letting the scheme fall away in October would send a positive signal to investors and landlords, suggesting that Burnley is not only open for improvement but does so in a manner that encourages engagement and investment without imposing undue burdens. | | proposed new area, whereas the figures are 1.2 % as average for the Borough.<br><br>The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We have no evidence that the licensing fee leads to increased rents. If landlords wish to increase rents, they must do so in accordance with regulations.<br><br>We have no evidence that landlords are leaving the private rental sector due to licensing, as poor-performing landlords must raise their managing |

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| | | | | | and property standards to at least the minimum levels required by law or leave the rental market.<br><br>By levelling the rental playing field, long-term tenants will be attracted to Gannow due to having faith in licensing standards. |
| 04.04.24 | Online | Private rent | I have noticed with the current scheme the area has improved a lot. Landlords are improving their properties and letting to more families. Due to this the area has become more quieter | Yes | We are always pleased to hear that we have made a positive impact in our designations.<br><br>We agree that there have been noticeable improvements in the area and aim to build on the progress already made.<br><br>Apart from an improvement in property condition in the area, ASB levels have reduced. Licensing requires landlords to secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. |
| 04.04.24 | Online | Private rent | Selective Licensing should continue | Yes | Thank you for your comment. |
| 04.04.24 | Online | Homeowner | Believe the landlord licence is a good thing as it makes landlord occupy the properties instead of vacant houses. Council can use the money to aid people who need help with homes. | Yes | Licensing fees are paid by landlords and are ring-fenced solely for the operational costs of the Scheme.<br><br>The Council is not allowed to profit from the fees.<br><br>Empty homes in the current licensing area have reduced from 12% in 2018 to 10% in 2023. This is a positive improvement, as empty homes can blight a neighbourhood. There is still work to be done, as the number of empty homes remain well above the Borough average of 4.4%.<br><br>We encourage responsible landlords to access our interest-free loans of up to £25,000 to bring empty homes back into use, through our Empty Homes Programme. |

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| | | | | | There are several encouraging improvements to be seen in Gannow, but we aim to build on the progress already made. |
| 04.04.24 | Online | Homeowner | I agree with selective licensing | Yes | Thank you for your comment |
| 05.04.24 | Online | Private rent | I don't think the selective licensing improves anything when it comes to residents reporting issues within the property. Personally, my experience has been worse than at my old property & that was not a selective licensed area. | No | Gannow was designated due to low housing demand, which correlates to a poorly managed private rental sector. Part 3 of the Housing Act 2004 allows us to designate areas which suffer from clusters of empty houses, poor property condition and values and anti-social behaviour, etc.<br><br>Licensing allows us to target an area on a wide scale and gives us the tools to conduct a programme of property inspections. Without licensing, we would be largely reliant on residents coming forward with complaints, which is the case for non-designated areas.<br><br>We work with poorly performing landlords to raise their standards to at least the minimum standards required by law, which are reflected in licensing conditions. Where landlords will not work with us, we refuse licences so that responsible landlords can take over ownership and management of poorly managed properties. As it is a criminal offence for landlords to operate in the designations without a licence, we follow through with prosecution action, financial penalties. Where landlords are licensed, it means they provide safe accommodation which is in good condition and out of disrepair.<br><br>Where residents and landlords are aware of poor property condition or management, we request that you share the information with us so that we can act upon it.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |

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| 11.04.24 | Online | Homeowner | Need a more robust system in place to deal quickly problem tenants. These should apply to renters and home owner. If there is a home owner that is causing disturbances how to you deal with this, you cannot evict a home owner and cannot sanction them for being a "bad" home owner. The council also need to accept that as a landlord YOU also have the legal obligation to others in your property surrounding areas. We have a Calico property backing onto our home owned property and in the past have had to deal with your tenants having open fires burning rubbish in the yard weekly and simply pushing the remains into the shared backstreet for others to remove, fighting, generally very loud and creating regular distrubances, damaging their Calico property and when eventually leaving creating huge piles of unsanitary rubbish with the response of "we are aware" when Burnley council is contacted yet nothing is put in place for weeks with the resulting rat problem. Calico is a landlord and as such NEEDS to take account for their tenants also, not only expecting private landlords to comply with selective licensing. Tenants of all types leaving bins out for days if not weeks needs addressing also | Yes | Gannow was designated due to low housing demand, which correlates to a poorly managed private rental sector. Part 3 of the Housing Act 2004 allows us to designate areas which suffer from clusters of empty houses, poor property condition, low property values, anti-social behaviour, etc.<br><br>Licensing conditions compel landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB and other negative behaviours occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. We have a statutory duty to assist tenants in priority need, so we may not assist those who have breached their tenancy agreements. We have had instances in our designations where tenants have changed their behaviour with the threat of, or actual eviction.<br><br>Registered Social Landlords such as Calico have their own governing body, outside of our remit.<br><br>We support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities. The licence holder must make tenants aware that all refuse containers are to be returned to the curtilage of the property on the same day they are emptied. Complaints to the Council regarding dirty back yards came in at 3.33% in 22/23, as against the Borough average of 1.37%. The Licensing Team continually addresses the issue as an ongoing priority.<br><br>We recognise that the private rental market plays a vital role in the provision of housing stock, but we are clear that it must offer a decent alternative to |

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| | | | | | homeowner/occupation and social housing. The Council does not own any housing stock, but it does have many statutory duties to fulfil.<br>Where landlords and residents are aware of poorly managed properties in our designations, we request that you share that information with the Licensing Team so that we can act upon it.<br><br>Where landlords and residents are aware of crime or the impact of crime, they should contact the Police irrespective of whether incidents have occurred in the designations or not; they should contact the Police irrespective of whether crimes are connected to privately rented homes or otherwise. However, the licensing team conducts multi-disciplinary meetings with other partner agencies, including Calico, community safety teams and neighbourhood Police teams. We try and combat complex issues in our designations with combined skills, knowledge and information.<br><br>We recognise there are many good landlords who comply with licensing conditions, and that there are many good tenants who comply with their tenancy agreements.<br><br>We are witnessing noticeable improvements in the area, including in property condition, the number of empty homes, ASB levels and property values.<br><br>We aim to build on the progress we have already made. |
| 15.04.24 | Online | Homeowner | Any Scheme or initiative that encourages Landlords to keep their properties in good order has my support. Not only interior but also exterior. Some rented properties in the area have been neglected and make the area look run down which is disappointing for home owners in the area who are trying to keep their properties in a condition that makes this part of town a nice and pleasant place to live. | Yes | Licensing conditions reflect the minimum standards of property condition and management required by law.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that it must be safe, in good condition and out of disrepair.<br><br>We recognise there are many responsible landlords in the area, but we are committed to |

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| | | | | | tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 16.04.24 | Online | Homeowner | The area looks run down and tge back streets are declining, rubbish and rats. | Yes | Pest problems are primarily dealt with by the Council,s Streetscene department, but we support their work through undertaking proactive audits of dirty back yards and fly-tipping with the aim of identifying repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities. We continually monitor our designations.<br><br>We conduct multi-disciplinary meetings with other agencies, including local neighbourhood Police teams, to try and combat multiple issues with combined knowledge, skills and information.<br><br>Although there are several encouraging improvements in the area, we recognise there is still more work to be done to build on the progress already made. |
| 23.4.24 | Online | Home Owner | This scheme is a sham and a total waste of money not your money but the tennants who DO END UP PAYING FOR IT. It was implimented to find jobs for overwise redundant council employees. If this scheme worked the piccadilly area where this scheme started wouldn't look like a slum (although it is being made to look nice with monies nothing to do with this plan | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available and we have discretion to offer payment instalments by direct debit over 24 months.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair **as required by law.** We aim to raise standards to at least that level, as reflected in the licensing conditions. |

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| | | | | | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Dedicated officers monitor the designations, undertaking significant audits and a programme of property inspections. When applying for a licence, landlords must submit the documentation required, which is the same documentation they should already mandatorily have in place **by law**. Landlords should be expected to operate their portfolios as businesses with due observances.<br><br>We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We recognise there are many responsible landlords in the area but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>All our designations were put in place due to low housing demand – clusters of empty houses, poor housing conditions, low house prices and increasing crime levels. Low demand housing correlates with a poorly managed private sector. Throughout the current Schemes, we have seen noticeable improvements in the designations, but when compared to other parts of the Borough, they are still suffering from the impact of low demand for housing.<br><br>We believe that for the Schemes which are due to end in November 2024, they would benefit from a further period of licensing. Our proposals include the extending of some boundaries and the new areas of Padiham and the Lyndhurst Road area of Burnley.<br><br>Our proposals can only go ahead with the express approval of The Secretary of State. |

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| 03.05.24 | online | Landlord | Do not see any benefit for Landlords or tenants. Just feels like another tax. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We recognise there are many responsible landlords in Gannow but unfortunately, there are landlords with poor management practices. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. We aim to raise the standards of private rental property to at least the legal minimum.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensed landlords will benefit from an improved rental market, where tenants are attracted into the designations through faith in licensing conditions. |
| 03.05.24 | Online | Landlord | I have just become a landlord and did not know anything about the selective licence prior to this. I still don't know what the selective licence provides for the area and | No | All our designations were put in place due to low demand for housing – low house prices, poor housing conditions, increasing crime levels, |

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| | | | landlords? After spending a significant amount on renovations of a high standard to the property and using a letting agent to ensure that a good renter went into the property both for myself and the neighbours. What does a selective licence mean for landlords? | | clusters of empty homes etc. Low demand for housing correlates to a poorly managed private rental sector. Part 3 of the Housing Act 2004 provides unique tools through Selective Licensing to address our reputationally poor private sector. We have numerous positive, ongoing regeneration initiatives across the Borough.<br><br>Licensing means that landlords must prove that they and any appointed managing agents are managing their properties properly and meeting all legal obligations. Licensing conditions reflect the minimum standards of property condition and management required by law. We support landlords to fulfil their obligations. Licensing allows us to offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We recognise there are many responsible landlords and managing agents in Gannow but unfortunately, there are landlords with poor management standards. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| | | | | | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Whilst we are satisfied that the picture is improving in Gannow, particularly property condition, the area still suffers from low demand for housing when compared to other parts of the Borough.<br><br>Property prices in Gannow rose by 45% between 18/19 and 22/23, whereas the Borough average was 33% for the same period. The faster rate of growth in Gannow demonstrates the positive impact of licensing, but values remain low when compared with other parts of the Borough.<br><br>We aim to build on and strengthen the progress we have already made. |
| 03.05.24 | Online | Managing Agent | We don't want SL in this area, we did not see any improvement previously SL done since 10 years. | No | Gannow was designated due to low demand for housing – low property prices, poor housing conditions, rising crime, etc. Low demand for housing correlates to a poorly managed private rental sector.<br><br>We recognise there are many responsible landlords in the area but unfortunately, there are landlords with poor management practices.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Licensing conditions reflect the minimum standards of property condition and management **required by law.**<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |

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| | | | | | Licensing allows us to support landlords to fulfil their obligations. We offer advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>A licensed landlord benefits from tenants who are attracted to the area because of faith in licensing standards. They are more likely to stay in the long-term, which will drive the rental market. Landlords who hold a licence demonstrate that they meet their legal obligations. Landlords who do not hold one are committing a criminal offence. We follow through with prosecution action, financial penalties.<br><br>We are witnessing noticeable improvements in Gannow, particularly in the condition of properties, but we would risk the progress we have already made if we were to step away from licensing now. |
| 8.5.24 | Online | Landlord | I am against licensing due to the costs and also the lack of support around issues of rats and noise. I have seen no ability to<br>significantly raise rents in this area and as such, it is just an additional cost to me rather than a benefit. I would recommend<br>purchasing properties outside of these areas. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Pest problems are primarily dealt with by Streetscene but we support their work by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities. |

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| | | | | | Landlords must secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary.<br><br>We conduct multi-disciplinary meetings with other partner agencies including neighbourhood Police teams to try and combat multiple issues with combined skills, knowledge and data.<br><br>We offer free training, advice, a tenant referencing service and support through complex evictions.<br><br>The Licensing Team is here to support landlords in designated areas fulfil their legal obligations, as reflected in licensing conditions.<br><br>Where landlords and residents are aware of poorly managed properties in the designations, we request that you share that information with us so that we can act upon it.<br><br>It is difficult to comment on your unsatisfactory experience without knowing the full circumstances, but we are keen to empower residents and landlords to come forward with complaints.<br><br>Rents are contractually agreed between landlord and tenant, but we check to make sure they are lawful and reasonable. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Irrespective of the value of rents, licensing conditions only reflect the minimum standards of property condition and management **required by law**.<br><br>We recognise there are many good landlords in the area, but we are committed to tackling rogue |

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| | | | | | landlords who undercut responsible landlords with unscrupulous practices.<br>Licensed landlords prove they are responsible through holding a licence; landlords who do not commit a criminal offence and we follow through with prosecution action, financial penalties. |
| 23.5.24 | Online | Landlord Managing Agent | There has been great improvements in the Gannow area, I would say partly due to the previous licensing. Although I would prefer the area to remain as it is, rather than expanding, as the extra areas are not suffering as much with the issues | Yes | We are always pleased to receive positive feedback on our work in the designations.<br><br>We agree that there have been noticeable improvements in the current licensing area. For example, the number of empty homes in the current scheme was 10% in 22/23 compared to 9% in the proposed boundary for the same period and 4.4% for the Borough average. Property prices in the current area rose by 45% between 18/19 and 22/23 whereas the Borough average was 33% for the same period. The faster rate of growth is positive but property prices remain well below the Borough mean.<br><br>The current area has benefited significantly from licensing when it comes to property condition. Just 0.6% of the privately rented properties in the current scheme have an EPC which does not meet the required standard, which is down to landlords who have not been compliant with the Scheme. (We are taking steps to enforce in these cases).<br><br>Disrepair complaints to the Council in the current Scheme came out at 3.4% in 22/23, whereas they were 6.1% in the proposed boundary. We believe that the difference is due to the impact we have had in the area through licensing.<br><br>We aim to build on the progress we have already made in the current scheme. We believe that the expansion of the boundary would ensure greater benefits to more residents. |

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| 10.6.24 | Online | Landlord | Totally unclear what's in it for the landlord - I have been compliant, ensured the property is maintained to a good standard & paid all my fees - in return I am offered a landlord's evening once per year, very disappointing | No | We recognise there are many responsible landlords, but licensing is area-based and we cannot exempt good landlords.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br>We are here to support landlords to fulfil their obligations. We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required by law. We aim to raise property standards to at least the minimum legal level, as reflected in licensing conditions.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>There were recent landlord meetings as well as drop-ins for the current consultation exercise for our new licensing proposals.<br><br>We hold six-weekly Private Rented Sector Forums for landlords, tenants, local communities and |

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| | | | | | other voluntary and statutory agencies in the private sector. Our officers are challenged to tackle rogue/irresponsible landlords and the PRSF promote the GLAS scheme (Good Landlord & Agent Scheme), which is free to join providing landlords fulfil membership criteria.<br><br>Through the PRSF, **bi**-**annual** landlord evenings per year are held to update landlords on current issues, improve relationships and learn good practice and experience to pass onto other landlords.<br><br>Through licensing, we offer free training which would not otherwise be available. Licence holders and/or managing agents must attend one Landlord Development Day covering the management of tenancies whilst the licence is in force and must undertake any additional property management training courses that are required from time to time. |

Paper Questionnaire

| Date | Method | Interest Type | Comment | Do you agree | Response |
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| 10.4.24 | Paper questionnaire | Homeowner | Selective Licensing should result in a better standard of housing which hopefully will ensure better tenants and better landlords who will want their properties better maintaned by the by the tenant. This can only result in the standard of Gannow Ward in Burnley improving generally with less antisocial behaviour by poor tenants.+ | Yes | Landlords are obliged to secure references prior to new tenants moving in, to reduce the risk of ASB and other negative behaviours occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law.<br><br>We recognise there are many responsible landlords and tenants in the area but we aim to build on the progress we have already made in Gannow. |
| 11.04.24 | Paper questionnaire | Homeowner | Keep licensing scheme going. | Yes | Thank you for your comment. |
| 11.04.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |
| 11.04.24 | Paper questionnaire | Homeowner | Some landlords need sorting out, but you'll never be able to sort out the tenants! | Yes | We recognise there are many responsible landlords in the area but unfortunately, there are landlords with poor management practices. We also recognise there are many responsible tenants in the area.<br><br>Landlords are required to secure satisfactory references prior to new tenants moving in, to reduce the risk of anti-social behaviour and other negative behaviours |

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| | | | | | occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. The Council has a statutory duty to assist tenants in priority need, so we may not assist those who have breached their tenancies. We have known instances in our designations where tenants have changed their behaviour with the threat of, or actual eviction.<br><br>Levels of anti-social behaviour complaints to the Council reduced to 1.89% in 22/23, but this is well above the average of 0.55% for the Borough for the same period. We recognise that there is still work to be done to embed the progress we have already made. |
| 11.04.24 | Paper questionnaire | Homeowner | I bought my property on XX St 12 years ago, and since then I have seen a rapid decline in my street and the surrounding area. My own neighbours are very anti social with rubbish strewn everywhere and constant noise with, frankly, scumbags hanging round all hours. I do not know who their landlord is, so have no avenue to raise concerns. A clampdown on "slumlords" would be most welcome. This area is becoming that - a slum. | Yes | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices.<br><br>Where residents and landlords are aware of poorly managed properties in our designations, we request that you share that information with us so that we can act upon it.<br><br>Where residents have concerns about criminal or nuisance behaviour, they should contact the Police in the first instance. |

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| | | | | | However, we conduct multi-disciplinary meetings with other partner agencies, including neighbourhood Police teams and community safety teams. We aim to tackle multiple issues with combined skills, knowledge and data. We have shared your concerns with a liaison for the meetings.<br><br>Landlords are required to obtain satisfactory references prior to new tenants moving in. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary.<br><br>We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>Licensing gives us the tools to identify landlords who do not hold a licence, this being a criminal offence. We follow through with prosecution action, impose financial penalties.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |

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| | | | | | We also recognise there are many responsible tenants in Gannow. |
| 11.04.24 | Paper questionnaire | Homeowner | I am a resident and home owner for 43 years, due to the deteriation over the last 5 years. I welcome Selective Licensing as I believe things are getting worse if nothing is done, the value of houses is dropping as potential buyers are put off by the squalor in which some of the residents live with litter, dog mess, household rubbish thrown out which encourages vermin. I also disagree with HMO properties being purchased by landlords from out of town and do not have to live with the squalor, the houses are cheaply renovated for financial reasons. The houses should be inspected regularly and the landlords fined for any issues. | Yes | Landlords are required to secure satisfactory references prior to new tenants moving in, to reduce the risk of anti-social and other negative behaviours occurring. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary. The Council has a statutory duty to assist tenants in priority need, so we may not assist those who breach their tenancies.<br><br>We recognise that HMO's form a vital part of the rental market, but they carry higher risks of fire and overcrowding compared to other properties. We estimate that the number of HMO's in the current designation amount to 4.4% and that they amount to 4.37% in the proposed outer boundary. These figures are high when compared to the Borough average of 2.17%. Licensing allows us to include certain HMO's in our remit.<br><br>We support the work of Streetscene by conducting proactive audits of dirty back yards and fly-tipping. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner |

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| | | | | | agencies, including neighbourhood Police teams, to try and combat multiple issues with combined skills, knowledge and data.<br><br>It is a criminal offence for a landlord to operate in a designation without a licence. We have the tools to identify those landlords and follow through with prosecution action, financial penalties. Where landlords live more than 40 minutes away, they must appoint a managing agent. Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria.<br><br>Selective Licensing does not require an inspection of every property. We do conduct a proactive programme of inspections, and our aim is to inspect every property within a licensing period.<br><br>We recognise there are many responsible landlords but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We also recognise there are many responsible tenants in Gannow. |
| 11.04.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |
| 11.04.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |

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| 11.04.24 | Paper questionnaire | Private rent | This is a much needed service. My current landlord is very good, gas & elec serviced and house inspected for problems already this year. My last landlord was not very good, house needed repairs that were never done. Think he just wanted the rent. [signature provided] | Yes | Landlords are required to provide safe accommodation which is in good condition and out of disrepair by law. We aim to raise property standards to at least the legal minimium, as reflected in the licensing conditions.<br><br>We recognise there are many responsible landlords in Gannow, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Rents are contractually agreed between landlord and tenant, but licensing allows us to ensure that tenancy agreements are lawful and reasonable.<br><br>Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We are seeing several encouraging improvements in the area, but we aim to build on the progress we have already made. |
| 15.04.24 | Paper questionnaire | Landlord Homeowner | My view is that ALL areas should be covered by the licensing scheme, and the Council should also face up to responsibilities for the area by repairing roads and looking after local flora and fauna. | Yes | Part 3 of the Housing Act 2004 allows us to put Selective Licensing in place in specific areas which suffer the effects of at least one of 6 criteria. We are not allowed to bring Selective Licensing to the entire Borough.<br><br>Gannow was designated due to low demand for housing, which has a correlation with a poorly managed private sector – |

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| | | | | | clusters of empty homes, low value properties, rising crime levels, etc.<br><br>There are several encouraging improvements which have come to Gannow through the licensing. We aim to build on the progress we have already made.<br><br>Unfortunately, road repairs fall under the remit of Lancashire County Council and not Burnley Borough Council.<br><br>We have passed on your comments regarding local flora and fauna to our Streetscene Department. |
| 15.04.24 | Paper questionnaire | Homeowner | Skipped question | Yes | Thank you for your response. |
| 23.4.24 | Paper questionnaire | Home Owner | Skipped question. | Yes | Thank you for your response. |
| 26.4.24 | Paper questionnaire | Home Owner | The only beneficiaries are the Council. It's just another stealth tax. It benefits neither landlords or tennant and only serves to drive private landlords out of the area, exacerbating the lack of affordable rented properties. | No | The Council is not permitted to profit from licensing fees, which are payable by landlords and ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but irrespective of the value of the rents, accommodation provided must be safe, in good condition and out of disrepair. We aim to raise the standard of private rental property to at least the legal minimum, as reflected in licensing conditions. There is |

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| | | | | | a clear benefit to tenants who seek accommodation with a licensed landlord. By the same token, we insist that tenants comply with their tenancy agreements.<br><br>We are here to support landlords to fulfil their obligations through free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We have no evidence that the private rental sector is shrinking in Gannow. Responsible landlords are taking over ownership and management of properties where rogue/irresponsible landlords cannot or do not wish to engage with us.<br><br>Failure to hold a licence is a criminal offence. We follow through with prosecution action, financial penalties.<br><br>We recognise there are many responsible landlords in Gannow, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 9.5.24 | Paper questionnaire | Home Owner | The area has gone slightly downhill due to private landlords. Attempts to split small houses into two units shows their profit motivation. We have seen tenants quickly come and go and any rubbish and DIY from the clearouts dumped on the backstreets. Difficult to ensure that the tenants coming in do not lower the tone of the area further. | Yes | HMO's (Houses of Multiple Occupancy) form a vital part of the housing stock, but they carry greater fire and overcrowding risks than other property types. We estimate that the current licensed area has 4.48% of HMO's and that the proposed new boundary has 4.37%. These |

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| | | | | | are high figures when compared with the Borough average of 2.17%. Licensing allows us to include certain HMO's within our remit.<br><br>Landlords are obliged to secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. As we have a statutory duty to assist tenants in priority need, we may not assist those who have breached their tenancy agreements.<br><br>We support Streetscene by conducting proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner agencies, including neighbourhood Police teams to try and combat multiple issues with combined skills, data and knowledge.<br><br>We aim to raise standards of property condition and management to at least the minimum standard required by law, as reflected in licensing conditions. As the benefits of licensing become more widely |

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| | | | | | known, tenants are more likely to stay in the long-term.<br><br>We recognise there are many responsible landlords and tenants in the area. |
| 14.05.24 | Paper questionnaire | Homeowner | This is one way of pushing out family homes and turning them into HMOs as private landlords clearly dont get anything out of this proposal. | No | HMO's form a vital part of the housing market, but they carry greater fire and overcrowding risks. We estimate that HMO's number 4.48% in the current licensing area and 4.37% in the proposed new boundary, whereas the Borough average is 2.17%. Through licensing, we can include certain HMO's within our remit.<br><br>Irrespective of rent values, landlords are obliged to provide safe accommodation which is in good condition and out of disrepair **by law**. Licensing conditions reflect this. The documentation we require for the licence is the same as documentation which landlords should already be holding by law.<br><br>Licensing allows us to support landlords to fulfil their obligations. We offer advice, a tenant referencing service, free training and support through rightful and complex evictions, which would not be possible without licensing. |

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| | | | | | We have no evidence that landlords or tenants are disadvantaged through licensing. Landlords demonstrate that they are responsible through the licence, which will attract long-term tenants who have faith in licensing conditions.<br><br>By the same token, tenants are required to comply with their tenancy agreements, and if they do not, landlords must issue warnings, escalating to eviction where necessary.<br><br>We recognise there are many responsible landlords in the area as well as responsible tenants.<br><br>We recognise that a licence poses an additional cost to landlords but we offer various discounts and the option to pay by direct debit over 24 months.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 14.05.24 | Paper questionnaire | Homeowner | Disgraceful idea, money spiner for council, no real proof this has done any good for the town | No | We are not permitted to profit from licensing fees, which are payable by landlords and ring-fenced for the operational costs of the Scheme. |

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| | | | | | We recognise that the licence poses an additional cost for landlords, but we offer various discounts and the option to pay by direct debit over 24 months.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their legal obligations.<br><br>All our licensing areas are designated due to low demand for housing, which correlates to a poorly managed private rental sector. We aim to raise property standards to at least the minimum levels **required by law**, as reflected in the licensing conditions.<br><br>We are not permitted to put our proposals in place without the express approval of the Secretary of State, who will receive all our supporting evidence for consideration.<br><br>We strongly believe that our current designations show noticeable improvements which have come about through licensing. |

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| 4.4.24 | Email | Landlord | While the intent behind the initiative is commendable, by aiming to elevate standards within the private rented sector, I believe it's important to consider its broader impact and future direction.<br><br>The effectiveness of selective licensing for Gannow in actually raising housing standards is now, after 5 years, a matter of debate, as many landlords who are diligent and comply with existing regulations can be unjustly targeted by a scheme that appears to cast too wide a net, rather than focusing on the few landlords who neglect their responsibilities, and with that it's becoming increasingly clear that a more targeted enforcement strategy would be better at addressing those issues.<br><br>The financial implications of the licensing fees have also been felt keenly by landlords, especially those with fewer properties. This can lead to an uptick in rents for tenants, impacting affordability for the tenant and the ability to rent the property for the landlord, in what is already a challenging market.<br><br>There is also a compelling argument that the scheme's continuation may deter new landlords from entering the market, or encourage current landlords to exit, this can be linked to the fact empty homes have only reduced in Gannow by 2% in 5 years, which does not make sense considering the great location of the properties, beside the M65, just one mile from a vibrant shopping center village, and with a better than inner city infrastructure for business grade super-fast fiber. | | Thank you for your e-mail concerning our new proposals for Gannow.<br><br>Gannow was designated due to low housing demand, which has a correlation with a poorly managed private sector. There have been many improvements in the area, particularly concerning property condition, and property values continue to rise, demonstrating improved confidence in Gannow. There are fewer empty homes, due to our Empty Homes Programme, which encourages good landlords to bring empty properties back into use with our interest-free loans of up to £25,000. Regarding empty homes in Gannow, figures of the current designated area were 10% in 2023, and 9% in the proposed extended boundary, which is still well above the Borough average of 4.4%. The number of long-term empty properties come out at 2.2% for the current area, and 2.1% for the proposed new area, whereas the figures are 1.2 % as average for the Borough.<br><br>There has been a positive impact on the number of below-par Energy Performance Certificates in the private rental sector, and |

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| | | | Selective licensing has contributed to improvements to this point. However, I believe a ceiling has been reached in what can be achieved under the scheme, and an extension will most likely stifle housing prices in area below the Burnley average, and push current landlords to consider exiting while keeping the houses empty for however long it takes to sell them.<br><br>In addition it's worth considering the potential for selective licensing to influence perceptions of the Burnley housing market's dynamism.<br><br>Letting the scheme fall away in October would send a positive signal to investors and landlords, suggesting that Burnley is not only open for investment but does so in a manner that encourages it without imposing undue burdens. | | those affected are due to landlords who have not complied with the Scheme. The Council is taking steps to enforce in these cases. There are also a high number of Houses of Multiple Occupancy in the area which do not meet the threshold for mandatory HMO licensing, and yet carry greater overcrowding and fire risks. We can proactively tackle these properties withing a Selective Licensing designation, without Selective Licensing we can only depend on issues reported by tenants. There is still a low housing demand in Gannow as well as in the proposed extended area, and our aim is to build on and strengthen progress made. Stepping away at this point would risk undoing the positive work we have brought about so far.<br><br>We are indeed undertaking proactive property inspections, and we work with landlords where they are not meeting the minimum standards allowed by law. We refuse licences where landlords are non-complaint and will not engage, and follow through with prosecutions, financial penalties and Management Orders. Through robust monitoring, we also identify landlords who are in |

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| | | | | | breach of their licences, and they risk all the above outcomes. Licensing conditions only reflect the standards required in law and are not punishments to landlords.<br>With the tools we have under licensing, we can be a proactive force rather than a largely scattergun and reactive one.<br><br>The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The Council is not permitted to make a profit from Selective |

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| | | | | | Licensing and all fees are ring-fenced for the implementation of the scheme. We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>We have no evidence that the licensing fee leads to increased rents. If landlords wish to increase rents, they must do so in accordance with regulations.<br><br>We have no evidence that the licensing fee leads to increased rents. If landlords wish to increase rents, they must do so in accordance with regulations.<br><br>We have no evidence that landlords are leaving the private rental sector as a result of licensing, as poor-performing landlords have to raise their managing and property standards. Conversely, a larger pool of good and responsible landlords have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. |

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| | | | | | Our proposals for Gannow still need to be put before The Secretary of State for approval. |

Appendix J

## Daneshouse Transcript

| Online Survey | | | | | |
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| Date | Method | Interest Type | Comments | Do you agree | Responses |
| 25.03. 24 | Online | Landlord<br>Homeowner<br>Private renter | I think this is a waste of time as Burnley Council have never helped with any issues at all just made it difficult for the tenant and the landlord who have a very good relationship. | No | Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encouraging businesses to invest in Burnley. A poor rented sector detracts from the aspiration and deters people from living or remaining in a neighbourhood. The council is witnessing improvements in the Daneshouse & Stoneyholme area but there is still work to be done. Selective Licensing is here to support landlords fulfil their obligations.<br><br>As well as offering a tenant referencing service, we offer advice, free training and support with rightful and complex evictions.<br><br>We are committed to tackling rogue landlords to stop them undercutting good landlords with unscrupulous practices. Licensing is area-based, and we cannot exempt responsible landlords.<br><br>Tenants will benefit through raising standards to at least the minimum allowed by law, but we are clear that they must comply with their tenancy agreements.<br><br>We recognise that there are many good landlords and tenants in the area. |
| 25.03.24 | Online | Landlord | I feel that the licensing scheme should NOT be continued in the area, the housing standards have increased, there a very little if none in terms of empty or derelict properties. | No | The council agrees that there have been improvements across the area. However, compared to other areas of the borough, it is still suffering from low-demand housing and the many problems associated with this. Empty homes in the current licensing area have reduced from 8% in 2018 to 6% in 2023. However, despite these improvements, the levels of |

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| | | | | | empty properties remain above the average of 4.4% for the borough. Long term empty properties are also slightly higher in the licensing area, at 1.8% compared to 1.2% for the borough in 2023. The licensing team are working proactively with the Empty Homes team to bring as many empty properties back into use as possible, and the Council believes that continuing and expanding the licensing scheme will allow this proactive work to continue. We offer interest-free loans of up to £25,000 to responsible landlords who bring empty homes back into use. |
| 25.03.24 | Online | Landlord | Why just areas of Burnley with selective licensing, why not all of Burnley, ir brierfield, nelson, colne accrington, a bit unfair | No | Selective Licensing relates to specific areas which suffer with clusters of empty homes, rising crime and ASB levels, low house prices, etc. In the case of Daneshouse and Stoneyholme, the area was designated due to low demand housing and poor property condition, correlating to a poorly managed private rental sector. In 2016, 47% of properties in the area were believed to have a Category 1 Hazard. Data from 2023 estimates this figure is now 31.2%, showing some improvement in property condition, but is still high when compared with the rest of the Borough. We believe licensing works for Burnley.<br><br>Other Councils have their own strategies, policies and procedures to address specific conditions within their own area.<br><br>Many Councils continue to use Selective Licensing include Liverpool, Newham, Wirral, Salford, Nottingham and Blackburn. |

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| 25.03.24 | Online | Landlord | I don't think it should have been part of the selective licensing in the first place. The area as a whole is a good area with none derelict houses. Most houses are lived in with reallly good community environment. I hope stoneyholme daneshouse can be taken off the licensing. | No | In 2019 the area was designated because the council and The Secretary of State were satisfied that the area was suffering from low demand for housing and poor property condition. While there have been notable positive improvements, e.g.<br>empty homes in the area reduced from 8% in 2018 to 6% in 2023, which is positive, but when compared to the Borough average of 4.4%, it is still high.<br><br>Longer-term empty homes are 1.8% as opposed to 1.2% for the Borough in 202 erty condition, though this is still well above the Borough average of 22.5% of the private rental stock. This suggests that despite improvements over the licensing periods, there is still a higher than acceptable level of poorly managed rental stock in the area. While these figures show improvements there is still work to be done and walking away prematurely could undo all the positive work done so far. The council accepts there is a good community in the area, as well as responsible landlords. |
| 25.03.24 | Online | Landlord | I think the selective license is another way to take money from landlords for no reason you can tackle anti social behaviour and mange landlords without taking selective license fee.As the cost of living is going up each year I think it would be reasonable to scrap the licence fee.As a landlord I have always kept my rent same for numerous years its not a viable business as why many landlords are selling up. | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| | | | | | As a result of the positive impact of licensing, ASB complaints to the Council has reduced from 0.62% of all properties in the area in 18/19 to 0.5% in 22/23. This is below the average for the Borough. We are pleased that ASB levels appear to be reducing in the area.<br><br>Daneshouse & Stoneyhome was initially designated due to low housing demand and poor property condition, both of which correlate to a poorly managed private rental sector. In terms of Category 1 hazards, our data shows that they have reduced from 47% of properties in 2016 to an estimate of 31.2% in 2023, showing positive improvement but the figure is still high as against the Borough average of 22.5% for the private rental stock.<br><br>Selective Licensing gives us the tools to target a designated area on a large scale.<br><br>Licensing conditions only reflect the minimum standards of property condition and management required by law, irrespective of the financial climate. Landlords should operate their portfolios as a business and ensure funds are available, as laid out in the licence.<br><br>We have no evidence that landlords are leaving the private rental sector, except for landlords who cannot or do not wish to meet their legal obligations. |
| 25.03.24 | Online | Landlord | I dont think another licence is required for this area as the licence has delivered its needs for the area to ensure the houses are in good condition. Also the license is costly. | No | The council agrees that there have been positive improvements across the area. However, compared to other areas of the borough, the area is still suffering from low-demand housing and the many problems associated with this. |

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| | | | | | In 2016, 47% of properties in the area were believed to have a category 1 hazard. However, data from 2023 estimates this figure is now 31.2% showing some improvement in property condition.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. |
| 25.03.24 | Online | Landlord | I feel as though this scheme is all for the tenants and no support for landlords. Despite the scrutiny the landlords are put under. I have not found any help when speaking to housing team regarding the tenants and issues related. The housing are very quickly to raise issue with landlords but protect the tenants. The licensing in my opinion is a scam making money off landlords by the council | No | Where you encounter issues, please contact the Selective Licensing Team rather than the Housing Standards Department. Selective Licensing is here to support landlords fulfil their obligations. As well as offering a tenant referencing service, we also offer advice, free training and support through rightful and complex evictions.<br><br>Licensing conditions must be met, as they only reflect the minimum standards of property condition and management required by law. By the same token, we insist that tenants observe their tenancy agreements. Where they do not, warnings must be issued, |

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| | | | | | escalating to eviction where necessary. Both parties have commitments and responsibilities.<br><br>We recognise there are many good landlords as well as tenants in the area. Unfortunately, licensing is area-based and we cannot exempt responsible landlords.<br><br>Project Assistants are on hand for each area to support landlords who are facing difficulties with tenants who breach their tenancy agreements.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. |
| 25.03.24 | Online | Landlord<br>Homeowner | Hasn't made a bit all of a difference. | No | There have been several encouraging improvements across the area, including in the value of properties, levels of ASB and the number of empty homes. We aim to build on the progress made. For example, house prices rose by 64% between 18/19 and 22/23, whereas the rate of increase was 33% across the Borough. Despite the faster growth, values remain |

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| | | | | | well below the Borough average. We recognise there is still work to be done, and stepping away now might put the progress already made at risk. |
| 25.03.24 | Online | Landlord | I do not feel there is a need to continue selective licensing as we have everything in order and abiding by the rules and regulations. It is also not cost effective and a decrease in housing may occur | No | The council agrees there have been improvements across the area. However, compared to other areas of the borough, the area is still suffering from low-demand housing and the many problems associated with this.<br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>There is no evidence to suggest licensing is forcing private landlords out of the rental market, except for those who cannot or do not want to meet the licensing conditions. Responsible landlords are taking over ownership and management of these properties, which will attract long-term tenants into the area. |

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| | | | | | We aim to raise property standards of condition and management to at least the minimum level required by law. |
| 25.03.24 | Online | Landlord | Most landlords are responsible. selective license increases the rents in the area - which is bad for all tenants. this has already happened and will continue to happen | No | The Council recognises there are many good landlords in the Daneshouse & Stoneyholme area, but unfortunately there are some landlords with poor management standards and practices. Licensing conditions only reflect the minimum standards of property condition and management required by law.<br><br>The Council has not seen any evidence to suggest that rents have increased due to the licensing fee. Rents are contractually agreed between landlord and tenant and can only be increased in accordance with regulations. Licensing allows us to check tenancy agreements and ensure they are reasonable and lawful.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions. |

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| 25.03.24 | Online | Landlord | Waste of time. No impact on area. Purely self satifying themselves. Gone on for too long with no real measurable/independent positive results. Spend the funds elsewhere | No | The licensing scheme is intended to raise management standards and tackle low demand housing across designated areas. Daneshouse & Stoneyholme was designated due to poor property condition as well as low demand housing, which correlates to a poorly managed private rental sector.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We are witnessing several encouraging improvements in the area, including the number of empty homes, levels of ASB and property values.<br><br>House prices in the area increased by 64% between 18/19 and 22/23, whereas the Borough average was 33%. This demonstrates the positive impact of licensing, but despite the faster rate of growth in the area, property values remain well below the Borough mean.<br><br>The Council is not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Data and evidence for our proposals, including all views made by residents and landlords operating in the area, must be submitted to The Secretary of State for his ultimate decision as to whether we are permitted to go ahead. |
| 25.03.24 | Online | Landlord | Skipped question | No | Thank you for your response. |

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| 25.03.24 | Online | Landlord | I don't think selective licence provides any Value to the landlords. It is costly, things have not improved in the area | No | As set out in the Statement of Case, there have been notable improvements within the area, albeit there is still work to be done to build on the progress already made.<br><br>Selective Licensing is here to support landlords fulfil their obligations. Licensing conditions only reflect the minimum standards of property condition and management required by law. As well as offering a tenant referencing service, we offer advice, free training and support through rightful and complex evictions.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |
| 25.03.24 | Online | Landlord | Skipped question. | No | Thank you for your response. |
| 25.03.24 | Online | Landlord | I am generally in favour of improving overall standards in this area but simply threatening landlords is totally wrong approach. Example. I have sitting Tennant, we are both happy with each other for years now. This has caused bad tastes between us because of council policy. I am happy and willing to do a;; upgrades but tenant would not let me do. I have contacted licencing team but they are not interested. So who is benefitting. 1. i am not benefitting . 2. My tenant is very unhappy with me 3. So its only benefitting - COUNCIL | No | The council recognises there are many good landlords in the area, but unfortunately there are landlords with poor property management standards.<br><br>As well as offering a tenant referencing service, we also offer advice, free training and support through rightful and complex evictions. Project Assistants are on hand in each area to support landlords who are facing difficulties. |

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| | | | | | Landlords are required by law to supply safe accommodation, which is in good condition and out of disrepair. Selective Licensing is here to support landlords fulfil their legal obligations. By the same token, we insist that tenants comply with their tenancy agreements.<br><br>Landlords who hold a licence demonstrate that they are responsible and will attract long-term tenants, who benefit from the peace of mind that standards at least meet minimum requirements. We do not pose a threat to responsible landlords, and support poor landlords to raise their standards, providing they are committed to doing so. We follow through appropriately with prosecution action, financial penalties.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 25.03.24 | Online | Landlord | No need of License anymore. A lot better compared to few years ago | No | Thank you for your response. |
| 25.03.24 | Online | Landlord<br>Homeowner | I have reviewed the Selective Licensing Consultation on Future Proposals dated 13 March 2024. We note that the report states, in relation to in relation to Daneshouse and Stoneyholme "whilst we have seen improvements, there is still sufficient evidence to suggest that further intervention is needed in this area." I live in the area and I am also a landlord in the area. In relation to the specific requirements of selective licensing, I can confirm that none of the requirements are now satisfied in relation to this area: i. Low housing demand (or is likely to become such an area) - the housing demand in this area is very high and it is very difficult to find a house to buy or to | No | A selective licensing designation may be made if an area satisfies **one or more** in the area. Whilst disrepair complaints have reduced, they remain above average for the borough suggesting there is still work to be done.<br><br>There has been a reduction in recorded cases of ASB, which is positive, and the council is keen to continue working with the community to embed these improvements. The council also notes that the vast majority of rented properties in the designation now |

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| | | | rent. I am struggling to find property to invest and prospective tenants are calling me daily asking for a house as they are struggling to find tenanted property. The Council will be required to provide statistics in relation to the number of vacant properties and to prove that this falls below the level at which selective licensing should be introduced. ii. A significant and persistent problem caused by antisocial behaviour - anti-social behaviour has gone down significantly in this area. Furthermore, the Council offers no assistance with anti-social tenants in terms of helping to remove them from the property. Therefore, selective licensing has had little or no impact on anti-social behaviour - it is used to beat down landlords. The Council will be required to provide statistics in relation to anti-social behaviour in the area and to prove that this falls below the level at which selective licensing should be introduced. iii. Poor property condition - the condition of properties is significantly better than it was when selective licensing was introduced. The Council will be required to provide statistics in relation to the number of properties in the area that are in a poor condition and to prove that this falls below the level at which selective licensing should be introduced. iv. High levels of migration - the area has an established community and there isn't a high migrant population. The Council will be required to provide statistics in relation to a high level of immigration and to prove that this falls below the level at which selective licensing should be introduced. v. High level of deprivation - deprivation in Burnley is not due to the housing but is due to the job opportunities in the town and the poor quality of education. The Council will need to prove that selective licensing has impacted on the level of deprivation. vi. High levels of crime - levels of Crime have come down. Crime in Burnley is not due to the housing but is due to the job opportunities in the town and the poor quality of education. The Council will need to prove that selective licensing has impacted on the level of Crime. The Council will be expected to | | reach the minimum EPC standard of “E”. Whilst we are pleased to see these improvements for the following conditions: low housing demand, poor housing conditions, high levels of migration, high level of deprivation and high levels of crime. The authority is not required to demonstrate that an area is suffering from **all** of the above conditions.<br>The authority has set out in the statement of case the evidence which suggests that Daneshouse and Stoneyholme is an area suffering from low demand for housing and poor property condition. House values remain below average, and empty homes (including long term empty) are above average. Reported environmental crime cases have reduced, but audits of the area by the licensing team suggest underreporting may be an issue. 31.2% of private rented properties in the area are estimated to have a serious hazard, compared to 22.5% for Burnley. The council is keen to address this serious imbalance in property condition which is why we still believe there is work to be done to improve the private rented sector in Daneshouse and Stoneyholme. We are satisfied that the evidence demonstrated in the statement of case supports this. |

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| | | | provide a full proposal with all the statistics to show why selective licensing should be renewed. So far, no such facts have been put forward. If the case is not proved, we are planning a judicial review | | |
| 25.03.24 | Online | Business | Skipped question. | Yes | Thank you for your response. |

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| 25.03.24 | Online | Landlord | Money making scam | No | The Council is not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| 25.03.24 | Online | Landlord | Home improvements have been made in this area it is an extra cost for the landlord most landlords carry out all the necessary work and checks for the tenants | No | We agree that there are several encouraging improvements in the area, including in the number of empty homes, ASB and property values.<br><br>The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Licensing is area-based, and we cannot exempt responsible landlords.<br><br>The area was initially designated due to poor property condition as well as low demand housing. In 2016, 47% of properties in the area were believed to have a Category 1 hazard. Data from 2023 estimates this figure is now 31.2%, showing some improvement – but still higher than the Borough average at 22.5% for the rental stock.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| 25.03.24 | Online | Landlord | Better for tenants.. stop unscrupulous landlords | Yes | Thank you for your response. |
| 25.03.24 | Online | Landlord | I'm not happy with this proposal | No | Thank you for your response. |
| 25.03.24 | Online | Landlord | Skipped question. | No | Thank you for your response. |
| 26.03.24 | Online | Landlord | Its far too expensive and has run long enough in daneshouse, also property in the area is in high demand due to migration which has caused the quality of the properties to improve | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>The area was initially designated due to poor property condition as well as low demand housing. In 2016, 47% of properties in the area were believed to have a Category 1 hazard. Data from 2023 estimates this figure is now 31.2%, showing some improvement – but still higher than the Borough average at 22.5% for the rental stock.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. Licensing is area-based and we cannot exempt responsible landlords.<br><br>We are not permitted to profit from the licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>The council's aim is to build on the progress made to secure more permanent improvements to the area. To |

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| | | | | | walk away prematurely would risk undoing all the good work achieved so far. |
| 26.03.34 | Online | Homeowner | No | No | Thank you for your response. |
| 26.03.24 | Online | Landlord | I feel like this selective licensing has brought a lot of growth in terms of equipping the landlord with vital information they require and cleaned up all the sub par properties. It has done its job. I am certain this area will continue to thrive without the selective licensing necessity going forward. | No | The council agrees that there have been encouraging improvements across the area. However, compared to other areas of the borough, it is still suffering from low-demand housing and the many problems associated with this.<br>The area was initially designated due to poor property condition as well as low demand housing. In 2016, 47% of properties in the area were believed to have a Category 1 hazard. Data from 2023 estimates this figure is now 31.2%, showing some improvement – but still higher than the Borough average at 22.5% for the rental stock.<br><br>Licensing conditions only reflect the minimum standards of property condition and management required by law. Selective Licensing is here to support landlords with their legal obligations.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices but recognise there are many good landlords in the area. Licensing is area-based and we cannot exempt good landlords.<br><br>The council's aim is to build on the progress made to secure more permanent improvements to the area. To walk away prematurely could undo all positive work done so far. |
| 26.03.24 | Online | Landlord | No thanks | No | Thank you for your response. |
| 26.03.24 | Online | Homeowner | Think we should scrap the selective license | No | Thank you for your response. |
| 26.03.24 | Online | Landlord | Skipped question | Yes | Thank you for your response. |
| 26.03.24 | Online | Landlord<br>Homeowner | Disagree with the licensing | No | Thank you for your response. |

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| 27.03.24 | Online | Landlord | Skipped question. | No | Thank you for your response. |
| 27.03.24 | Online | Landlord | Skipped question. | No | Thank you for your response. |
| 27.03.24 | Online | Landlord<br>Homeowner | Skipped question. | No | Thank you for your response. |
| 28.03.24 | Online | Landlord | This area is safe and fully populared there is also a shirtage of properties so we dont need a license | No | The council agrees that there have been positive improvements across the area. However, when compared to other areas of the borough, it is still suffering from low-demand housing and poor property conditions, correlating to a poorly managed private rental sector.<br>We are clear that safe accommodation which is in good condition as well as out of disrepair must be available in the private sector, as required by law.<br><br>The area was initially designated due to poor property condition as well as low demand housing. In 2016, 47% of properties in the area were believed to have a Category 1 hazard. Data from 2023 estimates this figure is now 31.2%, showing some improvement – but still higher than the Borough average at 22.5% for the rental stock.<br><br>Licensing allows us to target a wide area as a proactive method, rather than relying on complaints which is a reactive and scatter-gun approach.<br><br>We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords.<br><br>The council's aim is to build on the progress made to secure more permanent improvements to the area. |

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| 01.04.24 | Online | Landlord | I believe having this licensing should be for all areas, not just a select few areas. Either have for all or none at all. | Yes | Consultation is in progress to introduce designated Selective Licensing to several areas in Burnley, and we have two other schemes which will run until 2027. The Council is committed to investigating all areas of the borough which might benefit from licensing. Selective Licensing is drawn from Part 3 of the Housing Act 2004 to address specific issues in areas where poor private rental sector management leads to lots of empty homes, low property values and increasing crime levels.<br><br>Daneshouse & Stoneyholme was initially designated due to poor property conditions and low housing demand, and we are witnessing noticeable improvements in the area.<br><br>Licensing allows us to target a wide area to secure safe accommodation which is in good condition and out of disrepair, as is required by law. We aim to raise standards to at least the minimum legal standard of property condition and management, as reflected in licensing conditions.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We aim to embed the progress already made. Stepping away now would risk undoing the good work achieved so far. |

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| 02.04.24 | Online | Business Homeowner | I don't think selective licencing in stoneyholme is necessary, nearly all houses ard rented out with little or no issues. The houses are in demand and poor tenants are removed in favour of the good tenants. | No | Daneshouse & Stoneyholme was initially designated due to poor property conditions and low housing demand, which correlate to a poorly managed private rental sector. The 22/23 data demonstrates that house prices increased at a rate of 64% since 18/19, as compared with 33% across the Borough. House prices remain low when compared to the rest of the Borough, despite this positive improvement. We recognise there is still work to be done.<br><br>Licensing allows us to target a wide area to secure safe accommodation which is in good condition and out of disrepair, as is required by law. We aim to raise standards to at least the minimum legal standard of property condition and management, as reflected in licensing conditions.<br><br>Licensing conditions require landlords to secure satisfactory references prior to tenants moving in to reduce the risk of ASB occurring. Where breaches of tenancy occur, landlords must issue warnings, escalating to evictions where necessary. As the Council has statutory duties to assist tenants in priority need, we may not assist those who have breached their tenancies. ASB levels have dropped considerably in the area, which demonstrates the effectiveness of licensing.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |

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| | | | | | We aim to embed the progress already made. Stepping away now would risk undoing the good work achieved so far. |
| 03.04.24 | Online | Landlord | I think it's a brilliant way of making sure that all properties which are on rent meet safety standards and also a very important point was that not only should the inside of a property meet the requirements but some of the rental properties are so poorly managed on the outside that the area is frowned upon by new people buying into the area. So many properties are beautifully kept by owners n literally next door could be a rental property which is not just an eyesore but it lets down the value of the property next door. So please have guid lines put in place so that the rental have to be managed on the outside of the property | Yes | Licensing conditions allow us to ensure that rental properties are safe, in good condition and out of disrepair, as required by law.<br><br>Unfortunately, whilst we are committed to tackling rogue and poor landlords who undercut responsible landlords with unscrupulous practices, licensing does not give us the authority to force standards exceeding the minimum legal standards. However, ensuring that rental properties are properly repaired and maintained makes a marked difference in an area.<br><br>Where landlords and residents are aware of poorly managed properties, we request that you share that information with us so that we can act upon it.<br><br>Landlords and managing agents must meet our Fit & Proper Person Criteria and Management Arrangements Criteria, otherwise we refuse licences and take prosecution action, impose financial penalties.<br><br>We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We are witnessing noticeable improvements in the area due to the impact of licensing and aim to build on progress already made. |

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| 03.04.24 | Online | Homeowner | The council should not take revenue from a poor neighborhood as opposed to investing in the area. Selective Licensing is a scam to generate revenue for the Council. It does not benefit tenants in the area. Selective Licensing should be removed | No | The Council has had Selective Licensing in place since 2008 to tackle low housing demand which correlates to a poorly managed private sector – lots of empty properties, poor housing conditions, low house prices and increasing crime levels. There are numerous ongoing initiatives such as our successful face-lifting Scheme which forms part of our investment in Burnley. We aim to stimulate economic growth in our Borough.<br><br>Licensing fees are payable by landlords and ring-fenced for the operational costs of the Scheme. We are not allowed to profit from the fees. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We recognise that the licence poses an additional cost to landlords, but we offer various discounts and incentives as well as deliver free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. We recognise that there are many good landlords and tenants in the area.<br><br>Tenants benefit from licensing through living in safe accommodation which is kept in good condition and out of disrepair, as required by law.<br><br>We are witnessing encouraging improvements to the area as an impact of licensing. The 22/23 data demonstrates that house prices increased at a rate of 64% since 18/19, as compared with 33% across the Borough. House prices remain low when compared to the rest of the Borough, despite this positive improvement. |

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| | | | | | We believe that a further period of licensing will benefit Daneshouse & Stoneyholme so that we continue to build on progress already made. |
| 03.04.24 | Online | Landlord | I have had to raise the rent fpr my tennents in order to pay fpr my overheads and costs. This selective licence will only excacerbate the cost for tennents that a true and sad fact | | We have no evidence that rents increase due to licensing fees. Where landlords wish to increase rents, they must do so in accordance with regulations.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period.<br><br>We offer free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>We are not allowed to profit from the fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. |
| 03.04.24 | Online | Homeowner | I have a noisy neighbour - how will selective licensing help me? | Yes | Within the Selective Licensing Team, we have several project assistants who deal with issues across designated areas of the borough. Where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you let us know so we can act on it. If you are experiencing noise nuisance from a privately rented property in a licensing area, the council can step in and enforce the conditions of the licence. The landlord must take steps to deal with anti-social behaviour. We |

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| | | | | | insist that landlords undertake reference checks of all tenants to reduce the risk of antisocial behaviour occurring in the first place.<br><br>We recognise there are many good landlords and tenants in the area but aim to drive standards of property condition and management up to at least the level required by law. |
| 03.04.24 | Online | Landlord<br>Business<br>Homeowner | Making money scheme by the council | No | The Council is not permitted to profit from Selective Licensing and all fees are ring-fenced for the scheme's implementation. |
| 03.04.24 | Online | Private Rent | I am privately renting in this for the last 20 years, the landlord are just concerned about the rent they don't care about the property or the tenants. In my opinion it's also the responsibility of the local council to do random visits to the rented properties especially the privately to check the condition of the property. Obviously everyone deserves to live a standard life. | Yes | Within the Selective Licensing Team, we have several project assistants who deal with issues across designated areas of the borough. We undertake a programme of proactive property inspections under the Scheme, which we could not do as intensely without licensing. Where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it.<br><br>We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Rents are contractually agreed between landlord and tenant. Where landlords wish to increase rents, they must do so in accordance with regulations. |
| 03.04.24 | Online | Landlord | I don't understand how the licensing scheme has helped the tenants or benefit the landlord. I've recently applied and been issued with a license for another property paying the full amount more or less with the license only being valid for 8 months. The cost of the license is ridiculously high, at the current cost it should be valid for at least 10years or more. | No | The council is satisfied that there have been improvements in the property management in the licensing area with associated benefits for the community. However, we accept that there is still work to be done. |

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| | | | | | We are here to support landlords to adhere to their responsibilities, with free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We will also use enforcement and financial penalties where appropriate to ensure landlords are operating to the correct legal standard.<br><br>Where a property only becomes licensable in the last twelve months of the scheme the applicant will be eligible for a 50% discount on their fee. This discount is not available where landlords choose not to make an application at the first opportunity.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period.<br><br>The licensing fees must be sufficient to cover the operational costs of the Scheme. Licensing fees are ring-fenced as we are not permitted to profit from them. |
| 04.04.24 | Online | Homeowner | I strongly support the proposals to continue and expand the selective licensing scheme in the designated area beyond October 2024. It is gratifying to note that living conditions have improved in the area in recent years and it is vital that the scheme is retained to ensure progress | Yes | We agree that Daneshouse & Stoneyholme would benefit from a further period of licensing so that we can embed the noticeable improvements made. |

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| | | | continues to be made to remedy issues associated with social deprivation and to enhance the attractiveness of Daneshouse and Stoneyholme as a place to live. | | |
| 05.04.24 | Online | Landlord | I don't agree with selective licencing. | No | Thank you for your response |
| 05.04.24 | Online | Landlord | Heavily opposed to selective licensing | No | Thank you for your response |
| 10.04.24 Same text Multiple Times, but different IP address | Online | Landlord | I do not believe that the legal test for renewal of selective licensing is made out in Daneshouse & Stoneyholme and it seems that the consultation process is just a whitewash and a tick box exercise to ensure that the decision cannot be judicially reviewed. I have reviewed the conditions for renewing selective licensing and none of them are made out in this area. 1. Low housing demand (or is likely to become such an area) - there is a high demand for housing in this area and it is a struggle to find a house to buy or rent in this area. This ground is not made out. 2. A significant and persistent problem caused by antisocial behaviour - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing should not be renewed. This ground is not made out. 3. Poor property condition - the condition of properties has improved and at this time the threshold is no longer surpassed. This ground is not made out. 4. High levels of migration - there is no evidence presented that there is a high level of migration into this area. Even if this is a high immigration area, no explanation is provided as to how selective licensing will assist with this. This ground is not made out. 5. High level of deprivation - this is due to the economic conditions of the whole town (and therefore the whole town should become a selective licensing area on this ground). No explanation is provided as how selective licensing will assist with this. This ground is not made out. 6. High levels of crime - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing is not renewed. This ground is not made out. | No | A selective licensing designation may be made if an area satisfies **one or more** in the area. Whilst disrepair complaints have reduced, they remain above average for the borough suggesting there is still work to be done.<br><br>There has been a reduction in recorded cases of ASB, which is positive, and the council is keen to continue working with the community to embed these improvements. The council also notes that the vast majority of rented properties in the designation now reach the minimum EPC standard of "E". Whilst we are pleased to see these improvements for the following conditions: low housing demand, poor housing conditions, high levels of migration, high level of deprivation and high levels of crime. The authority is not required to demonstrate that an area is suffering from **all** of the above conditions.<br>The authority has set out in the statement of case the evidence which suggests that Daneshouse and Stoneyholme is an area suffering from low demand for housing and poor property conditions. House values remain below average, and empty homes (including long term empty) are above average. Reported environmental crime cases have reduced, but audits of the area by the licensing team suggest underreporting may be an issue. 31.2% of private rented properties in the area are estimated to have a serious hazard, compared to 22.5% for Burnley. The |

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| | | | | | council is keen to address this serious imbalance in property condition which is why we still believe there is work to be done to improve the private rented sector in Daneshouse and Stoneyholme. We are satisfied that the evidence demonstrated in the statement of case supports this. |
| 10.04.24 Same text Multiple Times, but different IP address | Online | Homeowner | I do not believe that the legal test for renewal of selective licensing is made out in Daneshouse & Stoneyholme and it seems that the consultation process is just a whitewash and a tick box exercise to ensure that the decision cannot be judicially reviewed. I have reviewed the conditions for renewing selective licensing and none of them are made out in this area. 1. Low housing demand (or is likely to become such an area) - there is a high demand for housing in this area and it is a struggle to find a house to buy or rent in this area. This ground is not made out. 2. A significant and persistent problem caused by antisocial behaviour - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing should not be renewed. This ground is not made out. 3. Poor property condition - the condition of properties has improved and at this time the threshold is no longer surpassed. This ground is not made out. 4. High levels of migration - there is no evidence presented that there is a high level of migration into this area. Even if this is a high immigration area, no explanation is provided as to how selective licensing will assist with this. This ground is not made out. 5. High level of deprivation - this is due to the economic conditions of the whole town (and therefore the whole town should become a selective licensing area on this ground). No explanation is provided as how selective licensing will assist with this. This ground is not made out. 6. High levels of crime - the level of ASBOs in this area is lower than the whole town. Therefore, either the | No | |

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| | | | whole town becomes a licensing area or in this area, licensing is not renewed. This ground is not made out. | | |
| 11.04.24 Same text Multiple Times, but different IP address | Online | Landlord | I do not believe that the legal test for renewal of selective licensing is made out in Daneshouse & Stoneyholme and it seems that the consultation process is just a whitewash and a tick box exercise to ensure that the decision cannot be judicially reviewed. I have reviewed the conditions for renewing selective licensing and none of them are made out in this area. 1. Low housing demand (or is likely to become such an area) - there is a high demand for housing in this area and it is a struggle to find a house to buy or rent in this area. This ground is not made out. 2. A significant and persistent problem caused by antisocial behaviour - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing should not be renewed. This ground is not made out. 3. Poor property condition - the condition of properties has improved and at this time the threshold is no longer surpassed. This ground is not made out. 4. High levels of migration - there is no evidence presented that there is a high level of migration into this area. Even if this is a high immigration area, no explanation is provided as to how selective licensing will assist with this. This ground is not made out. 5. High level of deprivation - this is due to the economic conditions of the whole town (and therefore the whole town should become a selective licensing area on this ground). No explanation is provided as how selective licensing will assist with this. This ground is not made out. 6. High levels of crime - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing is not renewed. This ground is not made out. | No | |
| 11.04.24 Same text Multiple Times, but different | Online | Landlord | I do not believe that the legal test for renewal of selective licensing is made out in Daneshouse & Stoneyholme and it seems that the consultation process is just a whitewash and a tick box exercise to ensure that the decision cannot be judicially reviewed. I have | No | |

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| IP address | | | reviewed the conditions for renewing selective licensing and none of them are made out in this area. 1. Low housing demand (or is likely to become such an area) - there is a high demand for housing in this area and it is a struggle to find a house to buy or rent in this area. This ground is not made out. 2. A significant and persistent problem caused by antisocial behaviour - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing should not be renewed. This ground is not made out. 3. Poor property condition - the condition of properties has improved and at this time the threshold is no longer surpassed. This ground is not made out. 4. High levels of migration - there is no evidence presented that there is a high level of migration into this area. Even if this is a high immigration area, no explanation is provided as to how selective licensing will assist with this. This ground is not made out. 5. High level of deprivation - this is due to the economic conditions of the whole town (and therefore the whole town should become a selective licensing area on this ground). No explanation is provided as how selective licensing will assist with this. This ground is not made out. 6. High levels of crime - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing is not renewed. This ground is not made out. | | |
| 11.04.24 Same text Multiple Times, but different IP address | Online | Live in area | I do not believe that the legal test for renewal of selective licensing is made out in Daneshouse & Stoneyholme and it seems that the consultation process is just a whitewash and a tick box exercise to ensure that the decision cannot be judicially reviewed. I have reviewed the conditions for renewing selective licensing and none of them are made out in this area. 1. Low housing demand (or is likely to become such an area) - there is a high demand for housing in this area and it is a struggle to find a house to buy or rent in this area. This ground is not made out. 2. A significant and persistent problem caused by antisocial behaviour - the level of | No | |

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| | | | ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing should not be renewed. This ground is not made out. 3. Poor property condition - the condition of properties has improved and at this time the threshold is no longer surpassed. This ground is not made out. 4. High levels of migration - there is no evidence presented that there is a high level of migration into this area. Even if this is a high immigration area, no explanation is provided as to how selective licensing will assist with this. This ground is not made out. 5. High level of deprivation - this is due to the economic conditions of the whole town (and therefore the whole town should become a selective licensing area on this ground). No explanation is provided as how selective licensing will assist with this. This ground is not made out. 6. High levels of crime - the level of ASBOs in this area is lower than the whole town. Therefore, either the whole town becomes a licensing area or in this area, licensing is not renewed. This ground is not made out. | | |
| 13.04.24 | Online | Private Rent | Not agreed for licensing | No | Thank you for your response |
| 16.04.24 | Online | Private rent | Make sure all landlords are licensed. | Yes | Thank you for your response |
| 16.04.24 | Online | Private rent | I think it's not really a good idea to charge the landlord additional charges for a licence. I have never had any issues for renting propertys around here. If your a good tenent, then the landlord is good. You check the property before you rent it and you keep it clean and make it a home. | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practises. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We recognise there are many good landlords and tenants in the area.<br><br>Landlords are required to observe the licensing conditions, which reflect the minimum standards of property condition and management required by law. By the same token, tenants are required to comply with their tenancy agreements. |

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| | | | | | Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. |
| 17.04.24 | Online | Private rent | Skipped question. | No | Thank you for your response |
| 29.04.24 | Online | | | No | |
| 03.05.24 | Online | Landlord | I think the license should finish because its very expensive and pointless for me, most good landlords keep the house in top condition anyway to get high rent | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. |

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| | | | | | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices. Selective Licensing is here to support landlords fulfil their legal obligations.<br><br>Recent data showed that an estimated 31.2% of rented properties in Daneshouse and Stoneyholme may have a Category 1 hazard, compared to 22.5% for Burnley.<br><br>The council is keen to address this imbalance and improve property management in the area.<br><br>Rents are contractually agreed between landlord and tenant. Where landlords wish to raise rents, they must do so in accordance with regulations. |
| 03.05.24 | Online | Landlord | I think the licensing should NOT be continued in this area, | No | Thank you for your response. |
| 04.05.24 | Online | Landlord Managing Agent | There shouldn't be a selective license for this area | No | Thank you for your response. |
| 04.05.24 | Online | Managing Agent | License is no longer needed | No | Thank you for your response. |
| 04.05.24 | Online | Landlord | No need for licensing as area has approved so much. Properties are all occupied now and hardly any houses available to rent. In sale market has boomed too | No | There have been several encouraging improvements across the area but we recognise there is still work to be done.<br><br>Empty homes decreased from 8% to 6% from 2018 to 2023. While this shows a positive improvement, the number of empty homes remains above the average of 4.4% for the borough.<br><br>The 22/23 data demonstrates that house prices increased at a rate of 64% since 18/19, as compared |

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| | | | | | with 33% across the Borough. House prices remain low when compared to the rest of the Borough, despite the faster growth that licensing has prompted.<br><br>The council's aim is to build and strengthen the progress made to secure more permanent improvements to the area. |
| 04.05.24 | Online | Landlord | There has been no benefit whatsoever | No | We are witnessing noticeable improvements in the area due to the positive impact of licensing.<br><br>For example, the 22/23 data demonstrates that house prices increased at a rate of 64% since 18/19, as compared with 33% across the Borough. House prices remain low when compared to the rest of the Borough, despite the faster growth that licensing has prompted.<br><br>We support landlords to fulfil the minimum standards of property condition and management required by law. We are clear that tenants must comply with their tenancy agreements.<br><br>Licensing gives us the tools to target rogue/irresponsible landlords on a broad scale. We undertake a programme of proactive property inspections.<br><br>We recognise there are many good landlords and tenants in the area. |
| 05.05.24 | Online | Landlord | i am against selective licencing | No | Thank you for your response. |
| 07.05.24 | Online | Landlord | Landlord licenicing should stop in this area , it is not worth having its as you all you money is gone of your rent , ie gas certiface , esg<br>certifcate , electric certiface , licencing fee<br>Witch all adds up , no money left at end off it | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). |

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| | | | | | The cost of a licence could be as low as £16.63 a month over the course of a two-year period.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>Licensing conditions reflect the minimum standards of property condition and management **required by law**. We are clear that safe accommodation which is in good condition and out of disrepair must be provided, irrespective of the value of the rents. We address the matter of funds available during the application process, which makes clear that landlords should operate their portfolios as a business. |
| 23.5.24 | Online | Managing Agent | I still feel this area needs improvements and there is still a lot of ASB and poor quality properties | Yes | We agree with your view that the area would benefit from a further period of licensing to build on the progress we have already made.<br><br>In 2019, ASB complaints to the Police registered at 8.7%, jumping to 12.1% in 2020, and then reducing to 11.8% in 2021. Figures have reduced considerably since then, and are now lower than 2019 levels, which we believe has occurred through the positive impact of licensing.<br><br>ASB complaints to the Council have remained more consistent, dropping from 0.62% of all properties in the Borough for 18/19 to 0.5% for 22/23.<br><br>As regards property condition, 47% of properties in the area were estimated to have at least one serious hazard in 2016. This was reduced to an estimated 31.2% in 2023. The reduction has made a difference, but the latest figure is still well above the Borough average of 22.5% of the privately rented stock. |

| Paper Questionnaire | | | | | |
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| Date | Method | Interest Type | Comments | Do you agree | Responses |
| 08.04.24 | Paper questionnaire | Private rent | I think it's not really a good idea to charge the landlord additional charges for a licence. I have never had any issues for renting propertys around here. If your a good tenent, then the landlord is good. You check the property before you rent it and you keep it clean and make it a home. | No | We recognise that the licence poses an additional cost, but we offer various discount schemes and the opportunity, by discretion, to pay the fees by direct debit over 24 months.<br><br>Licensing conditions only reflect the minimum standards of property condition and management required by law. Landlords are required to secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary.<br><br>We offer landlords free training, advice, a tenant referencing service and support in rightful and complex evictions.<br><br>Licensing is area-based and we cannot exempt good landlords. We recognise there are many responsible landlords and tenants in the area but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 08.04.24 | Paper questionnaire | Private rent | As Burnley Council start licensing, our rent every month goes up. Landlord may be paid for | No | Your rent is contractually agreed between yourself and your landlord but licensing allows |

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| | | | licensing fee but increasing rent to cover his cost too. So I am not agreeing to this licensing. In my eyes, Burnley Council HUNGRY for serveral occasions taking money from people. | | us to ensure that tenancy agreements are reasonable and lawful. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Licensing fees are paid by landlords for the operational costs of the Scheme. We are not allowed to profit from the fees, which are ring-fenced.<br><br>Landlords must provide safe accommodation which is in good condition and out of disrepair by law. Licensing allows us to undertake proactive property inspections and tackle rogue/irresponsible landlords in the area on a wide scale.<br><br>We recognise there are many good landlords and tenants in the area. |
| 09.04.24 | Paper questionnaire | Private rent | Make sure all landlords are licensed | Yes | Thank you for your response |
| 10.04.24 | Paper questionnaire | Landlord Homeowner | None of the conditions to renew selective licensing apply to Daneshouse and Stoneyholme. The consultation is a whitewash and the Council has already made its mind up. Any decision to impose selective licensing will be subject to judicial review. I will go through the test for selective licensing renewal. 1. Low Housing Demand - in this area, vacant houses make up 6%. ONS figures show vacancy rates as 5.4%. This area is not a low housing demand area. 2. Problem with anti-social behaviour - as per your own statistics, the level of ASB complaints is 0.5% compared to 0.6% for Burnley. There is no anti-social behaviour problem in Daneshouse and Stoneyholme. 3. Poor property condition - the statistics presented only show what percentage | No | A selective licensing designation may be made if an area satisfies **one or more conditions** in the area. Whilst disrepair complaints have reduced, they remain above average for the borough, suggesting there is still work to be done.<br><br>There has been a reduction in recorded cases of ASB, which is positive, and the council is keen to continue working with the community to embed these improvements. The council also notes that the vast majority of rented properties in the designation now reach the minimum EPC standard of “E”. Whilst we are pleased to see |

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| | | | of properties inspected had a serious hazard. This is a snapshoot of the statistics and it is clear that only those properties are inspected where there are complaints. What we require is figures to show what percentage of tenanted properties actually have serious hazards in this area, compared to Burnley and compared to England. This condition is not made out on the statistics supplied as only less than 1% of homes do not meet the energy standard. 4. High levels of migration - no data has been provided under this head. 5. High level of deprivation - no data has been presented under this head. Property prices have risen from £38.5K to £63.5K. This is nothing to do with selective licensing and is due to local supply and demand and they have been similar prices rises in Nelson where there is no selective licensing. 6. High levels of crime - ASB complaints are lower in this area than Burnley as a whole. This head is not made out. Whilst selective licensing has made an impact on this area, the grounds for selective licensing are not made out at this time. The socalled "consultation" is just a paper based exercise so that the decision cannot be judicially reviewed. Selective licensing is just a money making scheme for the Council and no support is offerred for landlords. I request that a copy of this response is made available to the Secretary of State when making the decision whether to grant the selective licence. Please be on notice that if the selective license is granted, it will be judicially reviewed as both the process and the reasoning are fatally flawed. | | these improvements for the following conditions: low housing demand, poor housing conditions, high levels of migration, high level of deprivation and high levels of crime. The authority is not required to demonstrate that an area is suffering from **all** of the above conditions.<br>The authority has set out in the statement of case the evidence which suggests that Daneshouse and Stoneyholme is an area suffering from low demand for housing and poor property conditions. House values remain below average, and empty homes (including long term empty) are above average. Reported environmental crime cases have reduced, but audits of the area by the licensing team suggest underreporting may be an issue. 31.2% of private rented properties in the area are estimated to have a serious hazard, compared to 22.5% for Burnley. The council is keen to address this serious imbalance in property condition which is why we still believe there is work to be done to improve the private rented sector in Daneshouse and Stoneyholme. We are satisfied that the evidence demonstrated in the statement of case supports this. |
| 11.04.24 | Paper questionnaire | Homeowner | Scheme is a scam, council collects all the money and deliver nothing. Council promises are admin-related, therefore no outcomes for the areas. Better enforcement of national laws regarding landlord/tenant is answer. Punishing landlords = punishing shoppers for theft by shoplifters. Crazy. | No | We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise there is an additional cost to landlords but we offer various discounts and |

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| | | | PCC has refused to address ASB/crime in the area. When you ignore, infestation takes over. | | discretion to pay by direct debit over a period of 24 months.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>Licensing allows us to target an area on a wide scale. We do have various methods through which we can tackle poor property condition and repair issues, but they are largely reactive and scattergun, relying as they do on residents coming forward with complaints. Administration is key to our effectiveness, as without it, we would not be able to conduct our proactive programme of property inspections in the area.<br><br>The Scheme is not a punishment to landlords, as conditions only reflect the minimum standards of property condition and management **required by law**. Tenants who reside in licensed properties have the assurance that their landlord is responsible and is offering safe accommodation which is in good condition and out of disrepair.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We recognise there are many responsible landlords in the area, but we tackle landlords with poor management practices.<br><br>We are witnessing noticeable improvements in the area, including property conditions, property values and ASB levels.<br><br>In 2016, 47% of properties in the area were believed to suffer at least one Catergory 1 Hazard. Data from 2023 estimates this figure is |

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| | | | | | now 31.2%. Whilst this shows the positive impact of licensing, the figure is still high when compared to the rest of the Borough (22.5%).<br><br>The 22/23 data demonstrates that house prices increased at a rate of 64% since 18/19, as compared with 33% across the Borough. House prices remain low when compared to the rest of the Borough, despite the faster growth that licensing has prompted.<br><br>ASB complaints to the Council have reduced from 0.62% of all properties in 18/19 to 0.5% in 22/23. This is below the average for the Borough, demonstrating the effectiveness of licensing. We hold multi-disciplinary meetings with other partners such as neighbourhood Police teams, to try and combat issues with combined knowledge, skills and data.<br><br>We aim to build on the progess we have already made. |
| 11.04.24 | Paper questionnaire | Homeowner | Dear Licensing Team, 8.4.2024, I agree that all private landlord-owned property in ASB areas and individual homes and streets need to be controlled - for many reasons. AS tenants - dirty yards - absent landlords, who do not keep up the yard - many things. So YES to S. Licensing. Thank you. Do be aware of this walkway [diagram included], which has recently having many off-road type electric and petrol motorbikes racing up and down this walkway. Refer to zone overleaf [referring to same diagram]. I recently noticed the electric bikes are very fast and almost silent as well as this. Taxis and many other vehicles use | Yes | There have been several encouraging improvements across the area, but as you say there is still room for improvement.<br><br>We support the work of Streetscene by undertaking proactive audits of dirty yards and fly-tipping to try and identify repeat offenders. We ensure the correct waste receptacles are provided, and that both landlords and tenants understand their environmental responsibilities. Streetscene oversees a variety of issues, including the matter of dog-fouling. |

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| | | | this walkway day and night . As many families and local kids and neighbours use this path, I propose, request, a gate or bollards be installed to close entry at top of Danehouse Road, Burnley, so entry is closed. Fischer Garden to Thursby Gardens railway side needs kept for pedestrians. Stop an accident before any happen. Electric bike and taxi usage. As a resident in Burnley as well as Stoneyholme, Daneshouse area, I totally agree with landlords needing to take responsibility. To keep their own property from being used by ASB tenants. Also dog fouling. Taxis using footpath and electric bikes from Danehouse Road to Cronkshaw St - railwayside. Block off top of walkway from electric bikes, taxis (gate end lane). Cronkshaw St/Danehouse Road April 2024 | | Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to evictions where necessary. We support landlords with rightful and complex evictions as well as offering free training and a tenant referencing service.<br><br>Licensing fees are ring-fenced for the operational costs of the Scheme and allow us to install bollards and alley gates where appropriate.<br><br>Where residents and landlords are aware of poorly managed private rental properties in the area, we request that you let us know so that we can act upon it.<br><br>We conduct multi-disciplinary meetings with other partner agencies, including neighbourhood Police teams, to try and combat a range of issues together with combined skills, knowledge and information. We have passed your comments onto our liaison for the meetings.<br><br>We recognise there are many responsible landlords and tenants in the area. |
| 11.04.24 | Paper questionnaire | Homeowner | I have lived on XX Street a long time. I have seen a lot going on. The car park at the bottom of Lee Street has no-good cars parked on it, a caravan. The cars have been there over 12 months. Rubbish is all thrown behind. Then plus, I am sick of drug dealing. Cars pulling up - watching them deal on back street and front street - (number of houses supplied) Street. (Address supplied) smells awful with what(ever?). They smoke. The area is run-down. Parking bad. Park all up on pavements. Sometimes I can't get out of my door. | Yes | Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of anti-social behaviour occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. Where tenants are rightfully evicted, we may not assist them as we have a statutory duty to assist tenants in priority need. We have known instances where tenants have changed their behaviour due to the threat of eviction, or actual eviction. |

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| | | | They may as well park in my room. Pavements are for walking on, and these people need seeing to | | We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure the correct waste receptacles are in place, and that both landlords and tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to try and combat complex issues with combined data, skills and knowledge. We have passed on your comments to our liaison for the meetings.<br><br>Where landlords and residents are aware of poorly managed properties in the designations, we request that you share the information with us so that we can act upon it.<br><br>As set out in the Statement of Case, there have been notable improvements within the area, albeit there is still work to be done to build on the progress already made. |
| 11.04.24 | Paper questionnaire | Homeowner | Council is using scheme to make money. This is fraud. Nothing the Council does in return is (indecipherable..ible/visible. Decline of the area continues whilst Council fills in coffers. Lack of Council investment = decline. Lack of Police visible = crime. Affluent areas get more attention. You are such hypocrites. | No | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>In 2016, 47% of properties in the area were believed to suffer at least one Catergory 1 Hazard. Data from 2023 estimates this figure is now 31.2%. Whilst this shows the positive impact of licensing, the figure is still high when compared to the rest of the Borough (22.5%).<br><br>The 22/23 data demonstrates that house prices increased at a rate of 64% since 18/19, as compared with 33% across the Borough. House |

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| | | | | | prices remain low when compared to the rest of the Borough, despite the faster growth that licensing has prompted.<br><br>ASB complaints to the Council have reduced from 0.62% of all properties in 18/19 to 0.5% in 22/23. This is below the average for the Borough, demonstrating the effectiveness of licensing. We hold multi-disciplinary meetings with other partners such as neighbourhood Police teams, to try and combat issues with combined knowledge, skills and data.<br><br>We have numerous positive regeneration schemes ongoing, such as the successful face-lifting scheme.<br><br>As part of the wider regeneration of Burnley, we have had Selective Licensing in place since 2008 due to low housing demand in certain areas. Low housing demand has a correlation with a poorly managed private sector.<br><br>Licensing allows us to tackle a much wider area on a large scale. Without licensing, we would be mainly reliant on resident complaints, which is a reactive and scatter-gun approach, whereaslicensing allows us to conduct a proactive programme of property inspections.<br><br>We recognise there are many responsible landlords in Daneshouse & Stoneyholme, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock in the area, but we are clear that accommodation must |

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| | | | | | be safe, in good condition and out of disrepair. Licensing conditions only reflect the minimum standards of property condition and management required by law.<br><br>We have made notable improvements in the area and would risk the progress made were we to step away from licensing at this stage. |
| 15.04.24 | Paper questionnaire | | Skipped question | Yes | Thank you for your response |
| 17.04.24 | Paper questionnaire | Private rent | Skipped question | No | Thank you for your response |
| 18.04.24 | Paper questionnaire | Landlord Homeowner | Hello there, I have been selective license in the area but past five years and being renting for past 20 years but it has not made any deferes in the area. I mean all the rubish in the back street and front in you hadley sea in people clean rubish from street. i persnally think i have paid £750 x4 for nothing, No benifits to me my property or tenents from seletive lisnes. I think i should be taking off. There is no benifits to the landlord or in the area its only benifits concils for money | No | Dirty back yards and fly-tipping are an issue right across our Borough, particularly in our designations. Resident complaints about dirty back yards came in at 1.57% in 22/23, slightly above the Borough average of 1.37%.<br><br>The Licensing Team continually addresses dirty back yards and fly-tipping in our designations. We support Streetscene with proactive audits to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles, that all parties understand their environmental responsibilities, including the mandatory requirement to keep their back yards clean and tidy. We conduct multi-disciplinary meetings with other partner agencies, including neighbourhood Police teams, to try and combat complex issues with combined knowledge, skills and data.<br><br>The current Scheme is our third one in operation since 2008. This Consultation exercise concerns our proposal for a fourth period of licensing to come into effect after the current Scheme ends |

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| | | | | | in November 2024. At this stage, we do not know whether The Secretary of State will ultimately permit our proposals to go ahead.<br><br>If the Scheme does go ahead, we recognise that the licence will pose an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>Whilst licensing is area-based and we cannot exempt good landlords, they benefit from our commitment to tackle rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Tenants will benefit from faith in licensing standards, which reflect the minimum standards of property condition and management required by law.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |

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| | | | | | We are witnessing noticeable improvements in the area, including property condition, levels of ASB and property values. |
| 19.04.24 | Paper questionnaire | Homeowner | AGAINST UNBEARABLE TAX DEMANDS, DAMAGING QUALITY OF LIFE & HEALTH FOR LOWER PAID WORKERS. HEAVY TAXATION CAUSES FAMILY BREAKDOWN, CRIME, HIGH UNEMPLOYMENT. 1) Against empty property council taxes of 300% 2) Selective licensing are causing damages to private rental forcing sell up. 3) Taxation forcing people to benefit as knock on affects on employment. 4) Limit and reduce council demands 5) End pay raises for council cabinet, no pay raises without public consent. 6) End financial attacks/abuse and fraud against council tax payers.. Burnley Council | No | The charge for a licence is a fee rather than a tax. We have no control over H M Government taxes but there are regulations we must observe concerning our conduct as well as on the administration of Council tax.<br><br>Licensing was introduced because parts of our Borough suffer from clusters of low demand housing due to lots of empty homes, poor housing conditions, low house prices and increasing crime levels. Low housing demand correlates to a poorly managed private rental sector. Licensing is part of wider regeneration initiatives to stimulate the economic growth in the Borough. By taking these measures, we believe that employment will drive the rental market and vice versa.<br><br>The Council is not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost for landlords, but we offer various discounts and by discretion, we offer a direct debit payment plan over 24 months.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We have no evidence that licensing leads to landlords leaving the rental market in our designations, other than rogue/irresponsible landlords who cannot or do not wish to meet the |

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| | | | | | minimum standards of property condition and management **required by law**. Responsible landlords will benefit from a level playing field, as we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Tenants will benefit from the peace of mind of safe accommodation which is in good condition and out of disrepair. |
| 22.4.24 | Paper questionnaire | Landlord<br>Managing Agent<br>Home Owner | I do not support selective licensing. Due to low rental income/tax, the cost of the license makes renting properties less financially lucrative/attractive. Permanent Selective Licensing would likely mean that I would reassess what to do with my rental property as an alternative. | No | We recognise that the licence will pose an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions only reflect the minimum standards of property condition and management required by law, irrespective of the value of the rents. We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that |

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| | | | | | accommodation must be safe, in good condition and out of disrepair.<br><br>We have no evidence that licensing leads private landlords to leave the rental sector, except for those who cannot or do not wish to meet their legal obligations.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We recognise there are many responsible landlords in the area. |
| 29.04.24 | Paper questionnaire | | Landlords should pay more and not allow drugs to be grown by tenents Tenents should not wreck property. Council should help people not pocket £. | No | Licensing fees are payable by landlords and ring-fenced for the operational costs of the Scheme. We are not allowed to profit from the fees.<br><br>Licensing conditions require landlords to secure satisfactory references to reduce the risk of anti-social and criminal behaviour occurring. Where tenants breach their tenancies, landlords must issue warning, escalating to eviction where necessary. As we have a statutory duty to assist tenants in priority need, we may not assist those who have been rightfully evicted over breaches of their tenancy agreements. We have known instances where tenants have changed their behaviour over threats of eviction or actual eviction.<br><br>Where landlords and residents are aware of poorly managed rental properties, we request that you let the Licensing Team know, so we can act upon it. |

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| | | | | | We recognise there are many good landlords and tenants in the area.<br><br>There are several encouraging improvements due to licensing, but we aim to build on the progress we have already made. |
| **Date** | **Method** | **Interest Type** | **Comments** | **Do you agree** | **Responses** |
| 27/03/2024 | telephone | Landlord | Tenants are struggling to pay rent and landlords are barely making a profit. Landlords cannot afford this extra cost. | | At most it would cost £750 over 5 years which equals approx £3 a week. Over the 5 years the area should improve and result in the value of the property increasing. |
| 03.04.24 | Email | | Dear Selective Licensing Team<br>Thank you for your letter dated 25th March 2024 and the contents have been noted. Since it is a consultation by the Council seeking my thoughts and views on a proposal to continue selective licensing in Daneshouse & Stoneyholme, I feel the licensing arrangement is a predetermined policy to generate revenue for the council as opposed to safety and security for tenants and it should be abolished and get rid.<br>I also know that this consultation exercise is just a democratic process the council is obliged to do but **as always** the council will just ignore the views of those consulted. | (No) | This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in all the proposed areas. Before the scheme is brought in both The Secretary of State and the Council must be satisfied the said area is experiencing low demand housing and suffering from all the problems associated with this. We are still in the consultation period of the proposed scheme and encourage individuals in the proposed areas to express their thoughts and welcome their input. The scheme is designed to improve standards across the area and the fee is ringfenced solely to implement the changes needed (the council is not permitted to make a profit from licensing). Conditions within the scheme are very much with tenant safety in mind, ensuring gas and electric checks have been made, along with fire and carbon monoxide alarms being compulsory. While there have been notable improvements in the Daneshouse & Stoneyholme area, there is still work to be done. |

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| | | | | | To walk away prematurely could undo all the good work done so far. |

Appendix K

Lyndhurst Road Transcript

| Online Surveys | | | | | |
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| Date | Method | Interest Type | Comments | Do You Agree | Response |
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| 25.3.24 | Online | Managing Agent | | Yes | We thank you for your response. |
| 25.3.24 | Online | Landlord | Most landlords are responsible. selective license increases the rents in the area - which is bad for all tenants. this has already happened and will continue to happen. | No | We recognise there are many responsible landlords in the area but unfortunately, there are irresponsible landlords with poor management practices.<br><br>We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions reflect the minimum standards of property condition and management **required by law**. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |

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| | | | | | Tenants benefit from having faith in a licensed landlord who will provide safe accommodation which is in good condition and out of disrepair.<br>The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards and practices.<br><br>The Council has not seen any evidence to suggest rents have increased due to the licensing fee. Rents are contractually agreed between landlord and tenant. Where landlords wish to increase rents, they must do so in accordance with regulations. |
| 25.3.24 | Online | Managing Agent | | No | We thank you for your response. |
| 25.3.24 | Online | Home Owner | It hasn't worked in other areas so can't see how it will work. Here | No | We are witnessing noticeable improvements in all our designations due to licensing.<br><br>Some of our licensing areas are due to end in November 2024; our evidence suggests that they will benefit from a further period of licensing. As well as that, in some cases we propose to extend the boundaries so that the benefits of licensing can be brought to more residents.<br><br>As well as analysing data for our current designations, we also looked to see whether licensing would benefit any other areas in our Borough.<br><br>Our evidence suggests that Padiham and the Lyndhurst Road area would benefit from licensing, hence the current consultation exercise.<br><br>We estimate that the Lyndhurst Road area to have higher than the average levels of private rented stock, at 38.5% when the Borough average is 24.3%. The area has a much higher percentage of estimated HMO's (Houses of Multiple Occupancy) at 4.37% compared to 2.17% for the Borough average.<br><br>We estimate that 24.3% of the private rented stock has at least one serious hazard. Complaints to the Council concerning disrepair issues are 6% in the area, compared to 3.8% for the Borough.<br><br>Property values in the Lyndhurst Road are higher than the existing licensing areas, but when the average for the area of £82,081 in 22/23 is compared to the rest of the Borough at £140,808 for the same year, it is notably lower.<br><br>Low demand for housing, the reason why we propose to licence the Lyndhurst Road, correlates to a poorly managed private rental sector. We recognise that there are many responsible landlords in the Lyndhurst Road |

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| | | | | | area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We aim to raise the standard of property condition and management of private properties in the area to at least the minimum required by law, as reflected in the licensing conditions.<br><br>We strongly believe licensing works for Burnley. |
| 26.3.24 | Online | Business Owner | This looks like a money making exercise by the Council to introduce selective licensing in this area | No | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that a licence poses an additional cost to landlords, but we offer various discounts and an option to pay over a period of 24 months.<br><br>Our evidence suggests that the Lyndhurst Road area has a low demand for housing, which correlates to a poorly managed private sector.<br><br>We recognise there are many responsible landlords in the area, but we aim to raise property standards to at least the minimum required by law. |
| 26.3.24 | Online | Landlord | Not sure its required in this area, low amount of empty houses, not the issues of other areas | No | We agree there are some positive indicators for the area - levels of empty houses are comparable with current licensing areas at 7%.<br><br>Numbers of empty homes in our current designations have reduced significantly, due to responsible landlords accessing our interest-free loans of up to £25,000 to bring empty homes back into use, through the Empty Homes Programme. Where landlords fulfil a certain criterion, we pay the licensing fees.<br><br>We estimate that the Lyndhurst Road area to have higher than the average levels of private rented stock, at 38.5% when the Borough average is 24.3%. The area has a much higher percentage of estimated HMO's (Houses of Multiple Occupancy) at 4.37% compared to 2.17% for the Borough average.<br><br>We estimate that 24.3% of the private rented stock has at least one serious hazard. Complaints to the Council concerning disrepair issues are 6% in the area, compared to 3.8% for the Borough.<br><br>Property values in the Lyndhurst Road are higher than the existing licensing areas, but when the average for the area of £82,081 in 22/23 is compared to the rest of the Borough at £140,808 for the same year, it is notably lower. |

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| | | | | | Low demand for housing, the reason why we propose to licence the Lyndhurst Road, correlates to a poorly managed private rental sector. We recognise that there are many responsible landlords in the Lyndhurst Road area, but we aim to raise property standards to at least the minimum levels required by law.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 26.3.24 | Online | Landlord | rather than charge decent landlords a fee, follow up to tenants and enforce poor landlords via enviromental health. councils already have this solution, I see it as a revenue collection only to collect £2.5m to £5.5m for the council defecits. I can say there will be 2 outcomes, the rent will increase to include the annual fee, or in my case I will probably sell and my tenant of 10 years will have to move out and as he is a single middle aged man struggling with work. He will find it difficult to find other accommodtion due to the severe rent arrears he has currently and that he will not be a priority for council rehousing. | No | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>Without licensing, we are largely dependent on resident complaints, which is a reactive and scatter-gun approach. With licensing, we have the tools to target areas on a broad scale and conduct a programme of proactive property inspections.<br><br>We recognise there are many responsible landlords but unfortunately, there are landlords with poor management practices. Licensing is area-based and we cannot exempt good landlords. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We have no evidence that licensing leads to landlords leaving the market, as responsible landlords are taking over ownership and management of properties which were previously owned by rogue/irresponsible landlords. Tenants have faith in licensing conditions and are more likely to stay in the long-term. |

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| | | | | | Landlords must provide safe accommodation which is in good condition and out of disrepair by law, irrespective of the value of the rents. We aim to raise property standards to the minimum legal levels, as reflected in licensing conditions.<br><br>We have no evidence that licensing leads to increases of rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Where tenants breach their tenancy agreements, including instances where they are in rent arrears, landlords must issue warnings, escalating to eviction where necessary. The Council has a statutory duty to assist tenants in priority need. |
| 27.3.24 | Online | Landlord<br>Home Owner | Do you propose to implement this scheme to all letters in this area, or do you intend to specifically target bad or suspect landlords? It seems to me that exemplary landlords should not be penalised for the sins of the lrresponsibe ones. | No | Part 3 of the Housing Act 2004 allows us to put in place Selective Licensing in specific areas which suffer at least one of 6 criteria, which in the case of the Lyndhurst Road area is due to low demand housing. Our data demonstrates that Selective Licensing is not appropriate to roll over the entire Borough.<br><br>Low demand housing correlates to a poorly managed private sector.<br><br>Without licensing, we would be largely dependent on resident complaints, which is a reactive and scatter-gun approach. Licensing gives us the tools to target an area on a broad scale and conduct proactive property inspections, which would not be possible otherwise.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but licensing is area-based and we cannot exempt good landlords.<br><br>Landlords are obliged to provide safe accommodation which is in good condition and out of disrepair by law. We aim to raise property standards to at least the minimum legal level, as reflected by licensing conditions. The documentation we require for a licence is the same documentation which landlords should already be holding by law. The licence verifies that the licence holder is a responsible landlord who will attract long-term tenants.<br><br>We have the tools to identify landlords who do not hold a licence. We also refuse licences to landlords who cannot or do not wish to raise their standards. We follow through with prosecution action, impose financial penalties. |

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| | | | | | We recognise there is an additional cost to landlords, but we offer various discounts and the option, at our discretion, to pay by direct debit over 24 months.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 28.3.24 | Online | Landlord | Do not put any extra charges on landlords, it will only put costs up for tenants who can only just afford it at the moment | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We have no evidence that licensing leads to increases in rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Irrespective of the value of the rents, landlords are obliged to offer safe accommodation which is in good condition and out of disrepair **by law.** We aim to raise property standards to at least the legal minimum, as reflected in licensing conditions. |
| 28.3.24 | Online | Landlord | I am a landlord who uses a managing agent. All our properties have been fully refurbished and have all certificates in place. all tenants are working. I cant see any benefit into having the area a selective licensed area. | No | The Council recognises there are many good landlords and managing agents in the area, but unfortunately there are some with poor management standards and practices. Licensing is here to support landlords fulfil their obligations.<br><br>Where landlords live more than 40 minutes away from properties, they must appoint a managing agent. Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria to secure a licence. |

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| | | | | | We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Without licensing, we are largely reliant upon resident complaints, which is a reactive and scatter-gun approach. Licensing allows us to target an area on a wide scale and conduct a programme of proactive property inspections.<br><br>Documentation such as gas certificates form part of the evidence required to issue a licence to a landlord. All documentation we require is the same documentation which the landlord/managing agent should already be holding by law. We aim to raise property standards to at least the legal minimum, as reflected in licensing conditions.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords and managing agents free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 28.3.24 | Online | Landlord | In the current climate everyone is struggling to make ends meet, this would be yet another bill. My property is managed by a letting agent who is in constant contact with the tenant. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| | | | | | We offer landlords and managing agents free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the private rental market is vital for the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair as required by law. We aim to raise property standards to at least the minimum legal levels, as reflected in the licensing conditions.<br><br>Both landlord and managing agent must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria to secure a licence. Management agents must be appointed where landlords live more than 40 minutes away from their properties.<br><br>There are noticeable improvements within our current designations and believe that the Lyndhurst Road area will benefit from licensing. Our proposals for the area are due to our evidence suggesting that there is a low demand for housing, which is linked to a poorly managed private rental sector. |
| 30.3.24 | Online | Landlord | | No | We thank you for your response. |
| 31.3.24 | Online | Landlord | Already have enough expense in supplying a private rental | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |

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| | | | | | We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required by law. We aim to raise property standards to at least the legal minimum, as reflected in licensing conditions. |
| 1.4.24 | Online | Landlord | Councils are far too expensive to run & wasteful at present, they do not need additional things to make a mess of. | No | We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required **by law**. We aim to raise property standards to at least the legal minimum, as reflected in licensing conditions.<br><br>The documentation we require to obtain a licence is the same documentation which a landlord should already be holding by law. A licence demonstrates that a landlord is responsible and is more likely to attract long-term tenants. |
| 4.4.24 | Online | Private Renter | I like the area. My road is kept clean and swept by the council. Parking can be an issue on match day Overall happy | No | Thank you for your comments. |
| 4.4.24 | Online | Private Renter | We welcome the proposals and are pleased that bbc are considering this area. We have lived in our home for over 25 years and unfortunately seen the area decline. | Yes | There are noticeable improvements in our current designations and believe that licensing is the correct tool to address the low demand for housing in the area. Low demand for housing correlates to a poorly managed private rental sector, which we aim to improve. |

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| 4.4.24 | Online | Home Owner | I think this is a great idea of it reduces the amount of ASB in the area such as teenagers hanging around at night and improves the area with regard to dirty yards and fly tipping. I am fed up of opening my back gate to find other people's rubbish outside my property. | Yes | Landlords are obliged to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB occurring. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary.<br><br>We support the work of Streetscene by conducting proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>Where residents and landlords are aware of poor management of rental properties in our designations, we request that they share this information with us so that we can act upon it.<br><br>Where behaviours such as ASB, crime and nuisance affect any part of our Borough, residents and landlords should contact the Police in the first instance. However, we conduct multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to try and tackle multiple issues with combined skills, knowledge and data. |
| 4.4.24 | Online | Private Renter | Lack of property maintenance over serval years renting paying over £40000 over the period | Yes | Thank you for your comment. |
| 4.4.24 | Online | Private Renter | I do not think this is a good idea. Landlords will not want the hassle of applying for a license so tenants could lose their homes. There is a demand for housing in this area contrary to the council are telling us. I have been searching for a bigger house at an affordable price in this area for years as have other people and there is nothing available. Selective licensing will worsen this. What about long term tenants that have been in their rented homes happily for years? If the scheme was for new tenancies that I think it would be more accepted but current tenants and landlords do not want the hassle and have to sell houses/lose their homes. I think the council has other areas of the town to focus on first, such as the Duke Bar area, where landlords are allowing tenants in to use the houses for drug using/dealing and turn a blind eye for the money. I am in disgust at the council using this area as a scapegoat. | No | Licensing was put into place in our current designations due to low housing demand, which correlates to a poorly managed private rental sector –low property values, clusters of empty homes, poor property conditions, ASB etc. We have evidence which suggests that some of our current designations would benefit from an extension of the boundaries, as we are witnessing noticeable improvements in the licensing areas. We have also looked at data for other areas of our Borough, and we are consulting on our new proposals include Padiham and the Lyndhurst Road area, both of which demonstrate evidence of low demand for housing.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as **required by law**. Our aim is to raise property standards to the minimum legal levels, as reflected in licensing conditions. The documentation we require for the granting of a licence is the same as the documentation that landlords should already be holding by law.<br><br>We have no evidence that landlords are leaving the private rental sector in our designations, as responsible landlords are taking over ownership and management of properties which were formerly managed by landlords who |

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| | | | | | cannot or choose not to raise their standards. Landlords should be expected to operate their portfolios as a business.<br><br>A licensed landlord demonstrates that he is a responsible landlord through having a licence; this will encourage tenants to stay in the area for the long-term through the benefits of licensing.<br><br>Our current designations include Daneshouse & Stoneyholme and Queensgate, which cover the Duke Bar area. Our proposals include the extension of the boundary for Queensgate.<br><br>Where residents and landlords are aware of criminal activity in our Borough, they should contact the Police in the first instance. However, we conduct multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to combat complex issues with combined skills, data and knowledge.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. We recognise there are many responsible landlords and tenants in the Lyndhurst Road area.<br><br>Our current designations are showing noticeable improvements through the positive impact of licensing and aim to build on the progress we have already made. |
| 5.4.24 | Online | Home Owner | I totally agree with Selective Licensing it will make the Landlord vet there tenants because some of the tenants in the Lyndhurst Road area these are are the ones that are mostly responsible for fly- tipping in the area and not looking after the houses in other words these people are running the area down. | Yes | Landlords are required to secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary.<br><br>We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to try and combat multiple issues through combined skills, knowledge and data.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. We recognise there are many responsible landlords and tenants in the area. |
| 5.4.24 | Online | Landlord<br>Home Owner | This area still has a lot of owner occupied properties. Looking at the areas which are | No | The proposed area of Lyndhurst Road is estimated to have higher than average levels of private rented stock, at 38.5% compared to a borough |

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| | | | already in the selective licensing areas in Burnley, there doesn't appear to be any benefit or improvements in these areas due to selective licensing. I cant see any benefits to making this area a selective licensed area. | | average of 24.3%. It is estimated that 24.3% of the private rented sector in the Lyndhurst Road area also has a serious hazard.<br><br>Mean property values in the Lyndhurst Road area are higher than the existing licensing areas, at £82,081 for 22/23, but this is notably lower than the Borough average of £140,808 for the same period.<br><br>All our current designations show noticeable improvements, including property condition and faster growth of property prices compared to the Borough average. Faster growth is a positive impact of licensing, but property prices across our designations remain well below the Borough average. We recognise there is still work to be done in our designations and believe that some of them would benefit from extension of the boundaries.<br><br>Our evidence suggests that both Padiham and the Lyndhurst Road area would benefit from licensing due to low housing demand, the same reason why the other areas are designated. Low housing demand correlates to a poorly managed private rental sector.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair as required **by law**. We aim to raise property standards to the legal minimum levels, as reflected in the licensing conditions.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 5.4.24 | Online | Landlord | Depends on the cost of the licensing, I am a private landlord in the area and have both gas/electric certificates for the property. Things are difficult enough without having another outgoing / overhead to pay each year. | No | The council is proposing a fee of £670.00 for those landlords who have held a selective license previously in Burnley. The full application fee for those landlords who have not held a license previously in Burnley is proposed to be £750.00.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| | | | | | We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but unfortunately, there are those with poor management practices. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. The certification such as gas/electric form part of the documentation we require to secure a licence. Licensing conditions only reflect the minimum standards of property condition and management required by law. We aim to raise property standards to at least that legal minimum.<br><br>Licensing is area-based and we cannot exempt responsible landlords. |
| 6.4.24 | Online | Home Owner | From personal experience unlicensed landlords can have tenants who are unmanaged by the landlord and can have a disruptive effect on the neighbours. | Yes | Part 3 of the Housing Act 2004 allows us to address certain criteria within specific areas. In the case of our current designations, they are licensed due to low housing demand which correlates to a poorly managed private rental sector.<br><br>Licensing compels landlords to engage with the Council but conditions only reflect the minimum standards of property condition and management required by law. We aim to raise standards to at least the legal minimum.<br><br>We recognise there are many responsible landlords and tenants in the area, but we believe the Lyndhurst Road area would benefit from licensing. |
| 7.4.24 | Online | Landlord<br>Home Owner | I don't believe that licensing is needed in this area. There is not a high number of neglected or non compliant properties like there are within other areas of the town already licensed. It adds unnecessary additional expense to small landlords who are being cut from all angles making them withdraw from the rental market. This will only decrease the availability of affordable housing in the area . If a landlord can demonstrate a continuous compliance with regulations and happy long term tenancies then you should be exempt | No | We estimate that the Lyndhurst Road has higher than average levels of private rented stock, at 38.5% compared to a borough average of 24.3%. It is also estimated that 24.3% of the private rented sector in the Lyndhurst Road area has at least one serious hazard.<br><br>Mean property prices in the Lyndhurst Road area are higher than in our existing designations at £82,081 for 22/23, but this is notably low when compared to the Borough average of £140,808 for the same period. Property values in all our designations have increased at a faster rate than the rest of the Borough, but prices remain well below the Borough average. |

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| | | | from this requirement. The cost of all this has to be passed on to the tenants which is unnecessary and puts more strain on them and their finances. I have always had reasonable rents and in fact only this last year had to increase rents for the first time in nearly 6 years because of the falling profitability. I was looking to increase my small portfolio this year as this is my pension however with the prospect of licensing I will not be doing so and will instead look to other towns that do not penalise decent landlords | | We believe that the Lyndhurst Road would benefit from licensing, alongside our current designations.<br><br>Licensing is area-based and we cannot exempt responsible landlords. Licensing is not in place to penalise responsible landlords, but it gives us the tools to target a wide area and conduct property inspections to tackle rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Licensing fees are based on each property rather than each landlord, so that fees are fairly distributed between landlords who hold small or large portfolios.<br><br>We have no evidence that licensing leads to an increase in rent. Rents are contractually agreed between landlord and tenant, but licensing allows us to check that tenancy agreements are lawful and reasonable. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We have no evidence that licensing leads to landlords leaving the private sector. Licensing conditions only reflect the minimum standards of property condition and management required by law. We aim to raise property standards to at least the legal minimum.<br><br>A licensed landlord will attract long-term tenants due to meeting the required standard. As it is a criminal offence for a landlord to operate in the designations without a licence, we take prosecution action, impose financial penalties in those cases. |

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| 7.4.24 | Online | Home Owner | There are rented properties on my street and landlords do not check to see if they are tidy or check for damp, gas safety etc. Tenants fear to report in case their rent is increased | Yes | Licensing conditions reflect the minimum standards of property condition and management required by law.<br><br>Licensing gives us the tools to target a wide area and conduct a programme of proactive property inspections.<br><br>Rents are contractually agreed between landlord and tenant, but licensing allows us to check that tenancy agreements are lawful and reasonable. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>The Council is keen to empower residents and landlords to come forward with complaints so that it can act upon them. Where complaints relate to our designated areas, we request that you contact the Licensing Team.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 9.4.24 | Online | Home Owner | Totally agree with Selective Licensing in the Lyndhurst Road area. | Yes | Thank you for your response. |
| 9.4.24 | Online | Home Owner | Great idea, our street must be at least 50 % lettings, you lose count of the number of new tennents that move in and out. We have permanent residents and long term renting neighbours and it makes a nice community to be apart of. | Yes | The proposed area of Lyndhurst Road is estimated to have higher than average levels of private rented stock, at 38.5% compared to a borough average of 24.3%. It is also estimated that 24.3% of the private rented sector in the Lyndhurst Road area has at least one serious hazard.<br><br>By addressing the poor condition and management of private rental property through licensing, we aim to attract long-term tenants who have faith in the licensing standards.<br><br>We recognise there are many responsible landlords in the area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 10.4.24 | Online | Home Owner | I'm concerned how many homes are being sold to unknown landlords. They are snapped up quick and I feel first time buyers and home owners are being squeezed out. | Yes | The proposed area of Lyndhurst Road for licensing is estimated to have higher than average levels of private rented stock, at 38.5% compared to a borough average of 24.3%.<br><br>We estimate that 24.3% of the private rented sector in the area has at least one serious hazard.<br><br>There are also a higher estimated number of HMO's (Houses of Multiple Occupancy) at 4.37% compared to 2.17% for the Borough. |

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| | | | | | We recognise that the private rental sector, including HMO's, play a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required by law.<br><br>There is the possibility that increasing numbers of privately owned properties in poor condition will enter the private rented sector, potentially whilst below standard. Selective Licensing would enable us to monitor any such changes in the area.<br><br>It is the Council's aim to tackle rogue landlords who undercut good landlords with unscrupulous practices and those landlords with poor management standards and practices.<br><br>We believe that licensing would have a positive impact in the area, in the way that it has with our current designations. |
| 10.4.24 | Online | Landlord | I don't think licensing solves any issues. Ultimately it will increase expenses for landlords who will pass it onto the tenant. If the council need to check my property then I certainly wouldn't have a problem. Surely there is existing legislation in place which requires landlords to comply. If they aren't then the costs should be put on those landlords, not the ones who look after and care for their tenants. | No | We recognise there are many responsible landlords in the Lyndhurst Road area, but unfortunately, there are those with poor management practices.<br><br>We do have various methods by which we can address rogue landlords, but they are largely dependent on resident complaints. This is a reactive and scatter-gun approach whereas licensing gives us the tools to target a wide area and conduct property inspections. Licensing is area-based and we cannot exempt good landlords.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |

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| | | | | | Rents are contractually agreed between landlord and tenant, but licensing would allow us to check that tenancy agreements are lawful and reasonable. We have no evidence that licensing leads to rent increases. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>Licensing conditions reflect the minimum standards of property condition and management required by law. The documentation which we require for securing a licence is the same documentation which landlords should already be holding by law.<br><br>As it is a criminal offence for a landlord not to hold a licence in the designations, we eradicate the rogue/irresponsible landlords in this way. We follow through with prosecution action, impose financial penalties.<br><br>We believe the Lyndhurst Road area would benefit from licensing, as we have seen noticeable improvements in our current designations. |
| 10.4.24 | Online | Home Owner | Go ahead | Yes | Thank you for your response. |
| 12.4.24 | Online | Landlord | I own a house in XX Street that I rent out. This street does not fulfil the criteria for selective licencing. It does not suffer from low demand. I have not witnessed any antisocial behaviour. All the properties appear well maintained. There is not a high level of migration, or deprivation and I am not aware of crime in this street, therefore should not be designated as selective licensing. | No | Within the Lyndhurst Road area, complaints to the council of disrepair are much higher than the borough average, at 6% compared to 3.8% for the borough. This is consistent with the evidence which shows estimates of poor property conditions and poor energy efficiency.<br>Selective licensing is a way of compelling landlords to engage with the council and ensure they have appropriate management standards in place before they start to affect the wider community.<br><br>Our proposals for the Lyndhurst Road area are due to low housing demand, as with our current designations, except for Daneshouse & Stoneyholme which is also designated due to poor property condition. There are 6 different criteria through which we can utilise Selective Licensing, and although you mention valid criteria with high levels of migration, ASB, crime and deprivation, we only need to demonstrate one criterion to effect Selective Licensing.<br><br>Low demand for housing correlates to a poorly managed private rental sector, which affects property condition and property values, amongst other things.<br><br>Mean property values in the area are higher than our existing designations at £82,081 for 22/23, but this is low compared to our Borough average of £140,808 for the same period. |

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| | | | | | We estimate that 24.3% of privately rented properties in the area suffer at least one serious hazard.<br><br>Levels of disrepair complaints are much higher than the Borough average, at 6% compared with 3.8%.<br><br>Excluding streets or blocks from a designated area means that they would not benefit from the licensing scheme and if an adverse change occurred in those streets, we would not be able to tackle them under licensing.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but we are committed to tackling rogue landlords with unscrupulous practices.<br><br>Under licensing, we support landlords to fulfil their legal obligations through advice, free training, a tenant referencing service and support through rightful and complex evictions which we could not do without it.<br><br>We believe that Lyndhurst Road would benefit from licensing, as there are noticeable improvements in our current designations. |
| 14.4.24 | Online | Landlord | Another complication, I will probably sell the house. | No | We have no evidence that licensing leads to landlords leaving the private rental sector, other than those who do not meet the licensing conditions which reflect the minimum standards of property condition and management required by law.<br><br>Licensing gives us the tools to support landlords fulfil their legal obligations through advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |

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| 15.4.24 | Online | Home Owner | XXt Rd has become quite rundown over the past few years. However most of the streets running off the rd appear to be cared for/looked after by the owners/tenants.If XX Rd was brought up to the same standard then this would be an improvement. | Yes | Mean property values in the area are higher than our existing designations at £82,081 for 22/23, but this is low compared to our Borough average of £140,808 for the same period.<br><br>We estimate that 24.3% of privately rented properties in the area suffer at least one serious hazard.<br><br>Levels of disrepair complaints are much higher than the Borough average, at 6% compared with 3.8%.<br><br>Excluding streets or blocks from a designated area means that they would not benefit from the licensing scheme and if an adverse change occurred in those streets, we would not be able to tackle them under licensing.<br><br>We believe licensing would benefit the Lyndhurst Road area, in line with our existing designations which show noticeable improvements. |
| 16.4.24 | Online | Housing Association Tenant | Too many HMOs and AirBnBs. They need banning. | Yes | We recognise that HMO's form a vital part of the housing market, but they do carry greater risks of fire and overcrowding than other property types. We estimate that the area has 4.37% HMO's compared to 2.17% for the Borough. Licensing would allow us to include certain HMO's.<br><br>Unfortunately, legislation allows for certain exemptions, including Air B n B's.<br><br>We believe the Lyndhurst Road area would benefit from licensing, in line with our existing designations which show noticeable improvements. |
| 17.4.24 | Online | Landlord | Do not agree | No | Thank you for your response. |
| 18.4.24 | Online | Landlord | | No | Thank you for your response. |
| 20.4.24 | Online | Home Owner | Lovely area | Yes | Thank you for your response. |
| 3.5.24 | Online | Managing Agent<br>Private Renter | NO need | No | Thank you for your response. |
| 10.5.24 | Online | Landlord<br>Managing Agent | I believe the large majority of Landlords maintain properties to good standards with legal compliance and selective licensing is not necessary and would put a huge strain on already strained finances which ultimately will end up feeding back to the tenants in terms of increased rents. This will inevitably hit Housing | No | The Lyndhurst Road area is suffering low demand for housing, which is the same reason as for our current designations. Unfortunately, low demand for housing correlates to a poorly managed private sector.<br><br>The Council receives complaints regarding disrepair at the rate of 6% for the Lyndhurst Road area, as compared with 3.8% for the Borough. This is |

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| | | | Benefit tenants who will be limited in the amount they can pay. | | consistent with evidence which shows estimates of poor property condition and poor energy efficiency.<br><br>The number of HMO's (Houses of Multiple Occupancy) are estimated at 4.37%, compared to the Borough average of 2.17%. HMO's form a vital part of the rental market, but they carry greater risks than other property types, including fire and overcrowding. Licensing would allow us to include certain HMO's within our remit.<br><br>Our aim is to bring the standard of privately rented homes up to at least the minimum required by law, as reflected by the licensing conditions.<br><br>We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing is area-based, and we cannot exempt good landlords.<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their obligations.<br><br>We have no evidence that licensing leads to rent increases. Where landlords wish to raise rents, they must do so in accordance with regulations. |
| 20.5.24 | Online | Landlord | To whom it may concern, My name is XX and I, with my wife, are landlords of two properties in Burnley, one being in XX Street and the other in XX Street. We have paid the selective license for Wren Street for the past few years and we are now being told that we are to pay for our XX | No | With some of our current designations due to end in November 2024, we have reviewed not only those Schemes, but have also looked at the wider Borough to see if any other areas might benefit from Selective Licensing, which is drawn from part 3 of the Housing Act, 2004. |

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| | | | Street property. You have written " Selective licensing focuses on improving the management of private rented properties and in doing so, helps improve the area". There are 2 answers to this statement....firstly, why are we to pay twice to i selective license for XX Street we had to pass the "fit and proper person" to ensure we were good landlords. We passed this and now we have to do it for XX Street...hang on...you already know we are fit and proper as you passed us. You have also said "to reduce fly tipping". Why on earth are you charging fit and proper landlords for this as absolutely anyone can fly tip and we have to pay for it? Joe Bloggs from Leeds could drive down a back alley in Burnley and dump all his rubbish and you think it's fair to charge a private fit and proper landlord to ensure this doesn't happen or to clear it up if it does happen? You also say "landlords are charged a fee for each rented property and this covers the cost of implementing the scheme ". Errr hang on.....We d mprove our management of the properties. We have managed properties for a number of years now and we most certainly do not need improvement. The tenants that we have in our properties ( we have 2 other properties in a different part of the country) say that we are by far the best landlords they have ever had. We try to keep the tenants rental at an affordable rate for them whist maintaining a high standard of comfortaues arise they are dealt with as quickly as possible. Secondly, you say it helps to improve the area. We live in Essex and as landlords, we were looking at purchasing a property to rent out and we saw that we had to pay this selective license what do you think we are going to do....yes that's right, look elsewhere. So effectively you are pushing prospective fit and proper landlords away. Being a landlord comes with issues, these being financial issues, possible tenant | | As with our current designations, the Lyndhurst Road area suffers from low demand for housing, which correlates with a poorly managed private rental sector. Legislation is area-based, and we cannot exempt good landlords.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>The fee is based on the average length of time it takes to administer the designation for each landlord and property. Each application and property will vary in the amount of officer time required. The licence costs £750.00 where a licence has not been previously held, and then £670.00 for any additional properties.<br><br>By charging per property and not per landlord, we ensure a fair distribution of cost between landlords, whether they hold large or small portfolios.<br><br>The documentation we require to secure a licence is the same documentation which Landlords should already hold by law. We aim to raise the standards of property condition and management to at least the minimum levels **required by law**. Landlords should be expected to operate their portfolios as a business.<br><br>Fly-tipping is a criminal offence, no matter which part of the country it occurs in. Licensing allows us to proactively support Streetscene by undertaking audits of dirty back yards and fly-tipping, and we try to identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities. |

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| | | | issues (not in our case thankfully) repairs issues, insurance costs and so on. We stay on top of these issues and maintain a house that the tenants are extremely happy in. Our only issue now is a c ble living for them and if any isse visit our tenants every year around Christmas time (yes the tenants get Christmas gifts) and I can hand on heart say that I have seen absolutely nothing to tell me that the area is being improved and we fail to see how, by charging us, you are improving it? The tenants have been living in these houses for years and years and now you think that charging a landlord will change them? When we had to go through the process of the on't want the scheme. If we were n ouncil that want to charge a landlord, not once but twice for the same thing, a huge fee for what we see as another form of tax. The money you are prospectively wanting to charge will have no impact on how a tenant lives, that are not going to change their lifestyle because their landlord gets charged for it.<br>If this selective license goes ahead and we get charged yet again for the same thing we will have no option other than to sell both of our properties in Burnley in take our finances to another part of country where the fit and proper landlord does not get stung by some stupid council idea that charging landlords will solve their problem. Our tenants will be devastated. | | We conduct multi-disciplinary meetings with other partner agencies, including neighbourhood Police teams, and combat issues with combined skills, knowledge and information.<br><br>We have no evidence which suggests that licensing leads to increased rents, as they can only be raised in accordance with regulations.<br><br>We recognise there are good tenants in the area, but to reduce the risk of anti-social behaviour occurring, landlords are required to secure satisfactory references prior to new tenants moving in. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary. As we have a statutory duty to assist tenants in priority need, we may not assist those who breach their tenancies.<br><br>Whereas Landlords must comply with licensing conditions, tenants must comply with their tenancy agreements.<br><br>We have no evidence that private landlords are leaving the rental sector due to licensing, except for those who do not meet the terms of the licence, or actively choose not to do so. We follow through with prosecutions, financial penalties. This leaves the field clear for responsible landlords, who have proof that they are through the licence. They will attract responsible tenants who want to stay in the area on a long-term basis, because of benefits created by safe housing and good property conditions and management. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>Mean property values in the Lyndhurst Road area are higher than the existing designations, at £82,081 for 22/23, but this is still notably lower than our Borough average of £140,808 for the same period.<br><br>We have witnessed noticeable improvements in our current designations, including the condition of properties and property values. We believe that we can make a similar impact on the Lyndhurst Road area through licensing.<br><br>Every Council has its own strategies, policies and procedures to address specific conditions within its own area. We believe licensing works for Burnley. |
| 23.5.24 | Online | Managing Agent | I do not think Lyndhust is an are which needs selective licensing, there are far worse areas - Trinity, Queensgate, Danehouse & Stoneyholme | No | The areas you mention – Trinity, Queensgate and Daneshouse & Stoneyholme are all coming to the end of their licensing periods in November 2024. This also applies to Gannow. There are noticeable |

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| | | | | | improvements in the current designations, but there is still a low demand for housing compared to the rest of the Borough.<br><br>When reviewing these designations, we also looked to the wider Borough to see whether licensing might benefit other areas. Unfortunately, our detailed analysis of the Lyndhurst Road area has revealed that it is also suffering from a low demand for housing, and this correlates with a poorly managed private sector.<br><br>Our aim is to bring rented property up to at least the minimum standard allowed by law, as reflected by licensing conditions.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. |
| 30.5.24 | Online | Landlord | I do not agree with the introduction of Licensing in the Lyndhurst area. Looking at the statistics, there was no crime reported last month. The area is peaceful. I believe it is a way for the Council to make money and licensing will make the area less attractive to renters as they will perceive there is a problem there. | No | There are 6 criteria under which Selective Licensing can be implemented, including high levels of crime.<br><br>We are consulting over our proposals for the Lyndhurst Road area due to low demand for housing, one of the 6 criteria. Low demand for housing is the reason why all our current licensing areas were designated, except for Daneshouse & Stoneyholme, which was designated due to poor property condition as well as low demand housing.<br><br>Low demand for housing correlates to a poorly managed private rental sector. The Lyndhurst Road area has higher than average levels of prviate rented stock, at 38.5% compared with the Borough average of 24.3%.<br><br>The Council receives complaints regarding disrepair at the rate of 6% for the Lyndhurst Road area, as compared with 3.8% for the Borough. This is consistent with evidence which shows estimates of poor property condition and poor energy efficiency.<br><br>The number of HMO's (Houses of Multiple Occupancy) are estimated at 4.37%, compared to the Borough average of 2.17%. HMO's form a vital part of the rental market, but they carry greater risks than other property types, including fire and overcrowding.<br><br>Mean property values in the Lyndhurst Road area are higher than the existing designations, at £82,081 for 22/23, but this is still notably lower than our Borough average of £140,808 for the same period. Despite the faster growth in the area, property values remain well below the Borough average. |

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| | | | | | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords to fulfil their legal obligations.<br><br>Rather than deter tenants from licensing areas, they will be attracted for the long-term by faith in licensing conditions, which reflect the minimum standards of property condition and management required by law.<br><br>We believe that the Lyndhurst Road area would benefit from licensing, in line with our current designations which are showing noticeable improvements. |
| 1.6.24 | Online | Landlord | I understand the need to introduce licencing to ensure that the standard of housing is maintained at a reasonable standard, however, the standard of tenant is not taken into account in these proposals. I see you have provisions for the landlord to deal with anti social behaviour but since purchasing our property in the 1990's the standard of tenant and their respect for our property and their neighbours has diminished. We have always kept this property to a high standard and dealt with any maintenance requests. Our last tenant left the house in a complete mess, with much to be repaired and they had left the yard and back street full of junk including food waste, which I had to arrange clearance of. Your licence terms put full responsibility onto | No | We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required by law. We aim to raise property standards to at least the legal minimum, as reflected in the licensing conditions.<br><br>There is a correlation between poorly managed properties and negative behaviours such as anti-social behaviour and environmental crime. By securing satisfactory references prior to new tenants moving in, as required by licensing conditions, this reduces the risk of negative behaviour occurring. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary. We have a statutory duty to assist tenants in priority need, so we may not assist those in breach of their tenancies.<br><br>Landlords are obliged to fulfil licence conditions, some of which are designed to protect themselves, such as inserting a reasonable clause into |

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| | | | the landlords who cannot be held responsible for the anti social behaviour of their tenants and maybe a greater police presence may resolve some of the anti social behaviour. It has got to the point where we are considering selling our property. Your question below only asks if we agree or not with the selective licencing it does not give an option for somewhat agree which is what I would choose so I am selecting no on that basis. | | the tenancy agreement for utilisation where tenants fail to respond to warnings and eviction becomes necessary.<br><br>By the same token, tenants are obliged to comply with their tenancy agreements. Both parties have commitments and responsibilities to fulfil.<br><br>Where landlords and residents are aware of dirty back yards, fly-tipping, or problems relating to poor property condition or management, we request that you share that information with the Licensing Team so that we can act upon it. Where appropriate, incidents should be reported to the Police in the first instance. We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles and that both landlord and tenant are aware of their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner agencies including neighbourhood Police teams, to try and combat multiple issues with combined knowledge, data and skills.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Licensing allows us to offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions.<br><br>We recognise and support the many good landlords in our designations. We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. A licence demonstrates that a landlord is responsible. By removing rogue/irresponsible landlords from the rental market, our aim is to create a level playing field for responsible landlords and tenants alike. |
| 4.6.24 | Online | Home Owner | There is fly tipping in area but sometimes the binmen do not pick up black bags correctly sealed and so children, dogs, birds etc open them up and then there is a mess which is left for a time before being picked up by council workers | Yes | The Council does not collect excess waste (black bags). The resident needs either to not present excess waste if they are doing that as it's classed as fly-tipped waste and they may be subject to a Fixed Penalty Notice (FPN), or if it is other residents, this can be reported on Love Clean Streets Love Burnley - Login and dependant on size of fly tip it will either be cleared, or inspected for evidence and then cleared.<br><br>Licensing allows us to support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping, to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities. |

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| | | | | | We conduct multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to try and combat multiple issues with combined skills, knowledge and data.<br><br>We will pass your comments onto Streetscene. |
| 8.6.24 | Online | Landlord | If selective licencing was introduced I would need to increase the rent by the same to cover my costs. | No | We have no evidence that licensing leads to increases of rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their legal obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 10.6.24 | Online | Landlord | Lyndhurst Road isn't a deprived area of Burnley, nor is it in need of licensing like areas like Trinity or Queensgate. Is this a cash generating scheme? | No | Our proposals for the Lyndhurst Road area are not due to deprivation, which is one of the 6 criteria where Selective Licensing can be considered for an area. Our proposals for the Lyndhurst Road area are due to low housing demand, as with our current designations. Low housing demand correlates to a poorly managed private rental sector.<br><br>The Lyndhurst Road area has higher than average levels of private rented stock, at 38.5% compared with the Borough average of 24.3%.<br><br>The Council receives complaints regarding disrepair at the rate of 6% for the Lyndhurst Road area, as compared with 3.8% for the Borough. This is consistent with evidence which shows estimates of poor property condition and poor energy efficiency.<br><br>The number of HMO's (Houses of Multiple Occupancy) are estimated at 4.37%, compared to the Borough average of 2.17%. HMO's form a vital part |

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| | | | | | of the rental market, but they carry greater risks than other property types, including fire and overcrowding.<br><br>Mean property values in the Lyndhurst Road area are higher than the existing designations, at £82,081 for 22/23, but this is still notably lower than our Borough average of £140,808 for the same period.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their legal obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. Licensing is area-based and we cannot exempt good landlords.<br><br>We believe that the Lyndhurst Road area would benefit from the licensing scheme, as there are noticeable improvements to our current designations. |
| 12.6.24 | Online | Landlord | Selective licensing in Burnley might seem like a well-intentioned scheme, but it comes with significant downsides that harm both landlords and tenants, and ultimately the entire housing market in targeted areas. Firstly, the scheme places an excessive financial burden on landlords. The licensing fees, along with the cost of meeting additional property standards and administrative requirements, can quickly add up. These costs are often passed on to tenants through increased rents, making | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. |

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| | | | housing less affordable for those who need it most. This is especially concerning in areas like Burnley, where many residents are already struggling financially. Secondly, selective licensing can create unnecessary red tape and bureaucracy for landlords. The application process can be timeconsuming and complex, with numerous forms to fill out and evidence to provide. This can be particularly daunting for smaller landlords who may not have the resources or expertise to navigate the system effectively. The added administrative burden can discourage landlords from investing in or maintaining properties in designated areas, leading to further decline. Moreover, the scheme can unfairly target responsible landlords who are already providing decent housing. Many landlords in Burnley are committed to maintaining high standards and ensuring their tenants' well-being. Selective licensing paints all landlords with the same brush, creating a stigma and resentment towards those who are doing their best. This can damage the relationship between landlords and tenants, leading to mistrust and conflict. Finally, selective licensing can have unintended negative consequences for the housing market. By increasing costs and administrative burdens for landlords, it can deter investment in the private rented sector. This can lead to a decrease in the supply of available housing, further driving up rents and making it even harder for people to find suitable accommodation. In the long run, this can exacerbate the very problems that selective licensing aims to address. For these reasons, it is crucial to oppose the expansion of selective licensing in Burnley. We need to focus on supporting responsible landlords, encouraging investment in the private rented sector, and finding alternative solutions that | | Licensing fees must be sufficient to cover the operational costs of the Scheme, but they are ring-fenced as we are not allowed to profit from them.<br><br>We have no evidence that licensing leads to increased rents. Where landlords wish to raise rents, they must do so in accordance with regulations. We are clear that safe accommodation which is in good condition and out of disrepair must be in place, as required by law, irrespective of the value of the rents.<br><br>The application form does not exercise unnecessary red tape and bureaucracy. It requires landlords to provide evidence and copies of documentation which they should already have in place by law. Where managing agents are involved, they should already be furnished with the documentation, otherwise they should not be acting. This is the reason why landlords and managing agents must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria - or be refused a licence to operate. For landlords, whether they hold a large or small housing portfolio, this must be regarded as a business, with due observances. Applications by landlords are normally made online. We appreciate that not everyone has functional I T skills, so we are here for any support required. We also welcome landlords to the Town Hall in person, where they might need a member of the Licensing Team to assist. All they need do is bring in the documentation required with them, which we can go over with them on the telephone beforehand.<br><br>We have no evidence that licensing brings a stigma to our designated areas, as only responsible landlords are successful with their licensing applications. This leads to prospective tenants having more faith in the landlords in the designated areas and encourages long-term tenancies. We recognise there are many responsible landlords in Burnley but licensing is area-based and we cannot exempt good landlords. Holding a licence is the mechanism through which licensed landlords demonstrate that they are responsible.<br><br>We do have various methods outside of Selective Licensing, for dealing with issues affecting the private rental sector but they rely mainly on residents |

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| | | | address the root causes of poor housing conditions and antisocial behaviour. | | coming forward with complaints. This is a reactive and scatter-gun approach whereas licensing brings us the tools to act proactively and have a much wider impact.<br><br>We support landlords through licensing, which allows us to offer advice, a tenant referencing service, free training and support through rightful and complex evictions<br><br>Landlords must obtain satisfactory references for new tenants prior to moving in, to reduce the risk of ASB occurring. They must have a system in place for warnings, escalating to eviction where necessary, for those tenants who breach their tenancy agreements. Where tenants are rightfully evicted, we may not assist them, due to our statutory duty to assist tenants in priority need. We have known tenants change their behaviour within our designations, through the threat of, or actual eviction.<br><br>Through licensing, we can undertake a proactive programme of property inspections, and make sure that standards are raised to the minimum required by law.<br><br>Through our work, we have had a positive impact on all our current designations. Property prices have risen at a faster rate than elsewhere in the Borough, but even so, house values are still less than the Borough average. We recognise there is still work to be done to build on progress already made. |
| 12.6.24 | Online | Landlord | I oppose the Selective licensing scheme that is currently being considered in Burnley and think it would be a grave mistake to implement it. The financial burden on landlords through licensing fees and additional property requirements can be overwhelming. This often leads to rent increases, making housing unaffordable for those who already struggle financially. The scheme also creates unnecessary bureaucracy for landlords, particularly smaller ones, who may lack | | We thank you for your e-mail dated 12.6.2024, and for letting us know your views.<br><br>We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). |

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| | | | resources to navigate the complex application process. This could discourage investment and maintenance of properties, potentially worsening existing issues. Selective licensing's unintended consequences could harm the housing market. By increasing costs and administrative burdens, it may deter investment, leading to decreased housing supply and rising rents. This could exacerbate the very problems it aims to address. Instead of selective licensing, we should focus on supporting responsible landlords, encouraging investment, and finding alternative solutions to address antisocial behaviour and poor housing conditions. | | Licensing fees must be sufficient to cover the operational costs of the Scheme, but they are ring-fenced as we are not allowed to profit from them.<br><br>We have no evidence that licensing leads to increased rents. Where landlords wish to raise rents, they must do so in accordance with regulations. We are clear that safe accommodation which is in good condition and out of disrepair must be in place, as required by law, irrespective of the value of the rents.<br><br>The application form does not exercise unnecessary red tape and bureaucracy. It requires landlords to provide evidence and copies of documentation which they should already have in place by law. Where managing agents are involved, they should already be furnished with the documentation, otherwise they should not be acting. This is the reason why landlords and managing agents must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria - or be refused a licence to operate. For landlords, whether they hold a large or small housing portfolio, this must be regarded as a business, with due observances. Rather than penalise smaller portfolio landlords compared to larger portfolio landlords, we charge the licensing fees per property and not per landlord. Applications by landlords are normally made online. We appreciate that not everyone has functional I T skills, so we are here for any support required. We also welcome landlords to the Town Hall in person, where they might need a member of the Licensing Team to assist. All they need do is bring in the documentation required with them, which we can go over with them on the telephone beforehand.<br><br>We have no evidence that licensing brings a stigma to our designated areas, as only responsible landlords are successful with their licensing applications. This leads to prospective tenants having more faith in the landlords in the designated areas and encourages long-term tenancies. We recognise there are many responsible landlords in Burnley but licensing is area-based and we cannot exempt good landlords. Holding a licence is the mechanism through which licensed landlords demonstrate that they are responsible. |

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| | | | | | We do have various methods outside of Selective Licensing, for dealing with issues affecting the private rental sector but they rely mainly on residents coming forward with complaints. This is a reactive and scatter-gun approach whereas licensing brings us the tools to act proactively and have a much wider impact.<br><br>We support landlords through licensing, which allows us to offer advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>Landlords must obtain satisfactory references for new tenants prior to moving in, to reduce the risk of ASB occurring. They must have a system in place for warnings, escalating to eviction where necessary, for those tenants who breach their tenancy agreements. Where tenants are rightfully evicted, we may not assist them, due to our statutory duty to assist tenants in priority need. We have known tenants change their behaviour within our designations, through the threat of, or actual eviction.<br><br>Through licensing, we can undertake a proactive programme of property inspections, and make sure that standards are raised to the minimum required by law.<br><br>Through our work, we have had a positive impact on all our current designations. Property prices have risen at a faster rate than elsewhere in the Borough, but even so, house values are still less than the Borough average. We recognise there is still work to be done to build on progress already made. |
| 12.6.24 | Online | Landlord | I oppose the Selective licensing scheme that is currently being considered in Burnley and think it would be a grave mistake to implement it. The financial burden on landlords through licensing fees and additional property requirements can be overwhelming. This often leads to rent increases, making housing unaffordable for those who already struggle financially. The scheme also creates unnecessary bureaucracy for landlords, particularly smaller ones, who may lack | No | We recognise that the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>Licensing fees must be sufficient to cover the operational costs of the Scheme, but they are ring-fenced as we are not allowed to profit from them. |

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| | | | resources to navigate the complex application process. This could discourage investment and maintenance of properties, potentially worsening existing issues. Selective licensing's unintended consequences could harm the housing market. By increasing costs and administrative burdens, it may deter investment, leading to decreased housing supply and rising rents. This could exacerbate the very problems it aims to address. Instead of selective licensing, we should focus on supporting responsible landlords, encouraging investment, and finding alternative solutions to address antisocial behaviour and poor housing conditions. | | Licensing fees must be sufficient to cover the operational costs of the Scheme, but they are ring-fenced as we are not allowed to profit from them.<br><br>We have no evidence that licensing leads to increased rents. Where landlords wish to raise rents, they must do so in accordance with regulations. We are clear that safe accommodation which is in good condition and out of disrepair must be in place, as required by law, irrespective of the value of the rents.<br><br>The application form does not exercise unnecessary red tape and bureaucracy. It requires landlords to provide evidence and copies of documentation which they should already have in place by law. Where managing agents are involved, they should already be furnished with the documentation, otherwise they should not be acting. This is the reason why landlords and managing agents must meet the Fit & Proper Person Criteria and the Management Arrangements Criteria - or be refused a licence to operate. For landlords, whether they hold a large or small housing portfolio, this must be regarded as a business, with due observances. Rather than penalise smaller portfolio landlords compared to larger portfolio landlords, we charge the licensing fees per property and not per landlord. Applications by landlords are normally made online. We appreciate that not everyone has functional I T skills, so we are here for any support required. We also welcome landlords to the Town Hall in person, where they might need a member of the Licensing Team to assist. All they need do is bring in the documentation required with them, which we can go over with them on the telephone beforehand.<br><br>We have no evidence that licensing brings a stigma to our designated areas, as only responsible landlords are successful with their licensing applications. This leads to prospective tenants having more faith in the landlords in the designated areas and encourages long-term tenancies. We recognise there are many responsible landlords in Burnley but licensing is area-based and we cannot exempt good landlords. Holding a licence is the mechanism through which licensed landlords demonstrate that they are responsible. |

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| | | | | | We do have various methods outside of Selective Licensing, for dealing with issues affecting the private rental sector but they rely mainly on residents coming forward with complaints. This is a reactive and scatter-gun approach whereas licensing brings us the tools to act proactively and have a much wider impact.<br><br>We support landlords through licensing, which allows us to offer advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>Landlords must obtain satisfactory references for new tenants prior to moving in, to reduce the risk of ASB occurring. They must have a system in place for warnings, escalating to eviction where necessary, for those tenants who breach their tenancy agreements. Where tenants are rightfully evicted, we may not assist them, due to our statutory duty to assist tenants in priority need. We have known tenants change their behaviour within our designations, through the threat of, or actual eviction.<br><br>Through licensing, we can undertake a proactive programme of property inspections, and make sure that standards are raised to the minimum required by law.<br><br>Through our work, we have had a positive impact on all our current designations. Property prices have risen at a faster rate than elsewhere in the Borough, but even so, house values are still less than the Borough average. We recognise there is still work to be done to build on progress already made. |
| 12.6.24 | Online | Landlord | I have been a portfolio landord in burnley and the surrounding areas for over 5 years. I have properties on XX road, XX Road, XX St, XX St, that would all be affected by this change. There was never been any report of anti social behaviour in any of these properties and the other area is a very well respected renting area. Should this change be passed it would encourage me to sell these properties, and stop buying new properties in the area. It is totally unnecessary and just looks like an | No | One of the positive indicators for the Lyndhurst Road area is that the number of ASB complaints for 22/23 were 0.31% compared to 0.55% for the Borough.<br><br>However, we estimate that the Lyndhurst Road area has higher than average levels of private rented properties, at 38.5% compared to the Borough average of 24.3%.<br><br>We also estimate that 24.3% of private rental properties in the area suffers at least one serious hazard. |

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| | | | opportunity to exploit money from landlords, where it is totally unnecessary. As a landlord the profit from these properties is already wafer thin due to the very high interest rates and maintenance. As a landlord we view these areas as a safe zone for good tenants, i feel the stigma that is attached to an area being classed as a selective license area, far outweighs any potential benefit. The default view of this area would be that this is a troubled area. Which it is not. | | The Council receives complaints regarding disrepair at the rate of 6% for the Lyndhurst Road area, as compared with 3.8% for the Borough. This is consistent with evidence which shows estimates of poor property condition and poor energy efficiency. There is the possibility that increasing numbers of privately owned properties in poor condition will enter the private sector, potentially whilst below standard. Selective Licensing would allow us to monitor any such changes.<br><br>The number of HMO's (Houses of Multiple Occupancy) are estimated at 4.37%, compared to the Borough average of 2.17%. HMO's form a vital part of the rental market, but they carry greater risks than other property types, including fire and overcrowding. Licensing would allow us to include certain HMO's within our remit.<br><br>Excluding any streets or blocks in an area means that they would not benefit from licensing. Were conditions to become adverse on those streets or blocks, we would not be able to include them retrospectively.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their legal obligations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Irrespective of the value of the rent, landlords are obliged to offer safe accommodation which is in good condition and out of disrepair by law. Licensing conditions reflect this, and so the documentation we require for a licence is the same documentation that a landlord should already be holding. Landlords should be expected to operate their portfolios as a business. |

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| | | | | | We have no evidence that licensing leads to private landlords leaving the rental market, other than those who cannot or do not wish to meet the required standards. As those landlords leave the market, it leaves the field open to responsible landlords who take over ownership and management of those properties. A licence demonstrates that the landlord is responsible, and long-term tenants will be attracted to the designated areas rather than be deterred, because of their faith in licensing standards.<br><br>We recognise there are many responsible landlords in the Lyndhurst Road area, but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We have made noticeable improvements within our current designations and believe that licensing will benefit the Lyndhurst Road area. |

| Paper Questionnaires | | | | | |
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| 8.4.24 | Paper questionnaire | Home Owner | I fully agree with this selective licensing, One property in my street is rented out to unsuitable tenants. There was a fire in that house few months ago putting lives at risk. Condition of this property is appaling and we feel embarassed to be living next door. Landlords should be taking their roles seriously and not just bothering about rents. | Yes | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Where residents and landlords are aware of rented properties in poor condition or which are poorly managed, we request that they share that information with us, so that we can act upon it, especially where safety is concerned. We also have meetings with other partner agencies, such as the Fire Service, and we share information, skills and knowledge to combat multiple issues. It is already enshrined in law that landlords keep their properties in good condition and out of disrepair, but we can target an area on a much wider scale through licensing. Our aim is to bring standards in the rental sector up to at least the legal minimum, so that this becomes known to all stakeholders. |
| 8.4.24 | Paper questionnaire | Home Owner | To many rented in the area, since the regeneration of Burnley Wood. The area has become scruffy & dirty. | Yes | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Licensing would allow us to target the area on a wide scale through our proactive programme of property inspections. Our aim is to bring the |

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| | | | | | area up to at least the minimum standard of property condition and management required by law.<br><br>We constantly monitor our current designations for dirty back yards and fly-tipping, and support Streetscene by undertaking audits to try and identify repeat offenders. We make sure landlords provide the correct waste receptacles bins and that both they and their tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner agencies including neighbourhood Police teams to try and tackle multiple issues with combined skills, knowledge and data. |
| 8.4.24 | Paper questionnaire | Home Owner | Unfortunately, its mostly the rented houses, where the occupants dont clean out the yards and if they do, its mostly left on the backstreet or piled up against someone elses bin. I honestly don't see the profit in being a landlord, as these kind of tenants usually leave the house a wreck, costing the landlord to make the house livable again. So, yes I believe landlords should be accountable and licensed. | Yes | Our officers closely monitor the designated areas and support the work of Streetscene by undertaking proactive audits to try and identify repeat offenders of dirty back yards and fly-tipping. We make sure landlords provide the correct waste receptacles, and that both they and their tenants are aware of their environmental responsibilities. We also have multi-disciplinary meetings with other partner agencies, including neighbourhood Police teams, to target multiple issues with combined skills, knowledge and data. designations. The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |
| 9.4.24 | Paper questionnaire | Home Owner | I think the scheme will help. with the problem of poor rented properties in the area. It is a good idea | | Thank you for your feedback. |
| 9.4.24 | Paper questionnaire | Home Owner | I think licensing on rented properties is a good idea, it would help landlords engage with the council and make sure standards were kept and tennents treat fairly. | Yes | Licensing gives us the tools to target a wide area and conduct a programme of property inspections, which would not be possible without it. We would otherwise be largely dependent upon resident complaints.<br><br>Rents are contractually agreed between landlord and tenant, but we check to make sure that the tenancy agreements are lawful and reasonable.<br><br>Where we expect landlords to comply with licensing conditions, we also expect tenants to comply with their tenancy agreements.<br><br>We recognise there are many responsible landlords and tenants in the Lyndhurst Road area. |

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| 9.4.24 | Paper questionnaire | Home Owner | Maybe if it cost the landlord something it will encourage them to get better tenants who will look [undecipherable] better. | Yes | Licensing is not intended as a punishment to landlords, but a mechanism to target a wide area and bring property standards up to at least the minimum level required by law.<br><br>We offer landlords various discounts from the licensing fee and an option to pay by direct debit over 24 months. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB and other negative behaviour occurring. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary.<br><br>We recognise there are many responsible landlords and tenants in the Lyndhurst Road area. |
| 9.4.24 | Paper questionnaire | Home Owner | I am in full agreement with this proposal to license rented properties. I live adjacent to properties (Rented) which are poorly maintained and have affected my property in several detrimental ways. ie Extreme damp and Dry rot to shoddy maintenence. | Yes | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. Where residents and landlords are aware of rental properties in poor condition or poorly managed, we request that they let us know so that we can act upon the information.<br><br>Licensing allows us to undertake proactive property inspections in designated areas, and work with poorly performing landlords to raise their standards to at least the minimum allowed by law. Ultimately, we can refuse licences, and where landlords have not applied for a licence or are in breach of it, we can prosecute, impose financial penalties. |
| 9.4.24 | Paper questionnaire | Private Renter | I feel all landlords should be registered to provide a better service and so council can monitor good & bad landlords Deal [undecipherable] appropriatly but also give more work to the good landlords & in a news letter name the good & give out awards there are lots of good landlords who dont get any or enough credit "anywhere" | Yes | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Licensed landlords will attract long-term tenants, as the minimum standards of property condition and management required by law are reflected in the licensing conditions.<br><br>Responsible landlords have an opportunity to join our GLAS Scheme (Good Landlords and Agents Scheme), which will help secure |

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| | | | | | responsible tenants. It is free to join the Scheme, and accredited landlords enjoy a 30% discount from licensing fees.<br><br>The Licensing Team produce audit reports for each area regularly, resident and landlord newsletters and interim reports which are available on the Council's website for all to view.<br><br>We offer landlords advice, a tenant referencing service, free training and support through rightful and complex evictions. We support landlords to meet their legal obligations, including working with those who are committed to raising their standards.<br><br>Where they cannot or will not meet standards, we refuse licences and consider prosecution action, financial penalties. |
| 10.4.24 | Paper questionnaire | Home Owner | Get rid of drug dealers use gated backstreet more Make people pay for fly tipping. Make landlords more chosey who they let houses to. Make them take more notice if you complain about their tenants, we getting a lot of more smashed windows and they bring down the area. | Yes | Where residents and landlords are aware of criminal activity, we request that they contact the Police with information in the first instance. We are keen to empower residents to come forward with complaints, for us to either act upon directly, or share with our partner agencies, such as neighbourhood Police teams.<br><br>Through this, we can tackle multiple issues in a more co-ordinated way. Licensing conditions require landlords to undertake satisfactory referencing prior to new tenants move in. Where tenants breach their tenancy agreements, landlords must issue warnings, escalating to eviction where necessary.<br><br>We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. We ensure landlords provide the correct waste receptacles and that both they and their tenants are aware of their environmental responsibilities.<br><br>The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We have witnessed noticeable improvements in our current designations and believe that the Lyndhurst Road would also benefit from licensing. |
| 11.4.24 | Paper questionnaire | Home Owner | This is a great idea & will hopefully improve the area. | Yes | Thank you for your feedback. |

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| 11.4.24 | Paper questionnaire | Home Owner | Rents will increase for tenenats this is not a deprived area. | No | Rents are contractually agreed between landlord and tenant. Where landlords wish to increase rents, they must do so in accordance with regulations.<br><br>Our proposals for the Lyndhurst Road area are not due to deprivation, which is one of the 6 criteria where Selective Licensing may be considered. As with our current designations, our proposals are due to low demand for housing in the area, which correlates to a poorly managed private rental sector.<br><br>we estimate that the Lyndhurst Road area has higher than average levels of private rented properties, at 38.5% compared to the Borough average of 24.3%.<br><br>We also estimate that 24.3% of private rental properties in the area suffers at least one serious hazard.<br><br>The Council receives complaints regarding disrepair at the rate of 6% for the Lyndhurst Road area, as compared with 3.8% for the Borough. This is consistent with evidence which shows estimates of poor property condition and poor energy efficiency. There is the possibility that increasing numbers of privately owned properties in poor condition will enter the private sector, potentially whilst below standard. Selective Licensing would allow us to monitor any such changes.<br><br>The number of HMO's (Houses of Multiple Occupancy) are estimated at 4.37%, compared to the Borough average of 2.17%. HMO's form a vital part of the rental market, but they carry greater risks than other property types, including fire and overcrowding. Licensing would allow us to include certain HMO's within our remit.<br><br>We recognise there are many responsible landlords but we are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>There are noticeable improvements in our designations and believe the Lyndhurst Road area would similarly benefit from licensing. |
| 11.4.24 | Paper questionnaire | Home Owner | INCREASE IN RENT [INDECIPHERABLE] EFFECTS LANDLORDS TOO! LETTING AGENTS ALREADY DO THIS! | No | Rents are contractually agreed between landlord and tenant, but licensing allows us to ensure that tenancy agreements are reasonable |

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| | | | | | and lawful. Where landlords wish to increase rents, they must do so in accordance with regulations.<br><br>We recognise that a licence poses an additional cost to landlords, but we offer various discount schemes and an option to pay by direct debit over 24 months.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise there are many responsible landlords and managing agents in the Lyndhurst Road area, but unfortunately, there are those with poor management standards.<br><br>Licensing allows us to tackle a wider area and conduct a programme of property inspections which would not be possible without it. We aim to raise property standards to at least the minimum level required by law, as reflected in licensing conditions. |
| 11.4.24 | Paper questionnaire | Home Owner | | Yes | Thank you for your response. |
| 11.4.24 | Paper questionnaire | Home Owner | I have noticed that properties in this area seem to be increasingly purchased by landlords and rented out. I am concerned that this will have a negative impact on the state and condition of the area and the future value and saleability of my home. I strongly support the council's proposals to introduce selective licensing and am very pleased that the council is taking measures to protect the area. | Yes | Under licensing, landlords must meet the Fit & Proper Person Criteria, as well as the Management Arrangements Criteria.<br><br>Our aim is to raise property standards to at least the minimum required by law, as reflected in the licensing conditions.<br><br>Unlicensed landlords, or those in breach of their licences commit a criminal offence, and whilst we support committed landlords to raise their property and management standards, we are ultimately prepared to prosecute, impose financial penalties where necessary.<br><br>Licensing allows us to tackle a wider area and undertake proactive property inspections in the designated areas.<br><br>Mean property values in the Lyndhurst Road area were £82,081 in 22/23, which is notably lower than the Borough average at £140,808 for the same period. There is the possibility that increasing numbers of privately owned properties in poor condition will enter the private rented sector, |

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| | | | | | potentially whilst below standards. Licensing would allow us to monitor any such changes.<br><br>The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice.<br><br>We have witnessed noticeable improvements in our current designations, including in condition of properties and property values. We believe Lyndhurst Road would similarly benefit from licensing. |
| 11.4.24 | Paper questionnaire | Home Owner | It's a great idea if what the council hope to achieve, is achieved. Most rented houses around the Lyndhurst Rd area are filthy and in great deal of disrepair. Tends to be that if you are a homeowner ie pay mortgage/own all property then you take pride in your house/home. Can't say the same for majority of rented homes. | Yes | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Our aim is to raise property condition and management in the Lyndhurst Road area up to at least the minimum standards required by law, as reflected in licensing conditions.<br><br>We have witnessed noticeable improvements in our current designations and believe that licensing would benefit the Lyndhurst Road area. |
| 11.4.24 | Paper questionnaire | Housing Association Tenant | I live at (address supplied) (Name supplied) | No | We aim to raise property standards of the private rental sector to at least the minimum required by law, as reflected in the licensing conditions.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We believe that licensing would benefit the Lyndhurst Road area. |
| 12.4.24 | Paper questionnaire | Private Renter | I have a wonderful landlord, who repairs things promply, its another waste of money, consequently I expect my rent to rise something I cannot afford | No | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>The Lyndhurst Road area has higher than average levels of private rental stock, which we estimate at 38.5%, compared to a Borough average of 24.3%. Of the rental properties in the area, we estimate that at least 24.3% suffer at least one serious hazard. The level of complaints we |

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| | | | | | receive concerning disrepair in the area comes out at of 6%, which is much higher than the Borough average of 3.8%. These pointers are consistent with our estimates of the number of properties in poor condition as well as poor energy efficiency.<br><br>Our aim is to raise property standards to at least the minimum required by law, as reflected in licensing conditions.<br><br>We have no evidence which suggests that licensing leads to increased rents. Landlords who wish to raise rents must do so in accordance with regulations.<br><br>We believe the area would benefit from licensing, as there are noticeable improvements in our current designations. |
| 12.4.24 | Paper questionnaire | Home Owner | I live in (address supplied) so it isnt bad round here but when i take my scooter round the Lyndhurst Rd area, I can see badly maintained houses. The bad landlords will not want to register as i am sure you are aware. Residents daren't complaine or the rent goes up. also some residents could do with house clearing tuition but that is not easy | Yes | The Council recognises there are many good landlords in the Lyndhurst Road area, but unfortunately there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice.<br><br>Where areas are designated, it is a criminal offence for a landlord to not have a licence, or to be in breach of it. We refuse licences to those landlords who cannot meet the Fit & Proper Person Criteria and the Management Arrangements Criteria. We support poorly performing landlords in the raising of standards to at least the minimum allowed by law, as reflected in licensing conditions. Ultimately, we prosecute, impose financial penalties where appropriate.<br><br>We have no evidence that licensing leads to rent increases. Where landlords wish to raise rents, they must do so in accordance with regulations. Rents are contractually agreed between landlord and tenant but licensing allows us to check that tenancy agreements are reasonable and lawful.<br><br>We support the work of Streetscene by undertaking proactive audits of dirty back yards and fly-tipping, to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles, and that both landlords and tenants understand their environmental responsibilities. |

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| | | | | | We conduct multi-disciplinary meetings with other partner agencies to try and combat multiple issues with combined skills, data and knowledge. |
| 15.4.24 | Paper questionnaire | Landlord | Disgraceful! I will no longer be able to rent this property out as i will be loosing money. As a result i'll have to kick my tenants out who have been fantastic. Money grabbing by the council AGAIN! I'll be honest I expect nothing less from you! | No. | We have no evidence to suggest that licensing forces private landlords out of the rental market. By implementing the Scheme, poor-performing landlords must raise their managing and property standards, to at least the minimum required by law. Conversely, a larger pool of good and responsible landlords has an incentive to operate in the area, because the rental property market will have a level playing field due to tenants having faith in licensing standards.<br><br>We have no evidence which suggests that licensing leads to an increase in rents. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer landlords free training, advice, a tenant referencing service and support through rightful and complex evictions. We support landlords and managing agents to fulfil their legal obligations.<br><br>The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Our evidence suggests that the Lyndhurst Road area would benefit from licensing. |
| 15.4.24 | Paper questionnaire | Home Owner | | Yes | Thank you for your response. |

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| 15.4.24 | Paper questionnaire | Home Owner | The back streets and fronts are riddled with dog mess - no one seems to care, never seen a dog warden or council checking any dog owners if their carrying 'poop' bags! Waste left on back streets by those who don't care. Worried about vermin. | Yes | The Licensing Team works closely with Streetscene, which oversees issues such as dog-fouling. We have passed your comments onto Streetscene.<br><br>We support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping, to try and identify repeat offenders. We ensure that landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>Where landlords and residents are aware of badly managed rental properties in our designations, we request that they share that information with us so that we can act.<br><br>We have multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams, and tackle multiple issues with combined information, knowledge and skills.<br><br>We recognise that there are many responsible landlords in the Lyndhurst Road area, but unfortunately, there are some landlords with poor management standards. Our aim is to raise the standard of property condition and management to at least the minimum level required by law, as reflected in licensing conditions.<br><br>We also recognise there are many responsible tenants in the Lyndhurst Road area. |
| 15.4.24 | Paper questionnaire | Home Owner | I live next door to a rental property which is empty at the moment, the front garden is a real eye sore full of rubbish etc [indecipherable] not been cleaned for about 2 years. When the property has been occupied we have had noisey people keeping us awake until 2am screaming and shouting banging doors. These landlord that buy these property do not care about the up keep of them or who they put in. | Yes | We recognise that there are many good landlords in the Lyndhurst Road area, but unfortunately, there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Where residents and landlords are aware of poorly managed rental properties, we request that you let us know, so that we can act.<br><br>We support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping, to try and identify repeat offenders. We ensure |

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| | | | | | landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>Landlords are required to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB occurring. Where tenants breach their tenancy agreements, landlords must issue warnings to tenants who are in breach of their tenancy agreements, escalating to eviction where necessary.<br><br>Residents may wish to consider ringing the Police when nuisance such as noise is unacceptable.<br><br>We have multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams, and tackle multiple issues with combined information, skills and knowledge.<br><br>Our aim is to raise the standard of property condition and management to at least the minimum levels required by law, as reflected in licensing conditions. |
| 15.4.24 | Paper questionnaire | Home Owner | | Yes | Thank you for your response. |
| 16.4.24 | Paper questionnaire | Home Owner | Some landlords don't care and do not look after there houses and it lets the area down. I am a house owner, i look after my property and next door is a disgrace. No money spent on the up keep of the property outside. It not like they only have 1 property in the area they have a few. Landlords not bothered because they dont live in the area. | Yes | We recognise that there are many good landlords in the Lyndhurst Road area, but unfortunately, there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice.<br><br>Under licensing, we have the tools to address the issue of rogue landlords, irrespective of how far away they are. Landlords who live away are not necessarily bad landlords, but they must adhere to licence conditions, and must appoint managing agents who live within 40 minutes of the property. Landlords are refused a licence if they do not meet the Fit & Proper Person Criteria and the Management Arrangements Criteria.<br><br>Where residents and landlords are aware of poor property or management condition, we request that you let us know, so that we can act.<br><br>We aim to raise property standards to at least the minimum required by law, as reflected in licensing conditions. |

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| 18.4.24 | Paper questionnaire | Home Owner | We are for the Council's Good landlord and Agent Scheme. We believe it will regulate better housing standards which is good [undecipherable] We hate to see fly tipping and houses in disrepair. We believe higher maintenance standards will attract good tenants and raise property values and a level of pride over all. | Yes | We recognise that there are many good landlords in the Lyndhurst area, but unfortunately, there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>We support the work of Streetscene through proactive audits to try and identify repeat offenders of dirty back yards and fly-tipping. We ensure landlords provide the correct waste receptacles and that both they and their tenants understand their environmental responsibilities.<br><br>We conduct multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams, to try and combat multiple issues with combined skills, knowledge and data.<br><br>We recognise that the private rental market plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair as required by law. We aim to raise standards in the Lyndhurst Road area to at least the minimum legal standards, as reflected in licensing conditions.<br><br>It is free for qualifying landlords to join GLAS (the Good Landlord & Agent Scheme), and they also receive a 30% discount from the cost of the licensing fees.<br><br>We are not permitted to profit from the fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We offer landlords advice, a tenant referencing service, free training and support through rightful and complex evictions. |
| 19.4.24 | Paper questionnaire | Home Owner | I believe none producing landlords and their tenants should make a contribution to the economy - Giving the [undecipherable] purpose instead of being feather-beded by those who are working to keep them. This policy would also reduce the large number of people who currently service them and be better employed elsewhere, excepting ill or retired. | Yes | We recognise that there are many good landlords in the Lyndhurst Road area, but unfortunately, there are some landlords with poor management standards.<br><br>We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices.<br><br>Licensing fees are payable by landlords for the operational costs of the Scheme, but we are not permitted to profit from them. We offer landlords advice, a tenant referencing service, free training and support through rightful and complex evictions. |

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| | | | | | We aim to raise property standards to at least the minimum levels required by law, as reflected in licensing conditions which are drawn from Part 3 of The Housing Act 2004.<br><br>There is a difference between statutory duties performed by a local authority and legislation imposed by H M Government. |
| 23.4.24 | Paper questionnaire | Private Renter | The council need to legislate against HMOs and stop landlords skirting the rules in Lyndhurst Road area by letting their properties out as Air BnBs. There are too many cash in hand landlords in the Burnley Borough and Pendle Borough. | Yes | HMO's form a vital part of the housing market, but they carry greater risks of fire and overcrowding than other property types.<br><br>We have estimated that HMO's form 4.37% of the Lyndhurst Road area, which is notably higher than the Borough average at 2.17%. Licensing allows us to include certain HMO's within our remit.<br><br>Unfortunately, Air BnB's are exempt from Selective Licensing.<br><br>Our aim is to raise the standard of property condition and management to at least the levels required by law, as reflected in licensing conditions.<br><br>Licensing gives us the tools to monitor rented properties within a wide area and to compel landlords to engage with us.<br><br>We recognise there are many responsible landlords in the area but we are committed to tackling rogue landlords with unscrupulous practices.<br><br>Burnley Borough Council is responsible for our own Borough; other local authorities such as Pendle Borough Council have their own strategies, policies and procedures within their own area. We believe that licensing works for Burnley. |
| 29.4.24 | Paper questionnaire | Home Owner | Property owners in this area for 35 yrs. Noticed area is slipping now there is more rented property. If this means owners of rented properties are bought to task it can only better the area. | Yes | Thank you for your feedback. |
| 10.5.24 | Paper questionnaire | Home Owner | Sounds like a good scheme to encourage responsible tenants & landlords. Should improve the area for all. | Yes | Thank you for your feedback |

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| 3.6.24 | Paper questionnaire | Home Owner | The area where we live is good affordable housing for First time buyers. Yet most houses when empty are snapped up by the HMO's. Far too many in one area on a small street. There are Five to our knowledge on Lebanon St, which leaves very little room for Home Owners with long standing residency to park. Quite a number are OAP's with medical disabilities, it isn't fair when we've payed taxed all our lives, to be pushed out by strangers. | Yes | We recognise that HMO's play a vital role in the provision of private housing stock, but they carry greater risks of fire and overcrowding than other property types. Licensing would allow us to include certain HMO's within our remit.<br><br>Our proposals for the Lyndhurst Road area are due to low demand housing, which correlates to a poorly managed private rental sector.<br><br>Empty homes can be a blight on a neighbourhood, and indicators of low demand for housing, the reason why we propose to designate the area.<br><br>As part of a wider regeneration initiative to stimulate economic growth, we encourage responsible landlords to access our interest-free loans of up to £25,000 to bring empty homes back into use through the Empty Homes Programme.<br><br>Licensed landlords are required to secure satisfactory references prior to new tenants moving in, to try and reduce the risk of ASB or other negative behaviours. Where tenants breach their tenancy agreements, landlords must issue warnings, leading to eviction where necessary. We have a statutory duty to assist tenants in priority need, and so we may not assist those who were rightfully evicted.<br><br>Mean property values in the Lyndhurst Road area are higher than the existing designations, at £82,081 for 22/23, but this is still notably lower than our Borough average of £140,808 for the same period. Despite the faster growth in the area, property values remain well below the Borough average. |
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| **Date** | **Method** | **Interest** | **Comment** | **Do you Agree** | **Response** |

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| 26/03/24 | Telephone | Landlord | Wanted to know what it was about, how she should pay. Explained her property was on XX Rd and that is a nice street however stated that streets off XX Rd are not nice. This landlord already has Petty managing her Property on a gold tariff, they ensure all the right checks are done and essentially didn't understand if she was paying Petty's to do the checks why she needed to pay us to do them too. | | Explained that this is just a consultation process to begin with, we were gathering views on selective licensing but did explain fee discounts and direct debit payments to make the fee as affordable as possible for landlords. Explained that the fee goes to us issuing the licence and implementing the scheme. We would check that landlords are fit and proper, have all the correct certificates in place and we conduct regular audits and property checks to make sure that properties are up to standards and that streets/back yards were clear. Explained that the scheme is essentially about improving standards for privately rented houses and to assist tenants, landlords and residents. Explained that not all landlords use a managing agent and have management arrangements in place to deal with issues such as disrepair, having the correct certificates and dealing with tenancy related matters. |
| 28/03/2024 | telephone | Landlord | Owns 3 properties on XX and considers himself to be a great landlord. Previously had a cab company and didn't like the licensing system in place. Wanted to know the costs, when the scheme would start and what he would need for a licence. | | Explained we couldn't give an exact start date. Went through the pricing structure with him and told him he could get a 30% reduction if a member of GLAS. When told he would need EPCs and EICRs he asked how long they were valid for and said he didn't have EPCs. Appears he doesn't have EICRs either. He said he gets a gas safety certificate every year but then added the boilers are very old. |

| **Date** | **Method** | **Interest** | **Comment** | **Do you Agree** | **Responses** |
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| 10.5.24 | Drop-in Centre | Home Owner | XX attended as he was concerned about the reaction from his landlord after the consultation commenced.<br><br>XX is a tenant of a landlord called XX and has been a tenant in his current home @ XX since 2007.<br><br>Two days after the consultation leaflets were delivered his landlord called to see him saying that he was really worried about the council involvement in the area and that he would be considering selling the property before any licencing took place. He suggested that he would either sell it to XX as the sitting tenant (not practical as XX is over 70 years old) or sell it on the open market. | (Yes) | |

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| | | | XX wanted to know the legal position and where he would get help if the landlord did serve him with a Section 21 Notice etc. He really wants to stay in his property and says his landlord is ok as he eventually sorts repairs and his rent is still only £350 pcm. I provided advice and gave him some assurance about the scheme.<br><br>Overall, XX was in favour of selective licencing and could see the benefit for tenants and the community at large. | | |
| 10.5.24 | Drop-in Centre | Landlord | XX (& husband) who is a landlord of XX Street and XX Street which are in the proposed SL designations. She mentioned that she owns other properties outside SL areas.<br><br>She mentioned that she attended last week's Queensgate session and raised her views there. **More specifically her issues she wanted consideration of are as follows:**<br><br>1. She contended that XX Street does not meet our criteria for inclusion as it is a quiet street with no vacants and no known ASB or poor properties. She would contend that the designation needs to be more sophisticated by even excluding streets within boundaries if they are not experiencing problems that Selective Licencing is trying to tackle.<br>2. She wanted to know what the landlord gets for the fees as in her opinion she is a good and reasonable landlord and is already fully aware of her responsibilities. She thought that the scheme was just money making to justify paying wages to deal with other landlords who are not compliant.<br>3. She was interested in Glass and the Private Rented Forum and suggested | (No) | |

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| | | | that if the Glass scheme was robust then members could be exempt from Selective Licencing as a consideration if Glass is to be reviewed. | | |
| 10.5.24 | Drop-in Centre | Home Owner | **XX** – An owner occupier who lives at XX Street and has lived in the area for over 70 years.<br><br>Just wanted to know a bit more about selective licencing as he thought the consultation document did not explain enough.<br>After explaining the proposal, he was fully supportive but did comment that in his opinion the area has declined in property standards and dirty back streets. He said there were mainly issues of minor ASB on XX Road but generally St. Catherine's Church provided lots of activities for young people.<br>He was very positive about street enveloping on XX Road which happened 12 years ago. | | |
| 10.5.24 | Drop-in Centre | Landlord | A landlord who now only has one property left – XX Street. Came into consultation as he struggled completing the survey on line.<br><br>He thinks XX Street and the surrounding area are generally good with no problems and he thought there were only a handful of private rented properties in this and surrounding streets. He accepted that if a street is included in the proposed area that the whole street had to be included.<br><br>He was ok with selective licencing in principle but said he may struggle paying the fees without increasing the rent which he is reluctant to do.<br><br>The proposal has caused him to rethink whether he still wants to be a landlord at aged 75 as the cost of the licence plus likely rewiring at the property when he completes an EICR, means he may just sell with the tenants in situ. | (Yes) | |

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| 7.6.24 | Visitor to Town Hall | Landlord | He has two properties in the Lyndhurst Road area, one is rented, the other is rented to his niece. He asked if he needs to do anything. I explained we are still in consultation period and the process of getting approval from Secretary of State. Told him he doesn't have to do anything yet, but will have to apply for an exemption and selective licence if the designation comes into force. I told him we will contact him once we receive the decision from the Secretary of State. | | |
| 10.6.24 | Drop-in Centre | Landlords | **The following comments were made by attendees at the drop in event at St Catherines Community Centre on 14th June 2024.**<br><br>**XX & XX –** Landlords of one licensed property @ XX which they accept is in a SL area and feel that this is justified although they have not seen any improvement in the area.<br><br>They have a rented portfolio of 10 properties in Padiham area and when checked against the proposed streets all their properties on XX Street, XX Street XX Street and XX Street were included.<br><br>*They were against the proposal to introduce SL to Padiham for the following reasons:*<br><br>1. The principle – Why as good landlords do they have to pay for the council to designate an area to deal with poor landlords?<br>2. The cost of SL appears to be just an additional tax on them for no benefit – some of their mortgage costs have increased by 700% in the last year. | | |

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| | | | 3. If they have to pay for licences, they will be forced to increase their rents so they can retain the same yield level.<br>4. They think XX Street should be omitted there are 7 properties on the street and only two are rented which are theirs and they are in really good condition. The street overlooks a new build estate of owner-occupied properties.<br>5. They said that XX Street has much improved of late since the railway line has been removed and XX has been developed. They contended that this street should not be in the SL area. | | |
| 14.6.24 | Drop-in Centre | Home Owner | **XX & XX** – Home owners who live at XX Street<br><br>Very positive about the introduction of SL in the area as they are really concerned about the number of absentee landlords in the area who do not tackle issues such as noise, drugs and fly tipping.<br>They said they would really welcome a named officer at the Council they could report issues with private rented properties.<br><br>They are concerned about the number of HMO's – licenced or not that are suddenly cropping up in the area and gave a number of addresses for further investigation. | | |
| **Date** | **Method** | **Interest Type** | **Comments** | **Do you Agree** | **Responses** |
| 26/03/24 | Telephone | Landlord | Wanted to know what it was about, how she should pay. Explained her property was on XX Rd and that is a nice street however stated that streets off XX Rd are not nice. This landlord already has Petty managing her Property on a gold tariff, they ensure all the right checks are | | Explained that this is just a consultation process to begin with, we were gathering views on selective licensing but did explain fee discounts and direct debit payments to make the fee as affordable as possible for landlords. Explained that the fee goes to us issuing the licence and implementing the scheme. We would check that landlords are fit and proper, have all the correct certificates in place and we conduct regular audits and property |

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| | | | done and essentially didn't understand if she was paying Petty's to do the checks why she needed to pay us to do them too. | | checks to make sure that properties are up to standards and that streets/back yards were clear. Explained that the scheme is essentially about improving standards for privately rented houses and to assist tenants, landlords and residents. Explained that not all landlords use a managing agent and have management arrangements in place to deal with issues such as disrepair, having the correct certificates and dealing with tenancy related matters. |
| 28/03/2024 | telephone | Landlord | Owns 3 properties on XX Road and considers himself to be a great landlord. Previously had a cab company and didn't like the licensing system in place. Wanted to know the costs, when the scheme would start and what he would need for a licence. | | Explained we couldn't give an exact start date. Went through the pricing structure with him and told him he could get a 30% reduction if a member of GLAS. When told he would need EPCs and EICRs he asked how long they were valid for and said he didn't have EPCs. Appears he doesn't have EICRs either. He said he gets a gas safety certificate every year but then added the boilers are very old. |

Appendix L

Padiham Transcript

| Date | Method | Interest Type | Comments | Do You Agree | Responses |
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| 25.3.24 | Online | Home Owner | I would like to know which areas in Padiham are being considered | Yes | We notice that you have responded to our consultation online. Please explore our link www.burnley.gov.uk/SL2024 This will provide you with a map of the proposed licensing area, together with an index of the proposed roads for inclusion into the Scheme. |

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| 25.3.24 | Online | Landlord | It is of no good, forces up rents to cover the licence fee. If there is a fee it should only be for landlords who's property's are of low standard. My two properties have had thousands spent to improve, then I get punished. Selling would be a better option. As if good landlords are charged it's just a cash grab | No | We have no evidence that the licensing fee leads to increased rents. If landlords wish to increase rents, they must do so in accordance with regulations. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). The Council is not permitted to make a profit from Selective Licensing and all fees are ring-fenced for the implementation of the scheme. The fees must cover the operational costs and are based on the average length of time it takes to administer the designated areas for each landlord and property. Each application and property will vary in the amount of officer time required. We are here to help landlords fulfil their obligations, and offer advice, support, free training and a tenant referencing service. The licensing means that landlords are obliged to keep their properties in good condition, and to keep them out of disrepair. We have witnessed noticeable improvements in our other designated areas, including the condition of properties and property values. Our wider aim is for Padiham to offer tenures of choice by levelling the playing field of the private rental sector, and for this to be known to all stakeholders in the area. Our evidence suggests that the private rental sector will grow in Padiham, and we can ensure this can be done to a minimum legal standard at the very least. As more good landlords strengthen the rental market, we believe that more properties will become available. We are investigating whether Padiham would benefit from a period of licensing, and all our evidence, including this consultation, will be put before The Secretary of State, who will have to approve our Statement of Case. |
| 25.3.24 | Online | Managing Agent | Think Padiham has improved as an area massively over the last few years and is the main area we advise our landlords to look to buy in. There are now very few streets that we see as poorer areas and dont see a need for licensing | No | Selective Licensing is a tool through which we can designate certain areas in our Borough, but we are not seeking to designate the whole of Padiham. Our evidence shows there is a low demand for housing in the area we wish to designate, and there is a correlation between low demand for housing and a poorly managed private rental sector. |

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| | | | | | Licensing the area would mean that we can monitor the area much more closely, and work on some of the reasons why there is a low demand for housing in Padiham. We believe that at least a quarter of privately rented homes suffer from one or more serious hazards. There is also a much higher level of sub-standard EPC's (Energy Performance Certificates) than in our other designated areas, which have benefited from our proactive measures to make sure properties are up to standard. Just looking at the number of hazards and the low EPC compliance, we would have expected more complaints about property disrepair from residents than we have received, which suggests to us that many are unaware of the assistance the Council can provide when landlords are not compliant with their repair obligations. Licensing would allow us to investigate more closely, identify the true picture and act upon issues around poor property condition in the area. Environmental crime is significantly above the Borough average. We are not using the yardstick you describe of seeing poorer streets in the area – our yardstick is the evidence we have gathered which leads us to believe that a licensing period would benefit the whole of the area. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. Our Statement of Case for a designated area in Padiham must still be sanctioned by The Secretary of State. |
| 25.3.24 | Online | Landlord<br>Managing Agent<br>Business Owner | | No | Thank you for your response. |
| 25.3.24 | Online | Landlord<br>Homeowner | I don't think I would like selective licensing I'm Padiham. It all works fine currently and wouldn't want the change | No | The Council can see the wider picture for Padiham, which our evidence demonstrates is suffering from low housing demand compared to the rest of the Borough. There is a correlation between low housing demand ana a poorly managed private rental sector. For example, have indicators such as much higher levels of below standard EPC's (Energy & Performance Certificates) than within our other designated areas, where we have done considerable work to bring those up to standard. We believe that a quarter of all rented properties in the area are suffering from at least one serious hazard. Our evidence suggests that Padiham would benefit from a period of Selective Licensing, but The Secretary of State must still sign off on |

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| | | | | | it. The Council recognises that there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We offer advice, support, free training and a tenant reference service to landlords in the designated areas. |
| 25.3.24 | Online | Landlord | Most landlords are responsible. selective license increases the rents in the area - which is bad for all tenants. this has already happened and will continue to happen. | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). The Council is not permitted to make a profit from Selective Licensing and all fees are ring-fenced for the implementation of the scheme. We have no evidence that the licensing fee leads to increased rents. If landlords wish to increase rents, they must do so in accordance with regulations. The wider aim of the Council is to bring about the legal minimum of property management in the private rental sector, so that a level playing field is known to all stakeholders. This in turn will bring long-term tenants who help to bring about a settled community. Tenants will benefit from raised property conditions and peace of mind, but the counterpoint to that is that they are obliged to keep to the terms of their tenancy agreement, and those in breach of it would face warnings from landlords, escalating to evictions in serious cases of, for example, anti-social behaviour. As the Council has the statutory duty of housing tenants in priority need, it may be that those in breach of their tenancy agreements will not receive assistance from the Council. Under licensing, we can ensure that landlords have a satisfactory tenant referencing procedure, and a system in place to deal with tenancy issues. The Licensing Team offers support, advice, free training and a tenant referencing service. The Secretary of State must still approve our Statement of Case. |
| 25.3.24 | Online | Landlord Managing Agent | The selective licensing does not actually add any improvements to the area, it is used as a revenue gathering service to target landlords. Multiple privately owned properties and council houses in | No | The Council has witnessed noticeable improvements to our other designated areas, such as the condition of properties and property value. We know that Padiham is an area of low housing demand, and there is a correlation between low housing demand and a |

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| | | | the area are in a poor state of repair, yet these are ignored in favour of targeting landlords. | | poorly managed private rental sector. We are only allowed to charge a fee which covers the operational costs of the Scheme, and the money is ring-fenced. We are not allowed to profit from the money. The Council does not own properties for the letting out to tenants, as there are instead Social Registered Landlords such as Calico. The area is estimated to have a stock of 51% privately rented homes, and if we are successful in our Statement of Case to The Secretary of State, we know from experience with our other designations that the true figure of privately rented homes will be higher than we have estimated. below standard EPC's (Energy & Performance Certificates) than within our other designated areas, where we have done considerable work to bring those up to standard. We believe that a quarter of all rented properties in the area are suffering from at least one serious hazard. As with the true number of rental properties likely to be more than estimated, we also believe that the true figure of properties in disrepair is higher than the complaints to the Council indicate. The legislation for Selective Licensing is under Part 3 of the Housing Act 2004 and is the only means by which we can raise the standards in the private rental sector. In the other designated areas, we have had to seek permission from The Secretary of State to implement the licensing, as we must demonstrate that the proposed areas have more than 20% of the total private rented properties in the Borough, or more than 20% of the geographical area of the Borough. The legislation does not cover Social Registered Landlords like Calico, nor does it cover home-owner occupants. The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). |
| 25.3.24 | Online | Landlord | I don't agree with this. | No | Thank you for your response. |
| 25.3.24 | Online | Landlord | Landlords are already facing huge struggles with int rates and trying to maintain the properties and trying to handle tenants who simply can't afford the market rents. Hence a lot of landlords are leaving if they can redeem their mortgages! I for | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, including a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). Fees can be as low as £16.63 if opted to be paid by direct debit over 24 months. The |

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| | | | one will be happy to sell up if I can simply redeem my mortgages. To introduce licensing and get landlords to pay fees to cover the staff involved and all the charges associated is totally unfair and can't see how it can possibly assist the rental market. | | Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have evidence that Padiham is an area of low housing demand, and there is a correlation between low housing and a poor private rental sector. To raise standards in the private rental sector, we only have recourse to Selective Licensing, and we must demonstrate to The Secretary of State that either the proposed area includes more than 20% of the total private rented properties of the Borough, or more than 20% of the geographical area of the Borough. We must provide evidence through our Statement of Case, and the results of our consultation for it. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the scheme. The fee is based on the average length of time it takes to administer the designation for each landlord and property. Each application and property will vary in the amount of officer time required. We have no evidence that the licensing fee leads to increased rents. If landlords wish to increase rents, they must do so in accordance with regulations. Our aim is to create a standard of rented property which meets at least the minimum in law, so that Padiham can offer tenures of choice. This will introduce a level playing field which is known to all stakeholders. As a result, more long-term tenants will be attracted to the area, which will drive the rental market and result in a more settled community. Through our dedicated work in the other designated areas, there are noticeable improvements in them, including the condition of property and property prices. |
| 25.3.24 | Online | Landlord | Very rough area, ASBO kids. Need License | Yes | Licensing conditions will allow us to monitor the area more closely, and we have multi-agency meetings with partners such as neighbourhood Police teams to try and combat issues such as ASB together. We can also ensure that landlords undertake satisfactory tenant referencing and have adequate systems in place to issue warnings, escalating to evictions where necessary. Where the tenant has been rightfully evicted, we may not assist them, due to our statutory duty to house tenants in priority need. Within our current designations, we have seen noticeable improvements in the incidence of ASB, through the tools we have under licensing. |
| 25.3.24 | Online | Landlord | | Yes | Thank you for your response. |
| 25.3.24 | Online | | Padiham is doing well and landlord and tenant | No | We have evidence that Padiham is an area of low housing demand, |

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| | | | relations are extremely good. It's a better area of Burnley | | and there is a correlation between low housing and a poorly managed private rental sector. We recognise that the community is a strong one, and that there are many good landlords in the area. Unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Under Selective Licensing, we can assist landlords with advice, support, free training and a tenant referencing service. The area is estimated to have a stock of 51% privately rented homes, and if we are successful in our Statement of Case to The Secretary of State, we know from experience with our other designations that the true figure of privately rented homes will be higher than we have estimated. We have data which shows that there is a higher level of below standard EPC's (Energy & Performance Certificates) in Padiham compared to our designated areas, where we have done considerable work to bring those up to standard. We believe that a quarter of all rented properties in the area are suffering from at least one serious hazard. As with our belief that there are more rented properties in the area than our estimate suggests, we also believe through experience that the true figure of properties in disrepair is higher than the complaints to the Council indicate. Our work in the designated areas has led to noticeable improvements, including in the condition of properties and property values. Our aim for Padiham is to set a standard of property management which will improve the condition of properties to at least the minimum level allowed by law. Our aim is to help create a level playing field which is known to all stakeholders in the area and create tenures of choice for tenants who want to stay in the long-term and create a more settled community. We still need to get permission from The Secretary of State to run the scheme in Padiham, but we believe the area would benefit from Selective Licensing. |
| 26.3.24 | Online | Business Owner | Selective licensing has not contributed to any kind of significant improvement | No | The Council is witnessing noticeable improvements in the current designated areas, including the condition of properties and property values. Some of the work we do is not visible, such as ensuring that gas and electrics certification is up-to-date and valid, as well as ensuring that EPC's (Energy & Performance Certificates) have the minimum "E" rating. Our officers monitor the designated areas closely, and we have a programme of proactive inspections of properties taking place. Where properties do not meet the minimum legal standard in terms of the condition of the property and in the level of repairs, we can then work with landlords to help |

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| | | | | | them fulfil their obligations through Selective Licensing. We can assist landlords with advice, support, free training and a tenant referencing service. We recognise that there are many good landlords in the area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence to suggest that licensing forces private landlords out of the rental market. By implementing the Scheme, poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. Our proposals for Padiham still need to be approved by The Secretary of State. |
| 26.3.24 | Online | Landlord | Very much against licensing in the Padiham area. We have one existing licenced property where the Tenant who is a long standing decent Tenant informs us he has lived at the property all his life, in his forties now and the licensing has made no difference to the area. We have a number of properties in the Padiham area and in view of the current mortgage rates a licence fee on top of this would be prohibitive. We would have to seriously consider selling our properties. This again seems to be a case of punishing the good Landlords to pay for a minority of bad irresponsible Landlords. We have a number of properties all of which have long term tenants. It is very unusual for us to have any vacancies. This is because we look after our Tenants and ensure the properties are well looked after. We do not need overbearing councils telling us how to look after our Tenants or properties. We have recently had such an issue with one of your departments. We had a damp issue which we had already arranged for a damp specialist to attend before your council representative sent the most overbearing letter of attending along with an enforcement letter stating she could break the door down if no one answered. This was dreadful and so overbearing. I actually rang her and she assured me she would ring back and let me know | No | We have investigated the wider areas of the Borough, to ascertain whether licensing would benefit areas other than our existing designations. As with our other designations, Padiham suffers from low housing demand, and this has a correlation with a poorly managed private sector. The Council is witnessing noticeable improvements in our current designated areas, including the condition of properties and property values. Through Selective Licensing, we are undertaking a proactive programme of property inspections and identifying landlords who are not providing a minimum legal standard of accommodation and acting. A schedule of any works which need to be done are sent to the landlord, who has a reasonable timescale to fulfil repairs. Without knowing the full circumstances of your poor opinion of our Officer, it may be that the timescale given was promptly followed-up, and she might not have known that you had been proactive in dealing with the issue. Had that not been the case, you might recognise that through our follow-ups, we do have success in bringing a property back to standard, and our aim is for the good landlords to recognise our work with poorly performing landlords who do not offer accommodation at the legal minimum standard required. We recognise that there are many good landlords in the area, but because the licensing legislation is area-based and does not allow us to exempt good landlords, Selective Licensing is the only way we can tackle rogue landlords who undercut good landlords across the board in the area with unscrupulous practices. The fees are ring-fenced and we cannot profit from them. We offer landlords support, advice, free training, help with complex cases of rightful eviction of |

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| | | | the outcome after her visit. In the meantime work was completed without any intervention from the council (it's in our interest to ensure the properties are up to standard as Tenants are happy to stay if they know they are looked after), I have still not had the courtesy call as promised by the Council lady. Clamp down on the errant or irresponsible Landlords not the decent hardworking ones. We would have no choice but to put rents up if this licensing is implemented or sell. We cannot continue. There are so many legislative regulations for Landlords to adhere to. I understand there need to be measures in place to deal with rogue Landlords but it penalises everyone. Some mortgages have gone up by 700% lately. I don't know how you expect the Private Landlord to survive. | | tenants in breach of their tenancy agreement, and offer a tenant referencing service. We follow through on unlicensed landlords and those in breach of their licence by implementing prosecutions, financial penalties. Our aim with Padiham, as with our current designated areas, is to help create a level playing field which is known to all stakeholders. By creating tenures of choice, long-term tenants will be attracted to Padiham, which in turn will drive the private rental market. Tenants will benefit from peace of mind as to the condition of the houses they are renting, and also from have reasonable and lawful tenancy agreements in place. We understand the licences are an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit to a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br>We support landlords to fulfil their obligations, offering advice, a tenant referencing service, free training and support through rightful and complex evictions. |
| 26.3.24 | Online | Landlord | I am strongly against it Having had a property in the trinity area I found the selective licensing was expensive and I gained nothing at all from it. The area didn't improve, it changed nothing. I sold my house in that area due to the selective licensing humbug. I don't see the need to do the same again in the padiham , I am strongly against it. Should it be introduced I will be forced to bring my tenancies to an end and sell again. It simply doesn't work. | No | The Council has witnessed noticeable improvements in the current designated areas, including Trinity. The Trinity area was designated due to low housing demand, which has a correlation with a poorly managed private rental sector. The condition of properties has improved in our designated areas, and so have property values. We also do work which is not visible, such as ensuring that gas and electrics certification is valid, and that the EPC's (Energy & Performance Certificates) are up-to-date and have a minimum "E" rating. We have a proactive programme for the inspection of properties across the designated areas, but there is still work to be done, despite the improving picture. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We have no evidence to suggest that licensing forces private landlords out of |

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| | | | | | the rental market. By implementing the Scheme, poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. We aim to create tenures of choice through Selective Licensing in Padiham, so that long-term tenants are attracted to the area and make for a more settled community. Our evidence shows that Selective Licensing works for Burnley, but we still need the permission of The Secretary of State for our proposals. |
| 26.3.24 | Online | Landlord | The cost of the license would make the letting of the property no longer viable and I would make arrangements to sell. This is a shame as I've let to the same tenant for 28 years without any problems. | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We are not allowed to profit from the licence fees, which are ring-fenced for the administration of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We have no evidence to suggest that licensing forces private landlords out of the rental market. By implementing the Scheme, poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords must an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. We aim to create tenures of choice through Selective Licensing in Padiham, so that long-term tenants are attracted to the area and make for a more settled community. We recognise that there are many good landlords in the Padiham area, but unfortunately, we can only tackle rogue landlords across the board through Selective Licensing. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. There are noticeable improvements in the designated areas, including the condition of properties and property values, and we also have fewer empty homes as a result. Our evidence shows that Selective Licensing works for the Burnley borough, but we still need the permission of The Secretary of State for our proposals. |
| 27.3.24 | Online | Landlord | I can only speak for myself, but all properties I know of and my own in the area of Padiham have up to date Gas safe certificates and EICR reports, any maintenance issues reported by the Tennant | No | We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to |

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| | | | are swiftly delt with by professional builders to ensure a good standard of home | | tackling rogue landlords who undercut good landlords with unscrupulous practices. We have monitored Padiham closely, and we estimate that 51% of the housing stock is offered through the private rental sector. We believe that the opportunity to put Selective Licensing in place in Padiham would reveal a higher figure than we have estimated, as this has been the case in our current designations. The number of estimated below-standard EPC's (Energy & Performance Certificates) in Padiham is much higher than in the designated areas, which have benefited from our programme of proactive property inspections. Should Selective Licensing be introduced to Padiham, we know from experience that we are likely to find a higher level of non-compliance with the EPC standards. This suggests that other safety standards, such as up-to-date and valid gas and EICR certificates may be absent in badly managed rental properties. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). The Scheme is ring-fenced, and we are not allowed to profit from licence fees, but they have to cover the operational costs of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. Licensing conditions mean that we can ensure that the landlord meets the Fit & Proper Person and the Management Arrangements Criteria. We can prosecute unlicensed landlords and those in breach of the licence, impose financial penalties. We aim to create a level playing field for the rental property market, which is known to all stakeholders in the area. The proposals for Padiham still need to be sanctioned by The Secretary of State. |
| 27.3.24 | Online | Landlord | I am concerned this will put investors off and could become something that impacts negatively on good landlords. I've been a landlord for 18 years in Padiham and hear of some very bad practice by other landlords but I'm not sure if selective licensing is the best way forward. Is there evidence it has had a positive impact in the areas of Burnley where it runs? I have had some difficult tenants who have fled leaving a mess and bills or damage but have ways to manage this with | No | We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords, such as the ones you mention, who undercut good landlords with unscrupulous practices. All landlords, and investors wishing to be landlords, have the legal duty of providing accommodation which meets the minimum required standard at the very least. Through monitoring Padiham closely, we estimate that 51% of the housing stock is privately rented, and we |

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| | | | the police and tenancy deposit scheme. | | know through our current designations that we are likely to find the true figure is even higher than our estimate. Our initial checks on EPA's (Energy & Performance Certificates) suggest a higher level of non-compliance than in our current designations, and that is down to the proactive property inspections which often reveal other related issues, like out of date or non-existent gas certificates and poor property condition. As we also estimate that at least a quarter of the rented properties have at least one serious hazard, the level of complaints from resident is lower than we would expect. We are concerned that many residents may not know that they can complain to the Council for us to investigate, and so Selective Licensing would be able to pick up on the issues, and act upon them. The Licensing team has meetings with partner agencies like the neighbourhood Police teams, and we share information, skills and knowledge with a shared objective. Landlords will need to demonstrate that they have satisfactory tenant referencing in place, and that they have a system in place for warnings to tenants in breach of their tenancy agreement, escalating to evictions where necessary. The Council has statutory housing duties to tenants in priority need, and if they are in breach of their tenancy agreements, they may not be eligible for assistance from the Council. We offer landlords support, advice, free training and a tenant referencing service under the Scheme. Our current designated areas are showing noticeable improvements, including in property condition and property values. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). The Scheme is ring-fenced, and we are not allowed to profit from licence fees. As the scheme encourages a level playing field in the rental market, we have no evidence which suggests that licensing has a negative impact on good landlords. |
| 28.3.24 | Online | Landlord | I spend £100s each year to ensure that my rental property is in first-class condition at all times. I have not increased rent for over 8 years. Any licensing fee would have to be passed onto my long-term tenant, resulting in an increase in rent of 10%+, plus extra for additional time it would take me to administer this license. This is not fair on the tenant, particularly during a cost of living | No | We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. Our current designations were introduced due to low housing demand, which has a correlation with the private rental sector. Our work in the current designations has brought |

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| | | | crisis, and will no doubt result in me selling the property - leaving them having to find alternative accommodation. | | about noticeable improvements to the areas, including property condition and property values. Through this, long-term tenants are more likely to stay and those in breach of their tenancy agreement would face warnings from their landlords, escalating to evictions where necessary. We offer landlords support, advice, free training and a tenant referencing service. We have no evidence that licensing leads to rent increases. Landlords who wish to raise rents must do so in accordance with regulations. By implementing the Scheme, poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. We aim to create tenures of choice through Selective Licensing in Padiham, so that long-term tenants are attracted to the area and make for a more settled community. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
| 28.3.24 | Online | Landlord | I do not agree with the proposal for designated areas to have a licence to operate. This industry is already financially compromised and this move will simply drive landlords to sell up. | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Our current designations were introduced due to low housing demand, which has a correlation with a poorly managed private rental sector. There are noticeable improvements in the current designations, including the condition of properties and property values. We have no |

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| | | | | | evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. We aim to create tenures of choice through Selective Licensing in Padiham, so that long-term tenants are attracted to the area and make for a more settled community. |
| 28.3.24 | Online | Landlord | Summary: As a landlord in Padiham, I do not believe that the area warrants selective licensing for rental properties. While some properties may be in disrepair, there are worse areas with more identifiable antisocial behavior that should be prioritized for licensing. Considering the local economy and community, I believe that Padiham does not have enough properties in disrepair to justify the implementation of blanket licensing. | No | We have two current schemes which will run until 2027. We are in consultation for a new period of licensing in other designated areas, which are due to end in November 2024. We are also in consultation for the Lyndhurst Road area of Burnley and for Padiham, as we have been investigating the whole of our Borough to determine whether Selective Licensing would benefit other areas. We can inspect poor rental properties and legally require landlords to bring them up to standards, but this is piecemeal and does not address the issues of the low housing demand in the area, which has a correlation with a poorly managed private rental sector. Selective Licensing is the only tool which we can use to tackle an area wholesale. Our dedicated work in our current designations has shown noticeable improvements in the condition of properties and property values, and we believe that we can do similar constructive work in Padiham. We estimate that 51% of properties in the area are rented out, and we believe the true figure is likely to be higher than this, based on experience with our current designations. As we also estimate that at least a quarter of rental properties in the area suffer from at least one serious hazard, we aim to bring property standards up to a minimum allowed by law. This will become known to all stakeholders, creating a level playing field for landlords and tenants. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing allows us to have close links with other partner agencies, e.g. neighbourhood Police teams, and sharing information, skills and knowledge helps us combat ASB in multiple ways. Under licensing conditions, landlords are obliged to undertake satisfactory referencing to reduce the risk of ASB occurring, and then to follow up with warnings, escalating to eviction where tenants are in breach of their tenancy agreements. |

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| | | | | | The threat of eviction, or actual eviction has been known to change the behaviour of tenants, as the Council fulfils its statutory housing duties to tenants in priority need, and it may not assist those in breach of their tenancy agreements. Licensing does enable us to make sure that landlords keep their properties in good condition and out of disrepair. We recognise that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We are not allowed to make a profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. |
| 29.3.24 | Online | Home Owner | The area where I live is already in a selective licensing area. The state of some of the houses doesn't reflect there being any action taken against landlords to improve the standards. Seems to be an opportunity to make money from landlords who can let poor standard housing | No | We have seen noticeable improvements in our current designations, including the condition of property and property values, but this is the first time we have put in place a Consultation exercise in Padiham. Our robust monitoring process allows us to identify landlords who are unlicensed, or in breach of their licences. In those cases, we are following a proactive regimen and implementing prosecutions (leading to criminal records where convicted), financial penalties. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Poor performing landlords will have to raise their standards, as it is already in law that rental properties must be in good condition, and out of disrepair. Selective Licensing is a tool through which we can target the whole of an area to raise standards in all respects, including the blight of ASB, which we can tackle through ensuring that landlords undergo satisfactory referencing to reduce the risk, and they are also obliged to act with warnings, escalating to evictions where tenants are in breach of their tenancy agreements. Where such tenants are evicted, the Council's statutory duties are to those in priority need, and it may be that we will not assist them in re-housing. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Licence holders have a range of discount schemes available to them. |
| 29.3.24 | Online | Landlord | the letter i recieved is very vague at present if this | No | The top of the paper questionnaire was dedicated to showing how |

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| | | | licence is free and hopefully it is this will enable to keep the tennants rent at an affordable cost to them without adding an extra burden to them i.e. rental increase. the letter i recieved dosent really state much to be able to give a correct view of the propasals as of now. if this license stops all the bad housing being rented out and charging at a premium for the tennants involved hopefully will be a good thing real checks on housing and making landlords make sure the houses are good to rent to people and families that they deserve and are paying for | | the licence fees will work if our proposals go ahead for Padiham. We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We offer free training, support, advice and a tenant referencing service to landlords under the Scheme. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence that licensing leads to increased rents, as landlords who wish to raise them must do so in accordance with regulations. Our current designations were introduced due to low housing demand, which has a correlation with a poorly managed rental sector. Our dedicated work in the current areas have resulted in noticeable improvements, such as the condition of properties and property values. By raising standards to at least the minimum allowed in law will create a level playing field for the rental sector, which will be known to all stakeholders. This in turn will lead to fewer short-hold tenancies and make for a more settled community. Through correct referencing procedures, landlords can cut the risk of ASB occurring, and they must have a satisfactory process for dealing with warnings and escalations to eviction. We fulfil our statutory duties to tenants in priority need, but we may not assist those tenants who are in breach of their tenancy agreements. We are undergoing a proactive inspection of properties in our current designations, and under a robust monitoring process, we propose to do the same for Padiham. Our evidence demonstrates that the area has low demand for housing, hence why we seek to implement the Scheme in Padiham. |
| 30.3.24 | Online | Landlord | I do not support implementing Selective licensing in this area | No | Thank you for your response. |

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| 1.4.24 | Online | Landlord | We own 3 properties in Padiham, Lancashire, since August 2014. The rent from these properties provide a significant part of our pension income. We employ an accredited local agent. We ensure all our properties are in excellent condition and have replaced kitchens, bathrooms, boilers and other white goods. We have reroofed one property. We have dealt with tenants that absconded owing rent, tenants that trashed the properties and break-ins. We have added additional safety features like bars and locks when requested by tenants. All this, without help from Burnley Borough Council. Our Average yearly income per property is approximately £3,100 after deductions for maintenance, Agents fees, gas and electrical safety checks and annual insurance. We have provided housing for single parents, and army veterans, as well as persons working in essential jobs in the local community. With interest rates at their current levels, the investment return on our properties is becoming borderline. We are in contact with other Landlords from the Gannow area, who tell us that the Selective Licensing is NOT working for Landlords. When they have had problems with tenants, the police that attended the properties said they HAD NOT HEARD OF THE SELECTIVE LICENSING SCHEME. Any additional licensing fee on each house would reduce our already low income, PENALISE us and cause us to consider selling all 3 properties. Responsible Landlords are already looking after their Tenants and Properties. Any Member of Burnley Borough Council is welcome to inspect our properties at any time convenient to our Tenants. | No | PLEASE SEE ONLINE ENTRY 7.4.24 - SAME I P Address same content The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training and tenant referencing. We estimate that 51% of properties in Padiham are rented out, and our work in current designations give us reason to believe the true figure is higher than that. We estimate that a quarter of houses in Padiham suffer from at least one serious hazard, and together with the higher number of below-standard Energy & Performance Certificates compared to our designated areas, we have several indicators that Padiham might benefit from Selective Licensing. Regarding Gannow, property prices are continuing to rise, but values remain well below the borough mean, suggesting that whilst there are noticeable improvements, the area would benefit from a further period of licensing. Similarly, we have a made a positive reduction in the number of empty homes which can blight a neighbourhood, but numbers remain above the average for the Borough. Condition of properties is also improving in Gannow, and the Council is taking steps to proactively insist that below-standard Energy & Performance Certificates are addressed. We are prosecuting unlicensed landlords and those in breach of their licences, imposing financial penalties. All residents in a designated area, and residents who live just outside of it, are approached by way of a paper questionnaire as part of our Consultation process. We are also undertaking a proactive inspection of rented properties in the designated areas, so both landlords and tenants will be aware of this. We have multi-agency meetings which include neighbourhood Police teams, but it may be that some individuals are not as aware as they should be. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords have an incentive to operate in the area, because the |

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| | | | | | rental property market will have a level playing field known to all stakeholders, and our efforts are not aimed at penalising good landlords who will already have good practice in place, but at poor performing or rogue landlords who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and does not allow us to exempt good landlords. Our aim is to raise property standards in Padiham to at least the minimum standard allowed in law. Our proposals for Padiham are evidence-based and are due to low housing demand in the area, as with our current designations. |
| 2.4.24 | Online | Landlord | A selective licence is another cost on those landlords that operate professionally which would make me consider if it is worth keeping this property | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We are not allowed to make a profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. Our current designations are showing positive outcomes due to the licensing, such as the condition of properties and property values. |
| 3.4.24 | Online | Landlord | Given the extremely high current cost of living, coupled with the shortage in available rental properties on the market, I do not think the proposal to introduce licensing is a beneficial idea. The increased costs associated with licensing will likely just be passed onto tenants, compounding what is for most already a difficult | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer |

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| | | | situation with rental prices soaring and the cost of living crisis ongoing. The licensing will just become a cost for the tenant in many instances, and they will have no choice but to pay this given the state of the rental market in Padiham. | | support, advice, free training and tenant referencing to landlords. We have evidence that Padiham is suffering from low housing demand, and this correlates with a poorly managed private sector. We estimate that 51% of the housing stock in Padiham is privately rented, and our work in the current designations lead us to believe that the true figure is higher than this. We estimate that over a quarter of private rented housing has at least one serious hazard. We are aiming for these properties to be let at the minimum legal standard at the very least, so that this is known to all stakeholders in the area and level out the rental playing field. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence that licensing fees are leading to increased rents. Where landlords wish to raise rents, they should do so in accordance with regulations. The condition of properties and property values have improved in our current designations, and these are just some of the benefits we believe Padiham would benefit from. We have no evidence that landlords are leaving the private rental sector due to licensing, as poor-performing landlords will have to raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. |
| 4.4.24 | Online | Landlord | In theory I'm for selective licensing but having discovered the fee is £750 it's a definite no. This fee is more than 1.5 months rent for the property I own. With mortgage rate rises etc. I now make a loss. If this comes in I will be selling and my tenant may be made homeless. | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence that landlords are leaving the private rental sector due to |

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| | | | | | licensing, as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. Our work in the current designations is having a positive impact on the condition of properties and property values. We recognise that the private rented sector is crucial to preventing homelessness, but we are clear that it needs to offer a decent alternative to owner occupation and social housing. Officers from Licensing work with the Housing Advice Team to investigate illegal evictions and assist with rehoming tenants where their existing home is not suitable. |
| 4.4.24 | Online | Home Owner | I live between 2 rented houses. One Landlord great, the other dreadful - rats, disrepair, dirty tenants. Council finally cleaned up his act, so I'm all for some regulation. | Yes | We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing allows us to ensure that landlords are providing a minimum standard of accommodation, in line with the minimum legal standard at the very least, which means they are obligated to keep their properties in good condition and out of disrepair. We believe Padiham will benefit from a period of licensing. |
| 4.4.24 | Online | Home Owner | My area has definitely seen a decline in cleanliness and living standards particularly on out back street where some people just think they can put rubbish/unwanted items out there without a care. It would be good for people (everyone ) to take pride and care of the appearance of their properties whether they own them or not. | Yes | We have estimated that over a quarter of rented properties in the area have at least one serious hazard, which suggests to us that a significant proportion of properties in the rental sector are poorly managed, in poor condition and have disrepair issues. We are aware that resident complaints for environmental crime in Padiham are significantly above the Borough average, and as with our current designations, we can support Streetscene by undertaking proactive audits of dirty back yards and fly-tipping to try and identify repeat offenders. Under licensing, we can ensure landlords provide adequate bins, and that they and their tenants understand their environmental obligations. We work with partner agencies, including the neighbourhood Police teams, and we pool our skills, information and knowledge to target multiple problems in our designated areas. Selective Licensing only allows us to operate in certain designated areas where we can prove at least one of 6 criteria, which in the case of Padiham is a low demand for housing. As we have estimated that the housing stock is 51% provided by the rental sector, and that the true figure is likely to be more than that, we believe that Padiham would benefit from a period of licensing. |

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| | | | | | We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |
| 4.4.24 | Online | Home Owner | It is not before time that Landlords should be made more responsible for their properties. It should be obligatory for them to have conditions included into their contractual arrangements with their tenants to the effect that the tenant must keep the property in reasonable order. It is all too apparent that properties in our immediate area suffer from tenants who have no interest in maintaining the appearance of the property they rent and I feel that the Landlords should be encouraged through any means to ensure that such an objective is achieved. | Yes | It is already enshrined in law that landlords are obliged to keep their properties in good condition and out of disrepair. That is the responsibility of the landlord and not the tenant. Selective Licensing is a tool through which we can target all private landlords in the area to ensure that they are meeting their obligations, one of which is to have a satisfactory tenant referencing procedure, and also to enact warnings, escalating to eviction, of those tenants who are in breach of their tenancy (e.g. through anti-social behaviour). We have known tenants change their behaviour with warnings and actual evictions, as by breaching their tenancy agreements, the Council may not assist them, due to our statutory duty to assist tenants in priority need. Each tenancy agreement is contractually agreed between landlord and tenant, but tenants should not be making their back yards dirty or wilfully damaging property, and we can assist landlords with advice, free training, and support them through complex cases of eviction. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |
| 4.4.24 | Online | Home Owner | It's a piss take, as a family with young children, you donk know who is renting, many can't even speak English and have no basic understanding of our culture | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions mean that we can ensure landlords are undertaking satisfactory tenant referencing, and that they have an adequate system in place for warnings to tenants in the event of breaches of their tenancy, (e.g. anti-social behaviour), escalating to evictions where necessary. Providing that tenants understand the terms of their tenancy agreements and fulfil them, and we can verify that landlords are meeting their own legal obligations, then we can continue to observe the area closely through the various tools that Selective Licensing gives us, and act appropriately where our |

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| | | | | | intervention is necessary. |
| 4.4.24 | Online | Private Renter | | Yes | Thank you for your response. |
| 4.4.24 | Online | Landlord | This is pure extortion, absolutely know other way to dress it. Forcing people to pay money through fear of a £30000 fine if they don't have a license. Burnley Borough Mafia | No | The Council is not allowed to make a profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. It is a criminal offence for private landlords not to have a licence, and in those cases, and in cases where landlords breach their licences, we prosecute, impose financial penalties. It is true that we have capacity to impose penalties of up to £30,000, but we have not yet been so severe as to do so, and impositions of that kind would only come about through the grossest conduct by a landlord. Even without Selective Licensing, landlords have legal obligations to their tenants, by way of keeping properties in good condition, and to not allow them to fall into disrepair, meaning that repairs should be done in a reasonable timescale. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Padiham, as with our current designations, suffers from low housing demand, which correlates to a poorly managed private sector. As we estimate that the housing stock in the area is 51% privately rented, we have reason to think that the true figure may be higher, as we found in our current designations. We estimate that there is at least one serious hazard in a quarter of rental properties, and so our aim is to bring all rental properties in the area up to at least the minimum legal standard. This will become known to all stakeholders in the area, as a means of levelling out the playing field of private renting. We recognise the crucial role the private rental sector fills, but we are also clear that it needs to offer accommodation which is a decent alternative to owner occupation and social housing. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. Our evidence suggests that Padiham will benefit from a period of licensing. |
| 4.4.24 | Online | Home Owner | No it is in force in Burnley and doesn't make any difference this is just another licence to print | No | The Council is witnessing many improvements in our current designations, including in the condition of properties and property |

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| | | | money. Show me what good it has done!!!! | | values. Some of the work we do is not visible, e.g. ensuring that landlords have up-to-date, valid gas and electrics certification in place. We are obliged to cover the operational costs of the scheme through the licence fees, but they are ring-fenced as we are not allowed to profit from the money. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer support, advice, free training, support and tenant referencing to help landlords. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Our officers are proactive and monitor our current areas keenly. Our evidence suggests that Padiham would benefit from Selective Licensing. |
| 4.4.24 | Online | Private Renter | I do not agree with the proposal. This is because I believe it is without purpose as it will not provide any additional resources for the council. And also that it would also result in negative consequences by setting up an unnecessary additional layer of bureaucracy to the local housing market. But mostly because of the entirely inexcusable creation of a higher financial barrier of entry, for both renters and housing scalper (land"lords") by way of extra fees which will only serve to throttle Padiham's people's pocketbooks yet further. Say NO to pointless useless oversight. | No | We are witnessing noticeable improvements to our current designated areas, including in the condition of properties. Private renters into the area are finding more of a level playing field, where poor-performing landlords are being compelled to address a range of issues which affect tenants. Unlicensed landlords, and those in breach of licence conditions are prosecuted, imposed with financial penalties. Our officers monitor the area closely, and work with both landlords and tenants over dirty back yards and fly-tipping through our work with Streetscene. As regards Padiham, we estimate that over a quarter of private rental properties have at least one serious hazard, and this reflects poorly on the condition of properties, which we can only deal with on a big scale through licensing. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer support, advice, free training, support and tenant referencing to help landlords fulfil their legal obligations. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Through our current designations, we have no evidence that licensing is leading to landlords raising rents. Where they wish to do so, they |

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| | | | | | must do so in accordance with regulations. Our evidence indicates that Padiham would benefit from a period of licensing. |
| 5.4.24 | Online | Home Owner | The concern for a home owner living in a mixed private and rented property area is unsocial behaviour and the misuse or lack of knowledge of how to use the various bins provided. This results in the bins not being emptied, the rubbish spilling over into the front gardens, or just being thrown there encouraging rats to take up residence. Perhaps some education and guidance to new occupiers by the landlord wouldn't go amiss. | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions mean that we can ensure that landlords are undertaking satisfactory tenant referencing and have a system in place for warnings and escalation to evictions where tenants are in breach of their tenancy agreements (e.g. anti-social behaviour). Should tenants be evicted in this case, the Council may not assist them, as our statutory duty is to tenants in priority need. As regards anti-social behaviour and crime, we have meetings with multi-agencies, where we share information, skills and knowledge, to try and combat wider issues. As far as dirty yards and fly-tipping is concerned, we continually address these through our proactive audits by our officers to try and identify repeat offenders. We ensure that landlords provide adequate bins, and that both landlord and tenant understand their environmental responsibilities. We have made noticeable improvements in our current designations, and through our proactive audit of Padiham, we believe that the area will benefit from Selective Licensing. |
| 5.4.24 | Online | Home Owner | I totally support the introduction of selective licensing in Padiham. This will inevitably help renters in the area to have more confidence over the state of living conditions and feel more supported should there be issues. | Yes | Selective Licensing allows us to not only make sure tenancy agreements are reasonable and lawful, but it also allows us to help and support landlords fulfil their legal obligations with advice and a tenant referencing, service and we also assist them in the event of rightful and complex eviction issues. Our aim is for rented properties in the area to at least meet the minimum legal standard of property condition, so that this becomes known to all stakeholders, and make for a more settled community where there will be fewer short-term tenancies. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |
| 5.4.24 | Online | Home Owner | Would be great to improve living conditions for residents. Also great idea to have officers in each area to reduce the negative impact of poorly managed rented properties. | Yes | Selective Licensing allows us to not only make sure tenancy agreements are reasonable and lawful, but it also allows us to help and support landlords fulfil their legal obligations with advice and a tenant referencing, service and we also assist them in the event of rightful and complex eviction issues. Our aim is for rented properties in the area to at least meet the minimum legal standard of property condition, so that this becomes known to all |

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| 5.4.24 | Online | Home Owner | There is a clear need for some properties to be upgraded to avoid a negative impact on housing nearby. | Yes | We recognise that private landlords provide a crucial service in the area, but we are clear that accommodation needs to offer a decent alternative to home ownership/occupation and social housing. Having investigated the wider Borough, we believe Padiham would benefit from Selective Licensing, due to a high proportion of rental properties, which we estimate is 51% and likely to be more as we investigate further. Our aim is to ensure that rental properties meet the minimum standard allowed in law, as regards condition and the state of repairs. We would be able to undergo proactive property inspections under licensing. Selective Licensing allows us to not only make sure tenancy agreements are reasonable and lawful, but it also allows us to help and support landlords fulfil their legal obligations with advice and a tenant referencing, service and we also assist them in the event of rightful and complex eviction issues. Our aim is for rented properties in the area to at least meet the minimum legal standard of property condition, so that this becomes known to all stakeholders, and make for a more settled community where there will be fewer short-term tenancies. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. |
| 5.4.24 | Online | Housing Association Resident | | | Unfortunately, we are not sure what your views are as regards Selective Licensing. We have entered a Consultation phase in Padiham, where we ask all residents to let us know their views so that The Secretary of State can ultimately decide whether Selective Licensing is appropriate for Padiham. |
| 6.4.24 | Online | Private Renter | I think licensing is the way forward. Without any doubt in my mind. There are too many rouge landlords operating with tenants living in severe depravity due to rental Increases and with no repairs/maintenance or set standards. Landlords run rife. I myself have been threatened and abused by my landlord who has repeatedly failed to do works requested upon both initially | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. If landlords raise rents, they must do so in accordance with regulations. Where residents and landlords are aware of poor property condition or management in the licensing areas, we |

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| | | | accepting the tenancy and pointing out issues before I moved on and subsequently as I've been a tenant. Only when I got the housing standards team I volved 5 years later did the very bare minimum work get carried out, and there's still a list of 20+ repairs outstanding just from before I moved in originally. The landlord took to blaming the previous tenants then myself for any and all issues with the property which have since been proven to be not a fault of a tenant and also his responsibility to repair. Not general wear and tear as he's stated. He's then claimed it's all my fault and he's a good landlord even when it's been proven to be a pre existing issue that I've been asking to be repaired for 5+ years | | request that you share that information with the Selective Licensing Team so we can act upon it. Licensing conditions mean that we can tackle the area in a co-ordinated way and undertake proactive property inspections. Our robust monitoring system allows us to identify landlords who do not have a licence, and those who are in breach of their licensing conditions. We follow through as necessary with prosecutions against rogue landlords, impose financial penalties. We aim to bring rental property standards up to at least the legal minimum allowed in law, and we have seen noticeable improvements in this regard in our current designations. We believe that licensing will be of benefit to Padiham. |
| 7.4.24 | Online | Landlord | We own 3 properties in Padiham, Lancashire, since August 2014. The rent from these properties provide a significant part of our pension income. We employ an excellent accredited local agent. We ensure all our properties are in excellent condition and have replaced kitchens, bathrooms, boilers and other white goods. We have reroofed one property. We have dealt with tenants that absconded owing rent, tenants that trashed the properties and break-ins. We have added additional safety features like bars and locks when requested by tenants. All this, without help from Burnley Borough Council. Our Average yearly income per property is approximately £3,100 after deductions for maintenance, Agents fees, gas and electrical safety checks and annual insurance. We have provided housing for single parents, and army veterans, as well as persons working in essential jobs in the local community. With interest rates at their current levels, the investment return on our properties is becoming borderline. We are in contact with other Landlords from the Gannow area, who tell us that the Selective Licensing is NOT working for Landlords. When they have had problems with tenants, the police that attended the properties said they HAD NOT HEARD OF THE SELECTIVE LICENSING | No | PLEASE SEE ONLINE ENTRY 1.4.24 - SAME I P Address same content The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training and tenant referencing. We estimate that 51% of properties in Padiham are rented out, and our work in current designations give us reason to believe the true figure is higher than that. We estimate that a quarter of houses in Padiham suffer from at least one serious hazard, and together with the higher number of below-standard Energy & Performance Certificates compared to our designated areas, we have several indicators that Padiham might benefit from Selective Licensing. Regarding Gannow, property prices are continuing to rise, but values remain well below the borough mean, suggesting that whilst there are noticeable improvements, the area would benefit from a further period of licensing. Similarly, we have a made a positive reduction in the number of empty homes which can blight a neighbourhood, but numbers remain above the average for the Borough. Condition of properties is also improving in Gannow, and the Council is taking steps to proactively insist that below-standard Energy & Performance Certificates are addressed. We are |

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| | | | SCHEME. Any additional licensing fee on each house would reduce our already low income, PENALISE us and cause us to consider selling all 3 properties. Responsible Landlords are already looking after their Tenants and Properties. Any Member of Burnley Borough Council is welcome to inspect our properties at any time convenient to our Tenants. In conclusion, please punish bad Landlords but do not penalise good landlords by charging them a selective licensing fee. | | prosecuting unlicensed landlords and those in breach of their licences, imposing financial penalties. All residents in a designated area, and residents who live just outside of it, are approached by way of a paper questionnaire as part of our Consultation process. We are also undertaking a proactive inspection of rented properties in the designated areas, so both landlords and tenants will be aware of this. We have multi-agency meetings which include neighbourhood Police teams, but it may be that some individuals are not as aware as they should be. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, and our efforts are not aimed at penalising good landlords who will already have good practice in place, but at poor performing or rogue landlords who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and does not allow us to exempt good landlords. Our aim is to raise property standards in Padiham to at least the minimum standard allowed in law. Our proposals for Padiham are evidence-based and are due to low housing demand in the area, as with our current designations. |
| 7.4.24 | Online | Home Owner | I think that this seems like a good idea. Hopefully this will help keep, the area where I live cleaner and safer for everyone. A lot of the landlords like the money, they get from renters, but don't do any maintenance to their properties. This has a knock on effect for us house owners. | Yes | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of |

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| | | | | | choice. Our current designations are showing positive outcomes due to the licensing, such as the condition of properties and property values. |
| 7.4.24 | Online | Landlord | As a landlord that has invested heavily in renovating a derelict property to a very high standard that was previously unliveable into a home for someone I would strongly resist the selective licensing measure as I believe this is nothing more than more corruption within local government disguised as virtuous redistribution of other peoples money to pay for things that no one would voluntarily pay for with their own money in an attempt to shore up the council's inefficient spending and to pay net tax consumer demographics in order to win their election votes and for the council to stay in power at the expense of infringing on the rights and liberties of an increasingly small minority of net tax contributors over the course of their lifetime (52%). Any attempt to extort more money out of me when ive already paid close to a million in national and regional tax despite never using any public services other than the roads and waste collection would result in me selling up and moving overseas taking with me with the wealth I generated through my blood and sweat and my intellectual property along with my niche critical national infrastructure expertise to a foreign more economically liberal state. Im saddened to see the UK particularly the north (my place of birth) become an ever increasingly third world country with a mafia protection racket philosophy of using the threat of force from government to take wealth generated from those that create value and redistributing it which is at odds with what drives human evolutionary psychology and free market principles. Hence why would I bother taking risks, working hard and investing my capital if government is just going to punish me and use wealth stolen from me in order the pay for things that I dont want but net tax consumers increasingly want, ie those that do not work full | No | We recognise there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We offer responsible landlords interest-free loans of up to £25,000 to bring empty homes back into use, if done under our Empty Homes Programme. Where landlords fulfil a certain criterion, we pay the licensing fees.<br><br>The Council is not permitted to make a profit from licensing fees, which are ring-fenced entirely for the implementation of the scheme. We have made noticeable improvements in our current designations, including in the condition of properties and in property values. The Selective Licensing Team is a small and dedicated team within the Council, and we deal solely with legislation under Part 3 of The Housing Act 2004, to raise standards in the private sector to at least the minimum allowed in law. We are here to offer advice, free training, a tenant referencing service and support landlords in all their legal obligations, including rightful but complex evictions. We have no evidence that landlords are leaving the private rental sector due to licensing, as poor-performing landlords will have to raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. As far as Padiham is concerned, we estimate that 51% of housing stock is privately rented, and through our work in current designated areas, we know the true figure is likely to be higher than that. We estimate that over a quarter of properties suffer from at least one serious hazard, and with licensing, we can tackle rogue landlords who are unlawfully keeping their properties in poor condition and disrepair. We are clear that |

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| | | | time or choose not to work, low IQ professions that dont create as much value for people as other jobs, single mums that make poor lifestyle choices then marry the state expecting the taxpayer to subsidise part of their living costs which in turn breeds more net tax consumers, illegal or legal immigrants with few or any skills or education, hence why we have so many poor areas because of the low skilled, low educated, low IQ populations that are disincentivised from building and creating things that create value for other people who in turn trade wealth they generated in return because of over regulation and extortionate tax rates. These demographics naturally vote for socialist leaning anti nation state, anti classical liberal and authoritarian policies where the state increasingly seizes more and more of other peoples wealth they created forcing them out of the country or they simply stop bothering working or work less hard and generating wealth if one cant try to better oneself and avoid becoming an economic liability to the state or others. Thus in summary this would be the final straw for me as there is already very little profit in being a landlord after tax and the huge investments ive made along with the massive stress of dealing with multiple tradespeople and things costing more than expected, I should of not bothered and spent my savings on sports cars, luxury holidays and women if this is the increasingly totalitarian path we are going down, where minority demographics like myself that generate 70% of all government spending that predominantly benefits are increasingly ignored and treated like expendable tax livestock as they dont understand that most wealth is created by a minority of individuals labour and innovation and government cant just keep printing money to devalue the buying power of the pound, effectively a tax on peoples savings. | | private renting needs to offer a decent alternative to owner occupation and social housing but recognise that the private sector plays a vital role in communities. We recognise that the licence poses an additional cost, but landlords can access various discount schemes, and for those landlords who might be interested, the Council has discretion to allow landlords to pay by direct debit over up to 24 months. Our evidence suggests that Padiham will benefit from a period of licensing. |
| 8.4.24 | Online | Housing Association | | Yes | Thank you for your response. |

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| | | Resident | | | |
| 8.4.24 | Online | Landlord | I don't think this is really necessary to have selective licensing in order to be a good landlord. I feel that it might be a money making racket by the council | No | Selective Licensing came into force in several other current designations in Burnley, due to low housing demand. This is linked to a poorly managed rental property sector, and The Secretary of State acted on our evidence regarding the designated areas and allowed us to put the process into place. We have made a positive impact in our designations, including in the condition of properties and property prices. We looked at the wider Borough to see if Selective Licensing might work in other areas, and we found that Padiham was also suffering from low housing demand. We are not allowed to profit from the licence fees, as they are ring-fenced for the operational costs of the Scheme. We also recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training, support and tenant referencing to help landlords fulfil their legal obligations. |
| 8.4.24 | Online | Landlord | Where is the evidence proving selective licensing improves the area? | | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. All our current designations were designated due to low housing demand, which is linked to a poorly managed private rental sector. Private landlords are already required by law to provide accommodation which is in good condition and out of disrepair. Selective Licensing enables us to robustly monitor the designated areas, and we undertake proactive inspection of rental properties to make sure they meet the minimum legal standard at the very least. We cannot designate areas without express permission by The Secretary of State, who expects an array of data and evidence from us in our Statement of Case. We are also not allowed to designate areas for more than 5 years without going through the whole process again, with the Secretary of State expecting us to demonstrate the impact licensing has had in the areas, and the |

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| | | | | | reasons why we contend that a new period of licensing is appropriate. We have evidence which shows that due to licensing in our current designations, there have been noticeable improvements, including the condition of properties, property values and the number of empty homes, which are a clear indicator of low demand housing. We believe Padiham would benefit from Selective Licensing in a similar way to our current designations. |
| 8.4.24 | Online | Home Owner | Totally agree that there should be a licence in the area | Yes | We thank you for your comment. |
| 9.4.24 | Online | Landlord | I am exceptionally unhappy about your proposals for selective licencing in the Padiham area. I have been a Landlady for 26 years now and Landlords seem to be getting an unrelenting hammering from all directions. Whilst I wholeheartedly agree that rogue/irresponsible Landlords should be brought to task (as they bring down the reputation of us all who are respected/doing the right thing) and areas that are not thriving well should be addressed and improved, there seems to be a blanket overall heavy handedness with private Landlords that are doing their jobs properly and responsibly. I back this up as we very rarely have an empty property as all our Tenants are looked after as are the properties they live in which is why they very rarely leave and at such times when they do they usually ask us if we have a vacant property in the area they move to. This would be yet another cost to Landlords which they can ill afford. With all the red tape legislation Landlords are forced to adhere to, this would be another, on top of the current mortgage rates in some cases which have gone up as much as 700%. Either Landlords will pull out of the renting sector or this will further push rents up. Does this Licencing actually improve an area? I am told by a middle aged Tenant of ours in a Licenced area where he was brought up and lived all his life that the Licencing programme hasn't made a scrap of difference to the area. Rather than a blanket penalisation for all Landlords why couldn't the Council put their efforts into locating and dealing with the irresponsible Landlords and for that matter (I digress) the rogue Tenants. For | No | The Council recognises there are many good landlords in the area, but unfortunately there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have seen noticeable improvements in our current designations through the licensing, including in the condition of properties and property values. We have no evidence to suggest that licensing forces private landlords out of the rental market. By implementing the Scheme, poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. By helping to create tenures of choice, this will drive the rental property market, and attract long-term tenants. Where landlords wish to raise rents, they must do so in accordance with regulations. Selective Licensing is the only mechanism available to us to properly target poor-performing landlords in an area at once. We are otherwise largely a reactive service to individually flagged issues, which is a scattered and ineffective approach. We estimate that 51% of housing stock in Padiham is privately rented, and this figure may be more as we investigate further. We also estimate that over a quarter of private rentals have at least one serious hazard, which we can deal with under licensing. Some of the work we do is not visible, such as ensuring landlords have up-to-date and valid gas & electric certification. The number of below-par Energy & Performance Certificates is much higher in Padiham than our current designations, where the work we are doing does show. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the |

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| | | | these reasons I am very much against Licencing in this area. | | Good Landlord & Agent Scheme (GLAS). The Council is not permitted to make a profit from licensing fees, which are ring-fenced for the operational costs of the scheme. |
| 9.4.24 | Online | Landlord | Against the proposal of selective licensing | No | Thank you for your response. |
| 10.4.24 | Online | Home Owner | Seems every time a house is sold,it is converted into an HMO.Lack of house ownership leads to dirty backyards and back streets,rubbish often requires special collection. We need some kind of control before it gets out of hand | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing allows us to include certain HMO's as part of our remit in the designated areas. We can also undertake proactive audits of dirty back yards and fly-tipping, so that we can try and identify repeat offenders. We can ensure landlords are providing adequate bins and that both they and their tenants understand their environmental responsibilities. Licensing gives us the tools we need to target this issue amongst many others, and we also have close links with other partners, such as the neighbourhood Police teams. |
| 11.4.24 | Online | Home Owner | I am fully in support of the council taking proactive measures to improve housing in Padiham | Yes | Thank you for your comment. |
| 11.4.24 | Online | Home Owner | | Yes | Thank you for your response. |
| 12.4.24 | Online | Landlord | | No | Thank you for your response. |
| 18.4.24 | Online | Landlord | I feel that selective licencing is penalising good landlords who have a managing agent in place. Absentee landlords should be targeted. This scheme failed in Burnley many years ago as these absent landlords didn't even join the scheme and there were no consequences. This type of scheme has just failed in Hyndburn. Maybe look at rent controlled areas? The people who comply are always the one who suffer for the negligence of the rogues. | No | Selective Licensing is the only mechanism we have available to properly target poor-performing landlords in an area at once. We are otherwise largely a reactive service to individually flagged issues, which is a scattered and ineffective approach. Licensing allows us to closely monitor the designations, and there is a noticeable improvement in our currently licensed areas, including in the condition of properties and property values. It is a criminal offence to be an unlicensed landlord, and for landlords are in breach of their licenses. We prosecute landlords, impose financial penalties. We apply the same criteria to absentee landlords, irrespective of whether they live abroad or more locally, and they must meet the Fit & Proper Person Criteria under licensing, as well as the Management Arrangements criteria. We have more tools at our disposal to deal to tackle rogue landlords with licensing. We have been operating some designations since 2008, and they all show noticeable improvements, including in the condition of properties and property values. We estimate that the housing stock in Padiham is 51% privately rented, and we believe the true figure is higher than this. We estimate that over a quarter of rented properties suffer at least one serious hazard, and so there are clear indicators of a poorly managed private sector in Padiham. We |

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| | | | | | recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Each Council has its own strategies, policies and procedures to address specific conditions within its own area, and this will have been the case for Hyndburn Borough Council. We strongly believe Selective Licensing does work for Burnley. |
| 19.4.24 | Online | Landlord | Although I do consider Licensing to be a good idea the cost of the license leaves my tiny profit margin, after mortgage, insurance, tax and general maintenance (3 calls outs - all completed within a short space of time and a very happy tenant) virtually non-existent. I would rather spend the money on maintenance of the property. The License and maintenance would on occasions send me into a negative balance situation - but having viewed properties before purchasing which were rented out can see the need for Landlords to be held to account for some of the poor states tenants were living in. | No | The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). The Council is not permitted to profit from licensing fees, which are ring-fenced entirely for the operational costs of the scheme. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. We estimate that 51% of housing stock in Padiham is privately rented, and we also estimate that a quarter of rented properties have at least one serious hazard. The only mechanism we have available to tackle these properties wholesale is through Selective Licensing. We aim to bring all rented properties up to at least the minimum standard allowed in law, and by tackling landlords with poor management standards, we can raise the reputation of the area by levelling the playing field in the private rental sector, which will be known by all stakeholders. We can refuse to licence a poor landlord who cannot raise his standards. We can then prosecute, impose financial penalties. |
| 23.4.24 | Online | Landlord | As a good landlord and someone who working for an estate agent I don't feel good landlords should have to pay for selective licensing. It's expensive with little to no benefits. We have fully renovated our properties and continually maintain them with good tenants. If selective licensing is imposed it should be as per the title 'selective' on properties that are in bad condition with the aim to ensure these landlords improve their properties. Not a blanket licence on a full area. | No | Selective Licensing is the only mechanism we have available to properly target poor-performing landlords in an area at once. We are otherwise largely a reactive service to individually flagged issues, which is a scattered and ineffective approach. Licensing allows us to closely monitor the designations, and there is a noticeable improvement in our current licensed areas, including in the condition of properties and property values. We can do proactive property inspections to evaluate the properties through licensing. We estimate that the housing stock in Padiham is 51% privately rented, and we believe the true figure is higher than this. We |

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| | | | | | estimate that over a quarter of rented properties suffer at least one serious hazard, and so there are clear indicators of a poorly managed private sector in Padiham. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We aim to level the private rental sector by ensuring at least the minimum legal standard of properties in the area, which will be known to all stakeholders. |
| 25.4.24 | Online | Landlord | As someone who owns just one property in this area which is mXX Letting who are an extremely efficient and reliable agency and a long term tenant who is very happy with the property, I feel that this is an extremely unfair tax. Whilst I truly believe that tenants should be looked after and not just used, I feel that this license would be just another thing that would add to my expenses. I would be reluctant to increase the rent for my tenant, I don't think I could manage the cost of this license without doing so. | No | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. The Scheme does not operate as a tax, but as a licence fee, which we are not allowed to profit from. The fees must be ring-fenced entirely for the operational costs of the Scheme. We estimate that the housing stock in Padiham runs at 51% for the private sector, and if we believe the true figure is higher than this. We also estimate that at least a quarter of the private rental properties have at least one serious hazard, and we cannot address this issue properly in Padiham without the level of proactive property inspections being carried out in current designations. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training, a tenant referencing service and support, which includes any assistance needed with rightful complex evictions. Where landlords wish to raise rents, they must do so in accordance with regulations. Our aim is to bring rented properties up to at least the minimum legal standard in Padiham, and for this to be known by all stakeholders, to level the playing field in the private rental sector. |
| 3.5.24 | Online | Home Owner | Do not want licensing in this area due to currently urs working well for us | No | We have seen noticeable improvements in our current designations, including in the condition of properties and property values. Having looked into whether Selective Licensing would benefit other areas of the Borough, we have sufficient data to estimate that 51% of the housing stock in Padiham is privately rented, and that a quarter of |

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| | | | | | rented properties have at least one serious hazard, suggestive of a wide number of private rentals which may suffer poor condition, or unacceptable repair issues. Selective Licensing is the only tool with which we can target an area wholesale, and we can undergo proactive property inspections. We aim to bring sub-standard properties to a minimum level allowed by law. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Padiham is suffering from low demand housing, in common with our current designations. We believe Padiham would benefit from licensing. |
| 3.5.24 | Online | Investor | We don't need SL | No | We have seen noticeable improvements in our current designations, including in the condition of properties and property values. Having looked into whether Selective Licensing would benefit other areas of the Borough, we have sufficient data to estimate that 51% of the housing stock in Padiham is privately rented, and that a quarter of rented properties have at least one serious hazard, suggestive of a wide number of private rentals which may suffer poor condition, or unacceptable repair issues. Selective Licensing is the only tool with which we can target an area wholesale, and we can undergo proactive property inspections. We aim to bring sub-standard properties to a minimum level allowed by law. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Padiham is suffering from low demand housing, in common with our current designations. We believe Padiham would benefit from licensing. |
| 8.5.24 | Online | Landlord | I have often traveled to Padiham and have found this to be a quiet, clean and peaceful town. Although some antisocial behavior may exist in some areas, this is common in most towns to some extent. I think a license has no effect on the behaviour of people and it certainly should not be up to the landlord to pick up the tab for other peoples behaviour. | No | We looked at the wider Borough to see if other areas would benefit from Selective Licensing. As with our current designations, Padiham suffers from low housing demand, which is linked to a poorly managed private rental sector. We estimate that Padiham has a housing stock which is 51% privately rented, and we also estimate that at least a quarter of rented properties have a serious hazard. The only mechanism we have available to engage in proactive property inspections in a wholesale way is to designate the area. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area- |

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| | | | | | based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Under licensing, we ensure that landlords have satisfactory tenant referencing in place, and have a system in place for issuing warnings, (e.g. anti-social behaviour) escalating to eviction where necessary. As the Council has a statutory duty to prioritise tenants in need, we may not assist tenants who has breached their tenancy agreements. We have close links with other partner agencies, such as the neighbourhood Police teams, and we can work together in a co-ordinated way through sharing information, skills and knowledge. Our aim is to bring standards in Padiham up to at least a minimum level required by law, and for this to be known by all stakeholders, levelling the playing field in the private rental sector. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training, a tenant referencing service and support, which includes any assistance needed with rightful complex evictions. |
| 9.5.24 | Online | Landlord | The imposition of a fee of £750per property is excessive and will put off landlords buying properties in the area reducing the amount of properties available for rent. i own two properties and on one of the properties, the fee equates to 2 months rent after deduction of the managing agents fee. i am a responsible landlord and my properties are well looked after. This licencing fee penalises good landlords.<br>i do not but properties in areas with selective licensing and i expect i will be selling these two properties which could remove two rental properties.i see this as a money making scheme for the councils. | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training and tenant referencing. The Council is not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We estimate that 51% of properties in Padiham are rented out, and our work in current designations give us reason to believe the true figure is higher than that. We estimate that a quarter of houses in Padiham suffer from at least one serious hazard, and together with the higher number of below-standard Energy & Performance Certificates compared to our designated areas, we have several indicators that the area might benefit from Selective Licensing. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their |

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| | | | | | managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders. Good landlords will already have good practice in place, but we cannot undertake wholesale proactive property inspections without licensing. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. The licensing legislation is area-based and does not allow us to exempt good landlords. Our aim is to raise property standards in Padiham to at least the minimum standard allowed in law. |
| 12.5.24 | Online | Landlord | Total waste of time, basically a underhand tax | No | The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We offer support, advice, free training and tenant referencing to help landlords fulfil their legal obligations. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. Our current designations are showing positive outcomes due to the licensing, such as the condition of properties and property values. |
| 15.05.24 | Online | Private renter Landlord | Don't have any yet | No | We thank you for your response. |

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| | | Managing agent | | | |
| 16.05.24 | Online | Landlord | Licensing keeps the process to a minimum standard to the benefit of both tenants and the reputation of landlords. Costs need to be managed to make this an affordable expense and not one that drives up rents, therefore adversely affecting both tenants and landlords | Yes | We agree that licensing does have the impact of benefitting both landlord and tenant in designated areas, as there is a correlation between a poorly managed private sector and low housing demand as suffered by Padiham. We recognise that there are many good landlords in the Padiham area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and does not allow us to exempt good landlords. We are not permitted to profit from licensing fees, which are ring-fenced to cover the operational costs of the Scheme. The fees are based upon the average length of time it takes to administer the designation for each landlord and property, each application and property varying in the amount of officer time required. Our proposed fees amount to £750.00 where there has not previously been a licence, and £670.00 per additional property application. To reward landlords who apply within 3 months of the designations coming into force, a discount of £100.00 will be applied to the application fee for the first application, providing the applicant submits a full, complete application form and all requested documentation. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training a tenant referencing service and support in rightful and complex evictions. We have no evidence that licensing leads to increases in rents. Landlords who wish to raise rents must do so in accordance with regulations. |
| 16.05.24 | Online | Landlord | It's a good idea to keep the standards of areas up, as long as the licences aren't too expensive | Yes | Padiham suffers from low housing demand, which correlates to a poorly managed private rental sector. We recognise that there are many good landlords in the Padiham area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. The licensing legislation is area-based and |

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| | | | | | does not allow us to exempt good landlords. We aim to bring standards of property condition and management up to at least the minimum allowed by law. We are not allowed to profit from licensing fees, which are ring-fenced for the operation costs of the Scheme. The fees are based upon the average length of time it takes to administer the designation for each landlord and property, each application and property varying in the amount of officer time required. Our proposed fees amount to £750.00 where there has not previously been a licence, and £670.00 per additional property application. To reward landlords who apply within 3 months of the designations coming into force, a discount of £100.00 will be applied to the application fee for the first application, providing the applicant submits a full, complete application form and all requested documentation. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training a tenant referencing service and support in rightful and complex evictions. |
| 22.5.24 | Online | Landlord | I have only one flat in the area under licensing consideration. It is in XX Road. Built some 15 years ago. It is a 1st floor flat. Since owning the property it has been managed by an agency. Currently that is XX. It is well kept and maintained and any issues are quickly identified and resolved. The build quality is good, the overall condition, as per the two monthly inspections, is excellent. I regard myself as a caring individual and someone who wants this property to be well managed and maintained. As an individual I have no issue with selective licensing. I do however believe that having an independent managing agent it does mean I am conscious of my responsibilities and obligations for the benefit of tenants. I do not believe there is anything to gain by licensing someone who has an external agent involved in managing their property. | Yes | We recognise that there are many good landlords and managing agents in the Padiham area, but we are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Unfortunately, it is not always the case that managing agents are as thorough as your own appears to be. The licensing legislation is area-based and does not allow us to exempt good landlords from the requirement to hold a licence within designated areas. Through conditions imposed in the licence, both landlords and managing agents must meet the Fit & Proper Person Criteria as well as the Management Arrangements Criteria. Licensing fees are to cover the operational costs of the Scheme, and are ring-fenced, as we are not allowed to profit from the Scheme. We have put forward proposals for Padiham due to low housing demand in the area, which correlates to a poorly managed private rental sector. We estimate that 51% of housing stock in Padiham is privately rented, and that of those, at least a quarter have at least one serious hazard. We aim to bring private rental standards up to at least the minimum allowed by law. The fees are based upon the average length of time it takes to administer the designation for each landlord and property, each application and property varying in the amount of officer time required. Our proposed fees amount to |

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| | | | | | £750.00 where there has not previously been a licence, and £670.00 per additional property application. To reward landlords who apply within 3 months of the designations coming into force, a discount of £100.00 will be applied to the application fee for the first application, providing the applicant submits a full, complete application form and all requested documentation. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We offer support, advice, free training a tenant referencing service and support in rightful and complex evictions. |
| 22.5.24 | Online | Landlord | | No | We thank you for your response. |
| 27.5.24 | Online | Landlord<br>Home Owner | | No | We thank you for your response. |
| 29.5.24 | Online | Home Owner | I wholeheartedly support the move to introduce selective licensing in Padiham. I have experienced anti social behaviour from a neighbouring property which is rented, including drug use, nuisance noise and criminal activity such as drink driving and damage to property. Padiham has had money to improve the centre; this seems like the next logical step to attract more businesses and visitors. | Yes | Licensing forms part of wider regeneration initiatives to boost economic growth in our Borough. We propose to designate Padiham due to low housing demand, as with our current licensing areas. Low housing demand correlates to a poorly managed private rental sector.<br><br>We are keen to empower residents to come forward to us with complaints. Where ASB occurs in a licensed area, we request that residents and landlords share that knowledge with us so that we can act upon it.<br><br>The Licensing Team has multi-disciplinary meetings with other partner agencies such as neighbourhood Police teams to try and combat multiple issues with combined skills, knowledge and data.<br><br>Where there is knowledge of criminal activity, we suggest that residents contact the Police in the first instance. |
| 29.5.24 | Online | Private Renter | I think its the worst mistake you could make we will end up homeless most landlords have said if this happens theyre just going to sell upso there will be homeless families I hope the council have properties available to give to us | No | We have no evidence with our current designations that licensing leads to private landlords selling up, as licensing conditions only reflect the minimum standards of property condition and management required by law. We recognise that the private rental sector plays a vital role in the provision of housing stock as well as being an important safeguard against homelessness, but we are clear that accommodation must be safe, in good condition and out of disrepair. The Council has a statutory duty to assist tenants in priority need. |

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| | | | | | Where landlords cannot or do not wish to raise their standards to the legal minimum, responsible landlords are taking over ownership and management of those properties. This attracts long-term tenants into our designations through faith in the licensing conditions.<br><br>Landlords benefit through our commitment to tackle rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We are witnessing noticeable improvements in our designations and believe that we can bring similar improvements to Padiham.<br><br>We recognise there are many responsible landlords in the area, but unfortunately, there are some with poor management practices. |
| 29.5.24 | Online | Private Renter | | No | We thank you for your response. |
| 7.6.24 | Online | Landlord | I dont agree with selective licensing, having seen the results of this in previous years in the Hyndburn area. It failed to make a difference, partly due to thefact the council didnt have the manpower to deal with any anti-social behaviour, which was one of the big reasons for the scheme in the first place. The council agreed it hadnt worked. | No | Every Council has its own strategies, policies and procedures to address specific conditions within their own area. Many councils continue to use selective licensing – Liverpool, Newham, Wirral, Salford, Nottingham and Blackburn to name a few.<br><br>We strongly believe that licensing works for Burnley as we are witnessing noticeable improvements across all our current designations.<br>Licensing gives us the tools to tackle a large area, and to conduct a programme of property inspections. Without licensing, we are largely dependent upon resident complaints, which is a reactive and scatter-gun approach. Licensing gives us the tools to be pro-active in raising standards in the private rental sector, which would not be possible without it.<br><br>As with all our current designations, our proposals for Padiham are due to low housing demand, which correlates to a poorly managed private rental sector.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices. The documentation we require for the licence is the same documentation which landlords should already be holding, as licensing conditions reflect the minimum standards of property condition and management **required by law**. |

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| | | | | | Licensing conditions require landlords to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB occurring. Where tenants breach their tenancies, landlords must issue warnings, escalating to eviction where necessary. The Council has a statutory duty to assist tenants in priority need, and we may not assist those who have been rightfully evicted.<br><br>Licensing allows us to support landlords fulfil their legal obligations, offering free training, advice, a tenant referencing service and support through complex evictions. This would not be possible without licensing. |

| **Paper Questionnaires** | | | | | |
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| Date | Method | Interest Type | Comments | Do You Agree | Responses |
| 8.4.24 | Paper Questionnaire | Home Owner | seems like a good idea | Yes | Thank you for your comment. |
| 8.4.24 | Paper Questionnaire | Home Owner | I think it's a good idea. It will bring sub standard properties up to a reasonable standard. It will also weed out slum landlords. In the long term it will bring about a greater level of pride for both landlords and tenants. | Yes | Licensing allows us to conduct proactive property inspections of rented properties in designated areas, through which we can determine the condition of each individual property, and the state of repair. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We can compel poorly performing landlords to raise their management standards, or face prosecution, financial penalties. We refuse licences where necessary. Under licensing, landlords must show that they have a system in place to warn tenants in breach of their tenancy agreements and escalate to evictions where necessary. As the Council has a statutory duty to house tenants in priority need, we may not be able to assist in the re-homing of a tenant who has been in breach of their tenancy agreement. Tenants with anti-social behaviour issues sometimes change their behaviour through the work we can do under licensing. |
| 9.4.24 | Paper | Home Owner | Think its a great idea. Should have been | Yes | Thank you for your comment. |

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| | Questionnaire | | implemented soon. | | |
| 9.4.24 | Paper Questionnaire | Home Owner | I hope that this scheme is implemented - the sooner the better! | Yes | We have looked at the wider Borough to see if other areas would benefit from Selective Licensing. Our data suggests that Padiham would benefit, as we can demonstrate that it is suffering from a low demand for housing, correlating to a correlation with a poorly managed private rental sector. |
| 11.4.24 | Paper Questionnaire | Home Owner | Hopefully this will try and [indecipherable] when as it once was. A lot of people are working hard to make it better but there are still an awful lot who just don't seem to care! Fly-tipping is the worst it has been now and the back streets are the worst they have been for a very long time. | Yes | Licensing conditions allow us to monitor the areas more closely and give us more tools to deal with issues such as dirty back yards and fly-tipping. We support the work of Streetscene by undertaking proactive audits to try and identify repeat offenders. We ensure that landlords provide adequate bins, and make sure they are aware of their environmental responsibilities as well as their tenants. We are witnessing noticeable improvements in our current designations, and we believe that we can bring similar improvements to Padiham. |
| 11.4.24 | Paper Questionnaire | Private Renter | My letting agent is a council accredited. Excellent as a tenant. | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords and managing agents with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords and managing agents. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We also recognise that there are many good tenants in the area. As we estimate that 51% of the housing stock in Padiham is privately rented, and we also estimate that a quarter of privately rented houses have at least one serious hazard, licensing would enable us to tackle landlords with poor management to raise their standards to at least the minimum level allowed by law. We can also ensure that tenants are complying with their tenancy agreements, and that landlords have a satisfactory system of tenant referencing and that this escalates to evictions where necessary. |
| 11.4.24 | Paper Questionnaire | Home Owner | Landlords should be required to vet prospective tenants for previous criminal and antisocial behaviour, and [indecipherable] families that have been found to be involved in criminal and/or serious or persistent anti-social behavior. The council should inform landlords of tenants who disregard regulations regarding refuse bins, littering, dog fouling, fly-tipping etc & require the landlord to act. | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We also recognise that there are many good tenants in the area. Licensing gives us more tools to tackle ASB and crime - e.g. we have meetings with partner agencies such as neighbourhood Police teams, to co-ordinate our skills, knowledge and information. We ensure that landlords have appropriate referencing procedures in place before tenants move in, and that where they are in breach of their tenancy agreements, (e.g. anti- |

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| | | | | | social behaviour), that they have a system in place for issuing warnings, escalating to eviction where necessary. In cases of rightful eviction, the Council may not assist, as its statutory duty is to prioritise tenants in priority need. We can ensure that landlords provide adequate bins, and that both they and their tenants understand their environmental responsibilities. We support Streetscene by undertaking proactive audits to try and identify repeat offenders of dirty back yards and fly-tipping. The issue of dog-fouling is overseen by Streetscene. |
| 11.4.24 | Paper Questionnaire | Home Owner | | Yes | Thank you for your response. |
| 11.4.24 | Paper Questionnaire | Home Owner | | Yes | Thank you for your response. |
| 11.4.24 | Paper Questionnaire | Private Renter Housing Association Resident | My landlords is very good O good do I get the deduct £100 Thank you | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. We also recognise that there are many good tenants in the area. Licensing fees are ring-fenced for the operational Scheme, and we are not allowed to profit from them, or use them for any other purpose. Selective Licensing only allows us to address issues in the private rental sector in a designated area, as social housing such as Calico has its own regulatory body. |
| 11.4.24 | Paper Questionnaire | Home Owner | The private renting in this country is a shambles. Anything that will help improve renting is a plus | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We aim to bring the private rental sector up to the minimum standard allowed in law, as a means of levelling the playing field. As this becomes known by all stakeholders in the area, more long-term tenants will be attracted to Padiham making for a more settled community. |
| 11.4.24 | Paper Questionnaire | Home Owner | So pleased to get this form home been asking for this for years hope people agree as I and others can look forward to living in peace free from ASB the kind of people no landlord would or could live five minutes beside. Padiham town centre is lovely but look at the streets off it they are terrible I don't invite friends to stay they used to not any more hope I can in the future. | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions mean we can ensure that landlords Licensing gives us more tools to tackle ASB and crime - e.g. we have meetings with partner agencies such as neighbourhood Police teams, to co-ordinate our skills, knowledge |

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| | | | | | and information. We also ensure that landlords have appropriate referencing procedures in place before tenants move in, and that where they are in breach of their tenancy agreements, (e.g. ASB), they have a system in place for issuing warnings, escalating to eviction where necessary. In cases of rightful eviction, the Council may not assist, as its statutory duty is to prioritise tenants in priority need. We can ensure that landlords provide adequate bins, and that both they and their tenants understand their environmental responsibilities. |
| 11.4.24 | Paper Questionnaire | Home Owner | 100% agree with this. Landlords in this area have been getting away with renting out slums for far too long, and as a results, parts of Padiham are a complete disgrace. I often wonder how on earth do people live in some of the properties close to me (Stockbridge Road). Also tenants should also be accountable for the state of the outside of their property. | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing conditions mean we can undertake proactive property inspections, and engage with poorly performing landlords to raise standards, at least to the minimum allowed in law. We support the work of Streetscene by undertaking proactive audits to try and identify repeat offenders of dirty back yards and fly-tipping. We ensure that landlords provide adequate bins, and that they and their tenants understand their environmental responsibilities. |
| 11.4.24 | Paper Questionnaire | Landlord | I live at (address supplied). The house behind mine is a rental property, which can only be described as Dickensian - water pouring down the walls, no cooking facilities. It is owned by an absentee landlord! And is unoccupied at present. | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing means that we can undertake proactive property inspections, which will identify the poorly performing landlords, so that we can engage with them to raise standards. Where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it. Landlords must be licensed, including those who live away from the area, no matter where they live. They must appoint managing agents who live within 40 minutes of the property. Both landlords and managing agents must meet the Fit & Proper person criteria and the Managment Arrangements Criteria. Unlicensed landlords and those in breach of their licences are subject to prosecution, financial penalties. The Council runs an Empty Homes Programme, through which we encourage good landlords to bring empty homes back into use, and we offer interest-free loans of up to £25,000 for them to do this. Our current designations have fewer empty homes, due to the impact of Licensing. |
| 15.4.24 | Paper | Home Owner | Yet again the council target the good landlords | No | Selective Licensing is the only mechanism we can use to target an |

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| | Questionnaire | | with extortionate fees to cover the bad landlords. This should be the councils problem to chase all bad landlords instead of using the good to cover the bad! Sometimes the good landlords are left devastated by the mess the tenants leave their properties in, costing them many hundreds of pounds to put them right! Real day Robin Hoods! Need to rethink and protect the good landlords or they will sell up having yet another [indecipherable] of rented! | | area wholesale, as any other method is scatter-gun and reactive rather than proactive. We estimate that 51% of the housing stock in Padiham is privately rented, and we also estimate that a quarter of the private rental properties have a serious hazard. We aim to bring all properties up to at least the minimum standard, which is already enshrined in law. The Council recognises that the licence poses an additional cost for landlords, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit for a maximum of 24 months. We are not allowed to make a profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We recognise that there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing gives us more tools to tackle ASB and crime - e.g. we have meetings with partner agencies such as neighbourhood Police teams, to co-ordinate our skills, knowledge and information. We also ensure that landlords have appropriate referencing procedures in place before tenants move in, and that where they are in breach of their tenancy agreements, (e.g. criminal behaviour), they have a system in place for issuing warnings, escalating to eviction where necessary. In cases of rightful eviction, the Council may not assist, as its statutory duty is to prioritise tenants in priority need. We have no evidence that landlords are leaving the private rental sector due to licensing as poor-performing landlords must raise their managing and property standards. Conversely, a larger pool of good and responsible landlords will have an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. Our current designations are showing noticeable improvements, and we aim to bring similar improvements to Padiham. |
| 15.4.24 | Paper Questionnaire | Landlord<br>Home Owner | I don't want to be burdened with this cost and if implemented I will need proof that no profit is made. I have a tennant of 15 years and in that time have not increased the rent but [indecipherable] statement I will be bringing this rent in line with current rents. My tennant had his flat fully refurbed while he was in hospital and a walk in shower was installed to solved bathing | No | The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. We recognise |

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| | | | difficulties and he is extremely happy with his dwelling so I will not bear the cost without increasing rent. I think this scheme is just to make money. My back street proves you can [indecipherable – not?] eradicate fly tipping so (indeciperable) ....nothing..(undeciperable) | | there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We recognise that there are good tenants who adhere to their tenancy agreements, but for those in breach, landlords should have a system in place for issuing warnings, escalating to evictions where necessary, but they must also undertake satisfactory referencing before tenants move in. We provide free training, advice, a tenant referencing service and support for landlords who face complex issues over eviction. Landlords who wish to raise rents must do so in accordance with regulations. We estimate that 51% of the housing stock is privately rented, and we also estimate that at least a quarter of those properties have a serious hazard. Licensing gives us more tools to ensure that private properties are brought up to the minimum standard allowed in law. We can undertake proactive property inspections to do this. We are constantly addressing the issues of fly-tipping and support the work of Streetscene to undertake proactive audits to try and identify repeat offenders. We ensure landlords provide adequate bins, and that they and their tenants understand their environmental responsibilities. We are witnessing noticeable improvements in our current designations and aim to bring similar improvements to Padiham. |
| 15.4.24 | Paper Questionnaire | Home Owner | Pay the landlords DSS monies direct to the landlords and NOT to tenants. Make it easer to evict tenants quickly Council to act as a go-between from landlords - tenants for any issues with the property. Any issues must be in writing to resolve problems quickly | Yes | Selective Licensing allows us to ensure that tenancy agreements are reasonable and lawful, but transactional issues are between the landlord, tenant, and in some cases, the DWP. Private tenants already have the capacity to report issues they face to the Council, and we can intercede with landlords, but this is a scatter-gun approach and largely reactive, whereas licensing gives us more tools to compel both landlords and tenants to engage with us. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practicew. Unfortunately, where rightful evictions take place, legislation governing this is complex. In such case, licensing allows us to support the landlord through the process, and we offer advice and free training. It is a criminal offence for a landlord not to hold a licence, or to be in breach of it, and we do prosecute, impose financial penalties, but we support responsible landlords and |

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| | | | | | work with poorly performing landlords who must raise their standards, or face being unlicensed. Our aim is for all stakeholders to know there is a level playing field in privately rented properties in Padiham, and for these to be brought up to at least the minimum standard allowed by law. |
| 15.4.24 | Paper Questionnaire | Home Owner | to many landlords are only interested in getting there money and not bothered about subletting and the mess they leave in the back streets and not bothered about the effect it has on the area. plus the ASB | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. We are aware that Houses of Multiple Occupancy (HMO's) are operating in Padiham, and licensing would allow us to include certain HMO's in our remit. We support Streetscene by undertaking proactive audits to identify repeat offenders of dirty back yards and fly-tipping in our current designations, and we are constantly monitoring this. We can ensure that landlords provide adequate bins and that they and their tenants understand their environmental responsibilities. Licensing would allow us to ensure that landlords undertake a satisfactory tenant referencing procedure prior to new tenants moving in and have a system in place to deal with tenants in breach of their tenancy agreements, e.g. through ASB. Landlords are then obliged to issue warnings, escalating to evictions where necessary. Where tenants have been in breach of their tenancy agreements, the Council may not assist them through having a statutory duty to help tenants in priority need. At the same time, we recognise that there are many good tenants in Padiham. |
| 15.4.24 | Paper Questionnaire | Home Owner | I think its a good idea as this landlords will have to vet and take care of their properties which is good for the area | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing would allow us to ensure that landlords undertake a satisfactory tenant referencing procedure before tenants move in and have a system in place to deal with tenants in breach of their tenancy agreements, e.g. through ASB. Landlords are then obliged to issue warnings, escalating to evictions where necessary. Where tenants have been in breach of their tenancy agreements, the Council may not assist them through having a statutory duty to help tenants in priority need. At the same time, we recognise that there are many good tenants in Padiham. Licensing would enable us to undertake proactive property inspections, to evaluate the condition of properties, and the level of disrepairs. We aim to bring property standards up to the |

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| | | | | | minimum level allowed by law, and for this to be known by all stakeholders in the area. We are witnessing noticeable improvements in our current designations, and aim to bring similar improvements to Padiham. |
| 15.4.24 | Paper Questionnaire | Home Owner | hopefully the introduction of selective licensing will deter rogue landlords and ensure current landlords maintain their properties to decent standards | Yes | We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Licensing would allow us to tackle Padiham on a large scale and undertake proactive inspections of properties to identify and work with poor-performing landlords to help them raise their standards to at least the minimum level allowed by law. Unlicensed landlords, and those in breach of their licences, face prosecution, financial penalties. We are witnessing noticeable improvements in our current designations and aim to bring similar improvements to Padiham. |
| 15.4.24 | Paper Questionnaire | Home Owner | A house on my street no.(details provided) is an absolute disgrace and been like that for 2 1/2 years since it was burnt out | Yes | The property you mention has already been compulsorily purchased by the Council, which will be in possession of it in July 2024. A timescale for renovations cannot be provided, as works will depend upon the availability of contractors. Separately to this, we encourage good landlords to access our interest-free loans of up to £25,000 to bring empty homes back into use, if done under the Empty Homes Programme. Burned-out buildings are rare, but in general, where residents and landlords are aware of poor property condition or management in the licensing areas, we request that you share that information with us so we can act upon it. |
| 16.4.24 | Paper Questionnaire | Home Owner | | Yes | We thank you for your response. |
| 24.4.24 | Paper Questionnaire | Home Owner | ASB prev exp. Thugs off Bly Rd putting our windows through, only 8ft x 4ft DG all known to my daughter from school she was pushed while riding her motor cycle. Took 3 years for Police to have eviction from the area. Housing values are low, street condition is poor Leading to medical problems for pensioners who have paid rates Streets are disgusting ? What is the min standard for streets Standards and criteria to be made public | Yes | Licensing conditions would allow us more tools to deal with ASB and crime. Landlords are obliged to do satisfactory tenant referencing, and to have a system in place to issue warnings and escalate to evictions where necessary. Where tenants have been rightfully evicted, we may not assist them, as our statutory duty is to tenants in priority need. We have meetings with our partner agencies, and can address multiple issues together, but our authority is limited to the private rental sector only, under licensing. We closely monitor our designated areas, and we are witnessing noticeable improvements, including in the condition of property and property values. As far as dirty yards and fly-tipping are concerned, we are continually addressing this, proactively supporting Streetscene by undertaking audits and trying to identify |

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| | | | | | repeat offenders. We make sure landlords and tenants are aware of their environmental responsibilities, and check there are adequate bins available. We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practice. You have commented on our proposals for Padiham as part of our Consultation exercise, and all comments about the scheme and our responses will be published in a transcript which will go before The Secretary of State for approval to implement the scheme in Padiham. |
| 29.4.24 | Paper Questionnaire | Landlord | Basically a STEALTH tax As landlords we have seen nothing positive come out of the scheme for our tenants or ourselves As good landlords we are forced to pay because of the bad landlords. And from what we can see the bad landlords are still bad the scheme does not work | No | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. The Council recognises the licence poses an additional cost, but there are various discount schemes available, and the Council has discretion to allow landlords to pay by direct debit over up to 24 months. We offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS). We recognise there are many good landlords in the Padiham area, but unfortunately, there are some landlords with poor management standards. The licensing legislation is area-based and does not allow us to exempt good landlords. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. As with our current designations, Padiham suffers from low housing demand, which has a correlation with a poorly managed private rental sector. We estimate that 51% of the housing stock in Padiham is privately rented, and we also estimate that at least a quarter of those properties have at least one serious hazard. It is already enshrined in law that rental properties must be in good condition and out of disrepair. With evidence that below-par Energy & Performance Certificates are at a much higher level in Padiham than in our current designations, together with our concerns about the conditions of many rental properties in the area, we can undertake proactive property inspections under licensing. Under licensing, we can ensure that landlords have a satisfactory tenant referencing procedure before tenants move in, and that they have a system in place for warnings to tenants in breach of their tenancy agreements, escalating to evictions where necessary. As the Council has a statutory duty to tenants in priority need, those who breach their tenancy agreements may not be assisted by the Council. We are witnessing noticeable improvements in our current designations and aim to bring similar |

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| | | | | | improvements to Padiham. |
| **Date** | **Method** | **Interest** | **Comments** | **Do you Agree** | **Responses** |
| 27.3.24 | Telephone | Agent | What is it, what does it involve, what do we need? | N/A | Caller said he managed properties on XX Street and XX, neither in the proposed boundary. |
| **Date** | **Method** | **Interest** | **Comments** | **Do you Agree** | **Responses** |
| 12.05.24 | Email | landlord | Dear Burnley Council<br><br>I've received a correspondence from yourselves in relation to selective licensing consolation meeting dates with whom I would presume are local Labour/socialist councillors. I would like to enquire whether there is actually any point to me attending this consultation if the council has already made up its mind in relation to introducing this selective licensing in Padiham to extort more money out of me and other landlords though the threat of force to enrich yourselves in local government and redistribute to your voter demographics.<br><br>If the above was introduced I would either sell the property or increase the tenants rent to compensate for this extravagant demand for more of the wealth that I generated via renovating a derelict property into a house with central heating, a roof that doesn't leak, brand new kitchen, bathroom etc over the course of a year, eventually providing a local voter with a home that has been renovated to a high standard and was supposed to serve as my retirement income so I wasn't a burden on the state despite already paying in excess of one million in tax and using no if any public services. | | Thank you for your feedback. This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in all the proposed areas. During previous consultation exercises, the comments received from landlords resulted in a higher discount for accredited landlords.<br><br>Before the scheme is brought in both The Secretary of State and the Council must be satisfied the said area is experiencing low demand housing and suffering from certain problems associated with this i.e. antisocial behaviour, high levels of crime and poor property conditions to name a few.<br><br>The scheme is designed to improve standards across the area and the fee is ringfenced solely to implement the changes needed (the council is not permitted to make a profit from licensing).<br><br>The council is aware there are some good landlords who keep their properties in good order. However, unfortunately there are some landlords with poor management standards and practises. Furthermore, there is in some cases tenants who do not follow tenant guidelines within their tenancy agreement and can cause several issues not just for the landlord but for the whole community.<br><br>The Council is aware of this as an additional cost, but there are various discount schemes available, such as GLAS. The Good Landlord and Agent Scheme (GLAS) was launched in 2001. It is a scheme aimed at those landlords who are already operating to a |

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| | | | The claim that this is to ensure properties are up to a certain standard doesn't hold fire as the market dictates this not government if the UK is still a partially free market system despite 45% of GDP being spent by gov now, who are extremely wasteful with the wealth other people generate through their free market labour/innovation. If local government needs more money why not ask national government to print more digital money like it has been doing, thus devaluing the buying power of the British Pound and thus redistributing those with savings and investments to the 48% of net tax consumers (Over the course of their lifetimes) in order to shore up more votes for Labour councillors and their allies.<br><br>Please confirm when you will be introducing this selective licensing for Padiham as despite the consultation letter, its pretty clear the council are a law unto themselves with no accountability to the minority demographic (landlords), hence they have clearly already made their decision to introduce a measure that gives them another revenue stream into the protection racket they call the council. Once I have this date I can plan accordingly to sell before its introduced or provide enough warning to the tenants that their rent will be increasing significantly due to the council wanting a larger percentage of their rental income. | | minimum legal standard. As a reward to landlords who meet the minimum legal standard, a discount of 30% will apply to any landlord who is an existing member, if Selective licensing is rolled out again. The Council also offers direct debits which can be paid over 24 monthly instalments. This means the fee could be as low as £16.63 a month for 2 years.<br><br>Good landlords should not find it difficult to comply with the minimum requirements of the scheme and in turn will see the area in which they own properties improve. The council has seen no evidence that rents have increased in those areas where licensing has been in place. Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents, they must do so in accordance with regulations. |
| 17.05.24 | Email | Landlord | Hi,<br><br>Are the licenses applicable to all private landlords?<br><br>As a private landlord of a property of high standard | | All privately rented properties within a designated area would require a Licence unless the property was exempt. Exemptions include:<br><br>• Holiday lets<br>• Commercial lettings |

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| | | | in Padiham, I feel as though the good landlords are being penalised for the landlords who don't ensure that their properties meet the required standards.<br><br>Would it not be better to put a plan in place whereby if complaints are received by tenants, for the properties to be investigated, if the property fails to meet the standards set out they are then expected to pay a licensing fee whereby they are monitored etc. Surely there is a more proactive approach other than to charge all private landlords a licensing fee.<br><br>I recall a couple of months ago, Burnley council were looking for landlords thoughts and input on selective licensing. Have landlords agreed with this approach? Who has voted this rule in?<br><br>Any further clarification would be much appreciated. | | • Where a family member rents the property from the owner (proof required)<br>• Long lease tenancies (21 years or more, registered at Land Registry)<br>• Where a temporary exemption notice has been granted.<br><br>Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encourage businesses to invest in Burnley. Selective licensing is a way of compelling landlords to engage with the council and to have appropriate management standards and to act where breaches occur in tenancy agreements before they start to affect the wider community.<br><br>The legislation does not facilitate the targeting of "bad" landlords only, it is area based and any landlord operating within that area must then apply for a licence.<br><br>We are still in the consultation period of the proposed scheme and encourage individuals in the proposed areas to express their thoughts and have their input. This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in all the proposed areas and only when the council and The Secretary of State are satisfied a said area is suffering from low demand housing and all the issues attached will the scheme be rolled out. |

**All area transcripts**

| Date | Method | Interest Type | Comment | Do you Agree | |
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| 25.3.24 | E-mail | Landlord | In regard to the current market , landlords are struggling with high maintenance and mortgage cost . Top of that an extra cost for licensing is a burden for landlords.<br>I personally, don't mind to follow all the regulations and make a tenancy save for my tenants but I am not happy to pay extra cost. I would say LA should encourage and support landlords to accommodate more tenants and reduce the pressure on social housing.<br>Kind regards, | Not clearly indicating support one way or other | Hi xx<br><br>Thank you for your e-mail and comments on our proposals for Selective Licensing.<br><br>We recognise that the licence poses an additional cost to landlords, but we offer various discounts and operate the GLAS (Good Landlord and Agent Scheme), which offers a 30% reduction in fees. We have discretion to allow landlords to pay by direct debit over a period of 24 months.<br><br>We offer interest-free loans of up to £25,000 to good landlords who bring empty homes back into use, and if done under the Empty Homes Programme, we pay the licensing fees.<br><br>We offer free training, advice, a tenant referencing service and support with rightful and complex evictions. We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Licensing conditions reflect the minimum standards of property condition and management required by law.<br><br>We recognise that HMO's (Houses of Multiple Occupancy) fulfil a vital role in the private rental sector, but they carry higher risks of fire and overcrowding. Licensing allows us to include certain HMO's in our designations.<br><br>We recognise there are many good landlords in the area, but we are committed to tackling rogue landlords |

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| | | | | | who undercut good landlords with unscrupulous practice.<br><br>We have no evidence that licensing drives good landlords out of the licensing areas, creating pressures on social housing. We have a statutory duty to assist tenants in priority need, and good landlords are taking over properties from rogue landlords who do not meet the licensing conditions. It is a criminal offence for a landlord to not hold a licence or to be in breach of it. By levelling the playing field in designations, we aim to drive the private rental sector by attracting long-term tenants who will benefit from safe accommodation which is kept in good condition and out of disrepair.<br><br>We are witnessing noticeable improvements in our current licensing areas, but if we were to step away from licensing now, we would risk the progress we have already made. |
| 26.03.24 | Email | Landlord | I am totally against selective licensing in the daneshouse / Dukebar and Queensgate area.<br><br>In the last 5 years nothing has been improved and this is just a money making scheme from the council,<br><br>There is very minimal empty properties (been like this up and down for the last 10+ years)<br><br>When fly tipping is involved if you report the licensing they say it's not they problem report it to street scene. | | Thank you for your response. Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encouraging businesses to invest in Burnley. A poor rented sector detracts from the aspiration and deters people from living or remaining in a neighbourhood. The knock-on-effect of a poor rental sector can cause issues such as; high levels of tenant migration, high levels of crime and anti-social behaviour, poor property conditions and environmental crime to name a few. In the areas of Queensgate, Daneshouse & Stoneyholme there have been some positive changes made i.e. in the Queensgate ward empty homes have reduced from 12% in 2018 to 7% in 2023. The council have also seen the positive impact of the scheme when it comes to property condition in the Queensgate ward. Just 0.5% of privately rented properties in the current scheme have |

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| | | | The licensing team abuse they power and send wrong correspondence out to wrong people. Bully people and threaten you for things you can't fix or provide.<br>(I.e send gas certificates for property that doesn't even have a gas supply)<br><br>It's a total joke and run my jokers. | | an EPC which does not meet the required standard (a license will not be granted at a property with an EPC rated below "E"). In the Daneshouse & Stoneyholme ward empty homes have reduced from 8% in 2018 to 6% in 2023. The initial reasons for Danehouse & Stoneyholme ward being designated as a licensing area was due to not only low demand housing but poor property conditions also. In 2016 47% of properties were believed to have a category 1 hazard. Data from 2023 estimates this figure is now 31.2%. While all these figures are looking positive both areas (Queensgate, Daneshouse & Stoneyholme) are still suffering from low demand housing and the issues that surround it. Environmental crime is something that blights both wards and is a constant battle. The licensing team work closely with and support our colleagues at Streetscene, by undertaking proactive audits to identify those responsible for instances of fly-tipping and dirty back yards. Landlords to need to provide adequate bins and make tenants aware of their responsibilities in terms of environmental crime. There are conditions attached to the licensing scheme which are compulsory. Those conditions are with safety in mind i.e. fire and carbon-monoxide alarms installed, and gas & electricity checks kept up to date. The council do not ask landlords to go above and beyond. What we do ask is that landlords operating within the designated areas meet the minimum required standards. Furthermore, good landlords should not find it difficult to comply with the requirements of the scheme and will see the area in which they own properties improve. |
| 29.03.24 | | | Unfortunately it doesn't work<br>I've been in property lettings for over 25 yrs and haven't seen any improvement from selective licensing | (No) | Thank you for your response. Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encourage businesses to invest in Burnley. Selective licensing is a |

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| | | | I know it will still go ahead, Again all I can say is that the majority of good landlords are selling up due to the cost's and attitude towards all landlords<br>I personally know several key staff on the council who are really genuine but overall feel the whole system is now broken<br>I have at least 20 plus tenants who have been with me between 10 to 20 yrs<br>It will be upsetting to lose them<br><br>This is what the majority of landlords think<br>Of selective licensing | | way of compelling landlords to engage with the council and to have appropriate management standards and to act where breaches occur in tenancy agreements before they start to affect the wider community. The legislation does not facilitate the targeting of "bad" landlords only, it is area based and any landlord operating within that area must then apply for a licence.<br><br>The licensing team aims to assist landlords in providing advice, training and completing referencing checks amongst other duties.<br>This conversation will be presented to The Secretary of State along with all responses we have received regarding Selective Licensing in all the proposed areas and only when the council and The Secretary of State are satisfied a said area is suffering from low demand housing and one or more of the issues attached will the scheme be rolled out. |
| 4.4.24 | | | If each designation last for a maximum of 5 years, I was under the impression the selective license couldn't be put in place again for the same area? Is this not correct? | | Thank you for your email. As we outlined in our email of the 10th April 2024 each designation lasts for a maximum of 5 years. During these designations licences have been issued and will expire on the end date specified in the licence document.<br>If a new designation is approved for the same area, then if the licence has expired a new application for a licence will be required.<br><br>We have to make the case for the re-designation of an area, so yes, it is possible to include the same area in a designation more than once. All the information can be found in the Statement of Case as to why the Council is considering the option.<br><br>Statement-of-Case.pdf (burnley.gov.uk) |
| 15.04.24 | | | Hi, please can you answer…is there a budget to inspect rented properties within burnley? | | The Council has a statutory responsibility under part 1 of the Housing Act 2004 to deal with issues of disrepair. |

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| | | | Is this sufficient?<br><br>Have you looked at other local authorities such as hyndburn...they have this and I can say that the scheme has not improved the quality of the houses ?<br>There is still houses in bad state of repair the scheme has not helped.<br>Also know people where landlords have just sold properties as councils want more and more money.<br><br>please advise ?<br>thanks | | This is a reactive approach and depends on tenants making a complaint which they are not always willing to do. Selective Licensing offers a proactive approach to dealing with matters of disrepair and property/tenancy management. Selective Licensing does not just cover issues of disrepairs and looks at issue of anti-social behaviour, environmental crime, empty homes etc.<br><br>The fees charged for selective licensing are ring-fenced for the running of the scheme which includes allowing for house inspections. Every council has their own strategies, policies and procedures to address specific conditions within their own area, including Hyndburn. Here at Burnley Council, we have seen notable positive improvements across the designated areas within Burnley, which we want to continue build on to make a more secure, permanent outcome. While the council recognises the licensing fee is an extra cost, there are various discount schemes available. |
| 16.04.24 | Email | Private Renter? | I think that selective licensing should be changed to general licensing. Any landlord anywhere in the Borough should hold a license per house. I don't agree with having landlords who buy in the more run down areas having to be licensed and not in the more affluent areas. It isn't fair as you are then penalising the landlords who are probably getting the least rental incomes .<br>I am a renter myself in a selective licensing area and Ithink it is a fairer system to have all landlords in the Borough hold a license. This would then generate more income for the council to run the scheme and ensure it can offer more help and support .<br>I also think there should be rent caps introduced as it is getting impossible for anyone who may have to or want to move to another rental property in the Borough to afford the new rents so they are potentially stuck in a | | Thank you for your feedback. Before a scheme is introduced, the council and the Secretary of State must be satisfied that the area is experiencing low demand for housing and suffering from problems associated with this i.e. antisocial behaviour, high levels of crime and poor property conditions to name a few. A selective licensing designation may be made if an area satisfies one or more of the above issues in the area. The scheme is designed to improve standards across the area and the fee is ringfenced solely to implement the changes needed. Furthermore, the licensing scheme is area based. The council are not permitted to exempt good landlords from bad. Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents, they must do so in accordance with regulations. |

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| | | | house that isnt suitable or has issues or risk being homeless<br>Even in more affluent areas you can still have bad landlords and bad tenants. | | |
| 18.04.24 | E-mail | Landlord | Sorry I don't understand what this is about - a licence to operate what exactly? | | When a Selective Licensing area is introduced, every privately rented property within the designation (unless exempt) must become licensed. It is a criminal offence for a person managing or person in control of a property that requires a licence to not be licensed. Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encouraging businesses to invest in Burnley. A poor rented sector detracts from the aspiration and deters people from living or remaining in a neighbourhood. Selective licensing allows local authorities to designate selective license areas in neighbourhoods if the area is experiencing certain conditions i.e. low demand housing, poor property conditions and anti-social behaviour to name a few. All landlords in the designated areas must have a license in place. |
| 07.05.24 | Email | | Houses that currently have a Selective Licence from you - have been checked and satisfied by you that the house meets your required standard.<br><br>Once a house has been renovated to meet your standard - why is it necessary to charge a further £600 fee to renew a Licence - if no Tenant has reported any problems to you. ?<br><br>Surely you would be better directing your resources to houses currently not Licenced - not inspected by you. ? | | Under Selective Licensing, the Council aims to inspect all properties within a selective licensing area. All properties by the end of the designation are at least checked externally for disrepairs. Here we can identify issues such as leaking gutters or single glazed widows which may cause issues such as damp/mould and excess cold. The properties that appear the poorest externally will be prioritised for internal inspection. Properties can deteriorate over time if they or the tenancy is not managed effectively. |

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| | | | | | The Council does not generally inspect all properties; without Selective Licensing the Council are only able to inspect properties reactively through tenant reports.<br><br>Selective Licensing does not just cover issues of disrepairs and looks to tackle issues of anti-social behaviour, environmental crime, empty homes etc.<br><br>The council is aware that not all landlords are bad, it's a case that not all landlords meet the required standards and practices. Selective Licensing is here to support landlords fulfil their obligations. As well as offering a tenant referencing service, we also provide advice and support to landlords, along with free training. Good landlords should not find it difficult to comply with the minimum requirements of the scheme and will see the area in which they own properties improve. It is the council's aim to re-designate the areas of Trinity, Gannow, Queensgate and Daneshouse & Stoneyholme, along with two new areas Lyndhurst Road and Padiham. Furthermore, the licensing scheme is area based. The council are not permitted to exempt good landlords from bad. |
| 08.05.24 | Email | | I don't think further selective liesening is a good idea. It doesn't offer Landlords anything, yet they are the ones that pay for it. I had my property wrecked (£5000 worth of damage was quoted) and the scheme didn't offer me any help. | (No) | The council is sorry about your experience. Please do not hesitate to call our licensing team for any future issues. We have a number of project assistants on hand for each area to support landlords who are facing difficulties and other matters. Within the licensing scheme the license holder must obtain references from all persons wishing to occupy the property and provide a copy of the said references to the Authority on demand. It is advised to obtain formal identification of the prospective tenant, via forms of existing landlord/work manager. The landlord should request details on how that person conducted any such tenancy |

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| | | | | | in terms of causing nuisance, anti-social behavior, payment of rent and any breaches of the tenancy agreement. It is not advisable to rely on references from friends or family members. Furthermore, regular household inspections should also be carried out.<br><br>As part of Selective Licensing, the team can assist with any referencing checks to see if prospective tenants are 'known' to them. This would be a good indicator as to how they have behaved in a previous tenancy.<br><br>The Council also offers Landlord Development days for landlords to attend to ensure they have up to date knowledge around creating, managing and ending a tenancy. |
| 08.05.24 | | | I write in reply to the letter delivered regarding proposals on that above subject.<br><br>My thoughts on this are as follows :<br><br>I feel more landlords would sell properties if this was introduced. Meaning a higher shortage of rental properties available.<br><br>Landlords are penalised on full tax on rentals which leaves the rental market hardly worth investing in. I have seriously considered selling my property but the tenant has nowhere else to move to so kept for another 12 mths. This property was at a loss last 12 mths due to mortgage rates , and full tax on rental income.<br><br>I would consider myself to be an examplorary landlord and I'm sure my tenants would agree.<br>All certificates . Good upkeep. Good standards . I feel an extra cost of a license will just make landlords sell up | | Thank you for your response. Selective licensing is part of a wider regeneration programme with the aim of attracting people to live in the borough and encouraging businesses to invest in Burnley. A poor rented sector detracts from the aspiration and deters people from living or remaining in a neighbourhood.<br><br>The Council have not seen an issue with a decreasing privately rented sector and although Queensgate, Gannow, Trinity and Daneshouse and Stoneyholme areas have already been subject to Selective Licensing, there is still a higher than average proportion of rented properties in these areas.<br><br>The Council recognises there are many good landlords, but unfortunately there are some landlords with poor management standards and practises. The legislation does not allow the Local Authority to target 'bad landlords' and Selective Licensing designations cover whole areas instead. Furthermore, there is in some cases tenants who do not follow tenant guidelines |

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| | | | as already with certificates , insurance , upkeep, repairs etc the rental income is poor.<br>Some landlords are taking advantage most definitely on rent asked . I myself have kept rents at a minimum . Not even increased them in years . I'd rather gave a good tenant who can afford and look after my property.<br><br>I've had tenants in the past who have claimed housing and not paid myself and quite confident in telling me they have spent the money . Running up debts and having to evict costing myself some thousands .<br><br>I'm not sure what the answer is but I would not consider extra areas for licensing one under the current shortage of houses for rent | | within their tenancy agreement and can cause several issues not just for the landlord but for the whole community. The Council recognises this is an additional cost, but there are various discount schemes available, such as GLAS. The Good Landlord and Agent Scheme (GLAS) was launched in 2001. It is a scheme aimed at those landlords who are already operating to a minimum legal standard. As a reward to landlords who meet the minimum legal standard, a discount of 30% will apply to any landlord who is an existing member. Landlords can pay for the Licensing fees over 24 monthly instalments by direct debit.<br><br>Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents, they must do so in accordance with regulations.<br><br>Landlords can apply for rent to be paid directly by those tenants in receipt of Housing Benefit and Universal Credit. |
| 14.5.24 | Email | Landlord | My name is xx and you have recently written to my company (xx) about the possibility of extra Selective Licensing being introduced in areas of Burnley.<br><br>I appreciate that there will never be a 'one solution fits all' to housing, yet it is important to express my displeasure at this proposal because it simply does not work. We have a large portfolio in Hull and have battled along with the Humber Landlords Association to fight off any Licensing coming into play in Hull.<br><br>This is because: | (No) | Dear xx<br><br>Thank you for your e-mail concerning our new proposals for Selective Licensing in Burnley.<br><br>Every Council has its own strategies, policies and procedures to address specific conditions within their jurisdictions. This will apply to Hull like any other, but regardless, legislation requires local authorities to apply to The Secretary of State where privately rented properties in the borough, or more than 20% of the geographical area of the borough. Many Councils continue to use Selective Licensing – Liverpool, |

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| | | | 1. Licensing does not eradicate 'bad' landlords<br>2. Once the council has the extra power, they will go after everyone possible and, even if a good landlord or their agent makes an honest mistake, councils seem to want to make an example out of them, thus giving the council and the area a bad reputation<br>3. Licensing should be a 'not for profit' scheme and yet it seems the fees are very high and all this will do is fund unnecessary admin and bureaucratic job creation<br>4. Licensing does not really help the tenants. A bad landlord is a bad landlord and they need to be weeded out in other ways<br>5. The whole licensing process is just more red tape and does not really solve any housing issues. If a good landlord gets fined etc - then why would they want to continue to buy and invest in the area? We should be encouraging investment into the area - not deterring it<br>6. Landlords will see this as just another 'cash grab' from the council. If that happens then many will likely sell up. This will flood the market with properties, create unnecessary uncertainty for the tenants and just exacerbate the situation.<br><br>As mentioned before, we fought very hard against Hull City Council and they did not implement it as a result.<br><br>With regards to empty properties, we are always on hand to help out the Council where we can. If there are empty properties available to buy and also the loans available to do them up so that they can be rented out | | Newham, Wirral, Salford, Nottingham and Blackburn to name a few. We believe our evidence will demonstrate to The Secretary of State that Selective Licensing does work for Burnley. Our designated areas are consistently showing noticeable improvements, so much so that we investigated other areas showing low demand for housing, this being the reason our current licensing areas were designated. We have identified Padiham and the Lyndhurst Road area of Burnley as further areas which might benefit from the Scheme.<br><br>The Council recognises there are many good landlords in Burnley, but the private sector in the Borough has a poor reputation for its quality and management practices. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Legislation is area-based, and we are not able to exempt good landlords from the Scheme. We do have various programmes and methods through which we address private rental issues, but they are reactive and scatter-gun rather than proactive. Licensing allows us to target designated areas on a large scale, as our aim is to bring rented property up to at least the minimum standard allowed by law. Licensing conditions apply to all landlords, not just the ones who need to raise their standards. It is pointless to have licensing conditions, and then to use a different yardstick in each case, so we ensure that all terms are met. We have no reason to punish good landlords, as they will already have a licence, and be complying with the conditions. Where landlords have not applied for a licence, or are in breach of their licences, we prosecute, impose financial penalties. Before that stage, we do work with landlords to support them, not just with advice in bringing their properties up to the minimum legal standard, but in giving reasonable |

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| | | | to good people, then we are certainly able to help the area and do our part.<br><br>Are there still empty homes available to purchase? And are there still loans available?<br><br>I look forward to hearing from you in due course. | | timescales to achieve this. This only works if the landlords will engage with us, but ultimately, this is how we are eradicating bad landlords, leaving the rental playing field more open to good landlords.<br><br>Our aim is to build on and sustain our work in changing the reputation of the private rental sector for the better. Through our six-weekly Private Rented Sector Forum, officers are challenged to address the rogue/irresponsible landlords and managing agents.<br><br>Where bad landlords are operating, tenants are directly affected by properties in poor condition, lack of timely repairs, unreasonable or non-existent tenancy agreements and illegal evictions. Licensing benefits both good landlords and their tenants as the rogues are weeded out.<br><br>Qualifying members who join the Good Landlord & Agent Scheme (GLAS). The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>We offer advice, free training, a tenant referencing service and support with rightful and complex evictions.<br><br>We have no evidence that landlords are leaving the private rental sector as a result of licensing. By combating the problem of rogue landlords, the standards of the private sector will improve, resulting in a more professional and robust market for more sustainable tenancies. This will provide landlords with an incentive to operate in the area, because the rental property market will have a level playing field known to all stakeholders, creating tenures of choice. |

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| | | | | | Responsible landlords who bring empty properties back into use through our Empty Home Programme, can access our interest-free loans of up to £25000 (in a Selective Licensing area) and £20000 outside a designation, and we also pay the licensing fees in that instance if they meet a certain criterion.<br><br>The Consultation exercise is to give all communities and landlords the opportunity to air their views. We are in The Secretary of State's hands, and the results of the consultation, as well as our evidence and data, will be presented as a Statement of Case in due course, for the final decision. |
| 16.05.24 | Email | Neighbourhood Inspector | *As Inspector for the Neighbourhood Policing Team in Burnley, I believe we have a strong partnership with Burnley Council and this includes working closely with the Selective Licensing team. We have found that since its inception, that partnership has enabled us to be more effective in dealing with issues that arise from properties within their areas of responsibility. A good example of this is the Gannow ward – this ward area was once one of our hotspots for anti-social behaviour due to the number of rented properties, transient tenants and absent landlords. Since Selective Licensing was introduced to the ward, those problems have fallen to levels not seen in generations. When issues have appeared from one of their properties, we have worked quickly in partnership with the Selective Licensing team to issue civil orders to tenants and take positive action which has resulted in either the problem stopping or the tenant moving on. The knock on effect of this also improves public confidence in the council and the police which can only be positive. I fully support the continuation of the Selective Licensing areas and also the introduction of new ones as it has shown that it helps support ward areas and the residents within them.* | | Thank you for your feedback. Before a scheme is introduced, the council and the Secretary of State must be satisfied that the area is experiencing low demand for housing and suffering from problems associated with this i.e. antisocial behaviour, high levels of crime and poor property conditions to name a few. A selective licensing designation may be made if an area satisfies one or more of the above issues in the area. The scheme is designed to improve standards across the area and the fee is ringfenced solely to implement the changes needed. Furthermore, the licensing scheme is area based. The council are not permitted to exempt good landlords from bad. Rents are contractually agreed between landlord and tenant and can only be increased through terms and conditions of the tenancy agreement. If landlords wish to increase rents, they must do so in accordance with regulations. |

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| 5.6.24 | Email – in reply to ours dated 5.6.24 | Landlord | hello<br>please can you advise what discount schemes are available.<br>To cover the cost of this scheme the rent will need to rise. Tenants on min wage or benefits cannot afford this ....hence I know we will consider selling property and adding to the homeless list which we would rather not do.<br>thank you<br><br>Please excuse my brevity. | | The Council is proposing a fee of £670.00 for the proposed designations, for those landlords who have held a Selective Licence in Burnley previously. The cost of £670.00 will also apply to any additional properties a landlord may own. We are proposing that the full application fee for those landlords who have not held one in Burnley previously will be £750.00. As a reward to landlords who apply for licences within 3 months of designations coming into force, a discount of £100.00 will be set against the application fee for their **first** application, providing the applicant submits a full, complete application form and all requested documentation. The discount only applies to the first application, and the discount is only available once.<br><br>We offer a 30% reduction in fees where qualifying landlords join GLAS (Good Landlords and Agents Scheme). It is free to join the Scheme itself. The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit.<br><br>Responsible landlords who bring empty properties back into use through our Empty Home Programme, can access our interest-free loans of up to £25,000 (in a Selective Licensing area) and £20,000 outside a designation, and we also pay the licensing fees in that instance if they meet a certain criterion.<br><br>Rents are contractually agreed between landlord and tenant, but we ensure that tenancy agreements are reasonable and lawful. We have no evidence that licensing leads to increased rents. Where landlords wish to raise rents, they must do so in accordance with regulations. |

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| | | | | | We have no evidence that licensing is driving landlords out of the designated areas, except for those who cannot or do not wish to raise their standards of property condition and management to at least the legal minimum. Where such landlords are forced out of the rental market, the field is clear for good landlords to take over the ownership and management of those properties. There are fewer empty homes where landlords are investing within the designations. We are committed to tackling rogue landlords who undercut good landlords with unscrupulous practices. Through reputational improvements in the designations, the private rental sector will be driven by good landlords who attract long-term tenants into the area.<br><br>All our current designations were licensed due to low housing demand, which is linked to a poorly managed private rental sector. Due to the positive impact we have made in the licensing areas, house prices are continuing to rise across all designations but they are still low compared to the Borough. We recognise there is still work to be done.<br><br>The Council recognises that the private rented sector plays a crucial role in the prevention of homelessness but we are clear that accommodation needs to offer a decent alternative to owner-occupation and social housing. On the counter side, we insist that tenants comply with their tenancy agreements. To reduce the risks of poor tenant behaviour, landlords must secure satisfactory references prior to new tenants moving in. Where tenants are in breach of their tenancies, landlords must issue warnings, escalating to eviction where necessary. As the Council has a statutory duty to tenants in priority need, we may not assist those who have breached their tenancy agreements. |

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| | | | | | We recognise there are many good landlords in the area, but licensing is area-based and we cannot exempt good landlords who will already be licensed and complying with licensing conditions which only reflect the minimum standards required by law.<br><br>Licensing allows us to conduct proactive property inspections on a large scale, whereas other avenues open to us are scatter-gun and much less effective through having far fewer tools to bring about a level playing field in the private rental sector. |
| 5.6.24 | Email – in reply to ours dated 5.6.24 | Landlord | Hi<br><br>Appreciate the response, but any discount is neither here nor there, its like being robbed but then being told they will take less if i dont resist or I comply with the robbers imposed standards. The council are exempt from me sueing them, I cant physically resist as the local and regional gov have a monopoly on force, I cant vote to stop them taking the wealth I created via my labour as there are more tenants than landlords and people that want more redistribution economies (i.e those that have earned less) etc.<br><br>Why would you need to charge around £800 per year anyhow per property? Where is that money going as if its going on this scheme to pay someone from the council to visit random properties to inspect them this just reinforces my claim that much of government is either corrupt or incompetent. There is no incentive to be frugal with money taken by force like there is with money earned through one's labour and time. There are few consequences if government including the council | *(No)* | Thank you for your email, your comments have been noted and duly added to the transcript that will be included in the report for the Council's Executive and the submission to the Secretary of State for levelling up. |

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| | | | uses other peoples money to pay for things no one would voluntarily pay for and things the private sector could provide much more effectively like in more free market regions such as Singapore.<br><br>As someone who has worked in both private sector and for government in the defence sector, with a masters in economics and understands evolutionary psychology in terms of what drives human behaviour in particular innovation and industriousness in order to pursue ones own interests etc I can tell you that government intervention in free markets including the rental market does not and has never worked as effectively as leaving the market to find an equilibrium through supply and demand.<br><br>A better solution to increasing housing stock, quality and antisocial behaviour is via increasing middle class creation via the council having control over income and corporation taxes allowing them to lower them in deprived areas to incentivise businesses and individuals to invest their capital in these areas for profit creation and to work harder if they get to keep more of their own money. At the same time the net tax consumers over their lifetime who now make up 50% of the population can be better provisioned for via increased supply of services, goods, productivity, innovation etc.<br><br>Because national and regional taxes are so high this is one of the main reasons for me looking at retiring at the age of 39 or leaving the country as there is no point continuing to work myself into the grave when Im paying a huge amount of tax most of which is spent on social care for people that are not critically ill or disabled etc but because of in many cases poor lifestyle choices. It | | |

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| | | | should not be myself that is punished because I purchased a derelict property that I renovated in a poor area rather I should be incentivised for investing not just my hard earned capital that I had already paid tax on but a year of time working on that property which Ill know probably end up having to sell where the government will take another cut of in capital gains.<br><br>Maybe if you cant beat them join them, ie I just sell all my assets, spend it all on luxury holidays and goods then declare bankruptcy and become a net liability on the state like 48% of the population which is growing each year. Either that or I leave my birth country and invest my wealth and my niche expertise in another more hospitable country that doesn't treat me like tax livestock. | | |
| 06.06.24 | Email | **Propertymark** | Burnley Council - Selective Licensing Consultation 2024 Consultation on proposal to reintroduce and increase a Selective Licensing scheme Response from Propertymark June 2024 Background 1. Propertymark is the UK's leading professional body for estate and letting agents, property inventory service providers, commercial agents, auctioneers and valuers, comprising over 18,000 members representing over 12,800 branches. We are member-led with a Board which is made up of practicing agents and we work closely with our members to set professional standards through regulation, accredited and recognised qualifications, an industry-leading training programme and mandatory Continuing Professional Development. Overview 2. Burnley Council are consulting on proposals to continue selective licensing in the following four areas after the current designations end in October 2024: • Trinity • Queens Gate • Gannow • Danehouse and Stoneyholme 3. The council proposes to re-designate the above current designations and include additional areas adjacent to these boundaries in Trinity, Queensgate and Gannow. The council proposes to keep the Daneshouse & Stoneyholme | | We thank you for your e-mail received on 6th June, 2024 We respond to your points in the same chronology and order you made them:-<br><br>1 Noted<br><br>2 Noted<br><br>3 Noted<br><br>4 Noted<br><br>5 The Council recognises there are many good landlords in Burnley, but the private sector in the Borough has a poor reputation for its quality and management practices. Legislation is area-based, and we cannot exempt good landlords from the Scheme. We do have various programmes and methods through which we address private rental issues, but they are reactive and scatter-gun rather than proactive. Licensing allows us to target designated areas on a large scale. Licensing conditions apply to all landlords, not just the ones who need to raise their standards. It is pointless to have |

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| | | | boundary the same as the current designation. In addition, the council is also consulting on proposals to introduce new selective licensing areas in parts of Padiham and the Lyndhurst Road area. Summary 4. Thank you for the opportunity to respond to the consultation on reintroducing and extending selective licensing in Burnely. Propertymark is supportive of efforts made by local authorities to improve housing stock within the private rented sector (PRS). However, we do not think that licensing is the best method to achieve this aim. Accordingly, we object to your proposal. 5. Propertymark would prefer a regulatory framework, which seeks to educate landlords in improving their stock rather than punitive measures that are difficult to enforce and only punish compliant landlords letting those that require improvements to go undetected. We oppose this proposal on several grounds which are headed below. Licensing structure 2 6. Costs of the scheme – We hope that Burnley Council can clarify how much the scheme will cost the council. Many additional and selective licensing schemes are a significant investment for local authorities, and we would ask that Councillors consider carefully if such a scheme offers value for money for their residents and is the most cost effective method to improve the quality of the PRS. We note that the scheme is being reintroduced and increased, accordingly what has been the overall cost for the council in implementing licensing. 7. Number of properties – The licensing scheme currently operates in four Burnley wards but will be extended into two parts of additional wards. The PRS is growing in Burnley, is an increasingly important housing tenure and is home to many people living in the local authority area. According to the consultation document, the number of people renting in the PRS has increased from 19.4% during the 2011 Census to 24.3% in the 2021, which is higher than national levels and illustrates that the PRS is an increasingly important sector in Burnley. One of our concerns about licensing schemes, is that the enforcement of schemes to ensure standards are being met in the PRS is often inadequate resulting in compliant landlords having to pay for the scheme and | | licensing conditions, and then to use a different yardstick in each case, so we ensure that all terms are met. We have no reason to punish good landlords, as they will already have a licence, and have a vested interest in complying with the conditions. Through Selective Licensing, we are able to offer education, training, support and advice to all landlords; without Selective Licensing there would be no facility for us to do so.<br><br>6 We are not allowed to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme . All funds raised through the licence fees pays for the running of the scheme. As a council we are indeed invested in the improvement of the Private rented sector and we do apply for extra grants and funding to supplement the schemes in improving the area on top of the work the team completes. This includes face lifting schemes which have been very successful.<br><br>Comment noted regarding cost effective method to improve the quality of the private rented sector. If you believe you have an alternative solution to this, please let us know so we can add and discuss with councillors.<br><br>7 Under Selective Licensing, each designation area has a dedicated officer who is responsible for monitoring properties, conducting external audits and internal inspections, approving licence applications, ensuring that licence conditions are being complied with and taking civil penalty/prosecution where they are not or where landlords have failed to apply for a licence, amongst other responsibilities. The team works with landlords and managing agents to ensure compliance; however, the team will take civil penalty/prosecution action where it is in the public's interest to do so.<br><br>This action seeks to eradicate bad landlords, leaving the rental playing field more open to good landlords. Licensing does not require an inspection of every property but we aim to inspect every rented property within our designations over the licensing period. The |

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| | | | rogue landlords and agents continuing to operate below standard under the radar. We would be grateful for clarity on resources Burnley Council will use to ensure that enforcement is adequate and are able to check every property across the area. Accordingly, we would be grateful for clarity on numbers of enforcement officers and what the council's target is in the number of properties to be checked. 8. Fees – At £750 for a selective licence, the fee is high given the economic performance of the area and compared to other local authority selective licensing schemes including £650 in Newcastle1 and £550 in Liverpool.2 The fee is also higher compared to the proposed fees for selective licenses under consultation in other London Boroughs including £640 in Brent3 and £652 in Merton4 (before discounts.) We welcome the inclusion of an early bird discount, discounts. However, while the council do offer discounts for landlords and agents who are part of the Burnley Good Landlords and Agent Scheme5 , we would recommend that the council considers further discounts for members of accredited membership such as Propertymark. We are disappointed that no consideration has been given for members of such bodies as being members of such organisations demonstrates compliance with best practice and high standards and we would encourage the council to consider discounts for this regard. We also note that there is a discount for additional licensed properties. However, this might not be set at a sufficient level to be considered an incentive for those landlords and agents who have large portfolios within the designated area. 9. Impact of cost-of-living and landlords - Regardless of the fee level, we are concerned these charges will come at a time when landlords are impacted by the cost-of-living crisis and the impact fees could have on the ability of landlords to improve standards. Our members have 1 Fees and Charges.pdf (newcastle.gov.uk) 2 Fees, discounts and exemptions - Liverpool City Council 3 Appendix 3 Proposed Schedule of Fees and Charges (1).pdf 4 London Borough of Merton Landlord Licensing and HMO Planning Controls Consultation 5 https://burnley.gov.uk/housing/private-rented- | | Licensing Team carries out significant audit work, deals with licensing applications, checks licence paperwork, answers a wide range of queries and carries out inspections. If an inspection identifies that there are numerous Category 1 or Category 2 hazards we are able to pass enforcement issues over to Housing Standards, so the cost of the licence is not affected by enforcement.<br><br>8 We recognise that the licence poses an additional cost for landlords, which we propose will be £750.00 where a landlord has not previously held a licence in our designations. Where landlords have previously held a licence in our designations, we propose a fee of £670.00 per property owned by the landlord. We offer various discounts, including a £100.00 reduction in the fee for the first licence, providing application is made within 3 months of the start of a designation. This discount only applies to the first licence, which can only be claimed once, providing that the correct documentation requested is submitted in full with the application. We offer a 30% reduction in fees where qualifying landlords join GLAS (Good Landlords and Agents Scheme). It is free to join the Scheme itself. We note your position on a discount where landlords are members of Propertymark. We are open to ideas and suggestions, as previous consultation exercises led to a higher discount for accredited landlords and the introduction of a direct debit scheme for landlords to pay over 24 months, at our discretion. The cost of a licence could be as low as £16.63 a month over the course of a two-year period if opted to be paid by direct debit. We offer advice, free training through Development Days, and a tenant referencing service.<br><br>9 Irrespective of the financial climate, landlords are legally obliged to provide safe accommodation which is kept in good condition and out of disrepair. Part of the application process entails the landlord demonstrating that he has access to funds to deal with issues of |

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| | | | sector/accreditation/ 3 also told us that a common concern from landlords on licensing schemes is that the costs can be extremely high for landlords especially those, as we have just highlighted, as having larger portfolios of properties. 10. Impact on supply of homes - Exiting the market is especially a concern for smaller landlords who are more likely to sell their properties and further shrink the supply of PRS properties leaving remaining private tenants with higher rents. Our research on the shrinkage of the PRS6 found 53% of buy to let properties sold in March 2022 left the PRS and that there were 49% less PRS properties to let in March 2022 compared with 2019. In addition to these concerns, those landlords who remain in the market, often have less money to improve conditions from increased costs. If the decision to operate a selective licensing scheme across significant parts of Burnley is approved, then there is a concern that landlords currently operating within Burnley could invest in neighbouring local authority areas or exit the market altogether. This could result in fewer housing options for people living in Burnley meaning some people might be forced to find housing options outside the area, change employment or break social ties within the community. 11. Unintended Consequences – We are pleased to see that Burnley acknowledge that the PRS is an important and increasingly growing tenure that is home to many people living within the Borough. Renting in Burnley, compared to many areas across Lancashire is relatively affordable and it is likely that many low waged and people in receipt of benefits access the PRS in Burnley. The average monthly rent in Burnley is £707 per calendar month compared to £949 in Lancashire.7 Accordingly, some renters living within Burnley will require cheaper accommodation due to being on a low income and the continued challenges in the cost-ofliving crisis. We previously outlined the possibility that further legislation could reduce the housing options of the most vulnerable from landlords exiting the market there could be further implications on the rent level for those landlords who remain. As is the general law of supply and demand, if the supply of PRS property | | disrepair, etc. Landlords should be expected to operate their housing portfolio as a business and should have funds available to fund the licence.<br><br>10 We have no evidence that licensing leads to private landlords leaving the private rental sector, except for those landlords who cannot or do not wish to meet the terms of the licence, which only reflect the minimum standards required by law. Responsible landlords are taking over ownership and management of properties formerly owned and managed by poorly performing landlords. We refer to our comments regarding the funding necessary for repair or remedial work. Selective Licensing has operated in parts of Burnley since 2008, there is no evidence to suggest in Burnley that the private rented sector is shrinking. We are witnessing noticeable improvements in our current licensing areas, which will encourage landlords to remain invested in the designations. As our well-known aim is to raise the property standards in the designations, tenants will be incentivised to remain in the area, rather than be deterred by the benefits licensing brings to them. The licensing has had a significant impact on the condition of properties in the area as well as on house prices. Property values have increased in the designations at a much faster rate than the Borough average, but values are still low compared to the rest of the Borough. This demonstrates the positive impact of licensing, but we recognise there is still work to be done to embed the progress we have already made.<br><br>11 We have no evidence that licensing leads to increases of rent. Where landlords wish to raise rents, they must do so in accordance with regulations. Just to confirm, a landlord who is not eligible for any discounts in obtaining a licence and as such has to pay £750 for the licence works out at £2.88 a week over the 5-year period, or £12.50 a month averaged out over the 12-month period. We re-emphasise that licensing |

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| | | | reduces, the cost of rent for the remaining properties is likely to rise. With the current demographics of persons accessing the PRS in Burnley, there is a very real danger that many low-income families will be priced out of living in the area. Improving standards 12. Property condition – Large parts of the designated areas within Burnley are characterised as including significant levels of terraced housing and older stock. Areas that have these characteristics are often inner-city communities with large section of pre-1919 built housing. Accordingly, a significant amount of investment is required to improve the condition of stock including the energy efficiency of properties. We would be grateful if Burnley Council could clarify if they have any proposed grants or funds available for landlords to improve stock. 6 A shrinking private rented sector \| Propertymark 7 Home.co.uk: Lancashire Market Rent Summary 4 13. Fuel poverty – Burnley have highlighted that 15.5 per cent of Burnley residents live in fuel poverty which is above the England average of 13.4 per cent.8 Burnley have further stated that 23.5 per cent live in the PRS, and while this is a high level it is likely that fuel poverty is a feature for all housing tenures within Burnley. Moving this aside, tackling fuel poverty is not the purpose of selective licensing schemes. We would be grateful for clarity on what specific support the council are offering tenants in fuel poverty as this could be useful information for local property agents to signpost to landlords and tenants as well as how the scheme will reduce fuel poverty. 14. Energy efficiency - Since 1 April 2020, landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place. According to the consultation document, most properties in Burnley are already compliant. Only 2.7% of Burnley properties are F and G rated and they are likely to be exempt some of which might be listed or difficult to heat properties. 15. Empty properties – Burnley mention in their proposal document that reducing the number of empty properties is a priority of theirs and that they have an empty homes strategy. However, there are no proposals | | conditions do not include any requirement which is not already enshrined in law.<br><br>12 The Council has an in-house Home Improvement Agency (HIA) which is dedicated to helping vulnerable older and disabled residents live safely and with dignity in their own homes. The HIA has introduced several new grants which are available to residents living in their own home. We operate a Safe and Secure Grant amongst others. In 2002, The Empty Homes Programme was introduced, whereby the Empty Homes Team works with landlords to bring rundown and empty homes back into use. Through the scheme and which the license team work closely with, there have been several encouraging improvements across the area, albeit there is still work to be done e.g. the number of empty homes has reduced from 15% in 2018 to 10% in 2023 in the Trinity area. The concentration of empty homes in an area is a clear indicator of low housing demand. The current and proposed selective licensing areas suffer from a number of empty homes which can blight a neighbourhood, attracting vandalism and anti-social behaviour. Furthermore, interest free loans of up to £25,000 are available to landlords in licensing areas to help bring back empty houses and turn them into homes.<br><br>13 Raising the levels of below-par Energy & Performance Certificates up to a minimum of E would reduce the impact of fuel poverty. Through the Selective Licensing team, thorough monitoring and resident engagement, we are able to signpost tenants and residents to advice around fuel poverty. We have helped tenants in the past with obtaining fuel vouchers where funding has been available and certain criteria have been met.<br><br>14 As part of the licence application, an EPC of E or above must be provided. If an EPC of below an E is provided, the team will prioritise this property for an |

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| | | | as to what tools the council would use to tackle the problem including Empty Management Dwelling Orders or enforced sales to highlight their activity. The council should provide further information into what active steps have been taken the reduce the number of empty properties within the borough to aid the high number of people waiting on the housing list for housing. 16. Homelessness – The consultation document states that the council have a 'The private rented sector also makes a significant contribution to meeting the housing needs of vulnerable people, and in many cases has prevented homelessness and minimised the use of temporary accommodation. Selective licensing has strengthened the partnership with many private landlords by increasing the number of landlords working with the Council with well-managed, good quality accommodation.' We would be grateful for clarity on this statement as it is a key point. How will Burnley support landlords and property agents sustain tenancies for vulnerable tenants? Will they provide support for substance misuse, provide support for tenants with mental health concerns or provide budgeting advice? There is an unlevel playing field between support for vulnerable tenants in the social and private sectors as social housing providers have the means to support such needs and often landlords are not qualified in these specific areas. 17. Current enforcement – Burnley is experienced in the implementation of Licensing Schemes with the previous schemes. We would be grateful for some clarity on the performance of previous schemes. For example, how many working days did it take for a typical licence application to be processed and issued? The council also highlight some of the key statistics on their enforcement activity including warning letters, prosecutions, and civil penalties issues. We would be grateful if this data could be broken down by years and whether the action was within a selective licensing scheme area or from general enforcement. We would 8 Annual Fuel Poverty Statistics LILEE Report 2023 (2022 data) (publishing.service.gov.uk) 5 also be grateful for clarity on the reasons for issuing civil penalties for | | inspection. The Selective Licensing team works alongside the Housing Standards team, without Selective Licensing, inspections at properties are only able to be completed reactively i.e. when a tenant makes a disrepair complaint.<br><br>If a Property has a low EPC, the licensing application may be refused and the landlord would be encouraged to do works to the Property to increase its Energy Performance. Failure to do so may result in civil penalty action. Selective Licensing allows us to complete more thorough checks on all properties within a designation, we are able to identify properties which have lower EPCs and take necessary action to ensure compliance.<br><br>EPCs, apart from establishing the status of energy efficiency, also shows the potential for an improved rating, with various sub-sections devoted to how this can be effected. We work with Cosy Homes in Lancashire, who may be able to offer certain improvement grants. However, these would apply to qualifying applicants outside of the designations as well as within them.<br><br>15 Concentrations of empty homes are a clear indicator of low housing demand. Our current designations suffer disproportionate levels of empty homes which blight neighbourhoods compared to the rest of the Borough, attracting vandalism and anti-social behaviour. Through licensing, we have made positive progress on the number of empty homes, which are noticeably reducing. We support the Empty Homes Programme, as well as work with landlords to bring empty properties back into use. Responsible landlords who do this through our Empty Home Programme, can access our interest-free loans of up to £25,000 (in a Selective Licensing area – where we also pay the licensing fees in that instance if they meet a certain criterion). We offer interest-free loans of up to £20,000 (outside of a designation). One of our responders to the Consultation raised the issue of a burned-out property in their street. We were able to offer the excellent news |

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| | | | example, how many were for over-crowding, banning orders or for simply not obtaining the correct license. Engagement 18. Engagement with landlords and letting agents - For most cases of substandard accommodation, it is often down to landlord's lack of understanding rather than any intent to provide poor standards. Burnley have made efforts to engage with landlords in the local area including support of landlord accreditation schemes and engagement via the local authority's landlord forum. However, there is no due regard in encouraging landlords or property agents to be members of an accredited membership scheme such as Propertymark. 19. To strengthen this engagement, we would be very happy to support the council in engaging with our members and local property agents. A licensing scheme is a very reactive mechanism, and it is far more beneficial to have a programme of education to engage with landlords on helping them improve before a situation gets worse. We would welcome clarity on what training opportunities the council will provide to landlords and agents to help them understand their responsibilities and improve standards. We recognise the council have made strong efforts in this in the past with engagement via the council's Landlord Forum and an accreditation scheme for local landlords. However, engagement is more credible over a longer more embedded period. Propertymark has a network of Regional Executives and a series of Regional Conferences that take place throughout the year.9 We would be very happy to work with the council to engage with local agents over a victual roundtable discussion on how standards can be improved. 20. We note one of the schemes objectives is to have an emphasis on engagement and education to raise awareness amongst landlords, letting agents and tenants of their respective rights and responsibilities. Unfortunately, we have seen no evidence of engagement with property agents throughout the scheme other than through the general consultation events which we attended. Tackling Anti-Social Behaviour (ASB) 21. Burnley highlight that Selective Licensing works closely with the Community Safety Team and is also a part of the Multi Agency | | that we have compulsorily purchased the property, for completion in July 2024. After that, it will be a matter of the remedial work and repairs the Council will engage in. The Council has had success with completing many Compulsory Purchase Orders, enforced sales and Empty Dwelling Management Orders.<br>Information relating to the Empty Homes Programme is available on our website at https://burnley.gov.uk/housing/empty-homes-programme/how-can-we-help/<br><br>16 We recognise that the private rented sector plays a crucial role in the prevention of homelessness, but we are clear that accommodation needs to offer a decent alternative to owner-occupation and social housing.<br><br>Irrespective of the value of the rent, accommodation must be safe, in good condition and out of disrepair. On the counter side, we insist that tenants comply with their tenancy agreements. Rather than boycott our designations, we believe that long-term tenants will be attracted to the areas due to having faith in licensing standards.<br><br>The Selective Licensing team can signpost tenants and residents to other agencies which offer support and advice for issues such as budgeting advice, substance misuse. The Council have a regular multi-disciplinary meeting that discusses these matters and referrals of individual cases are often passed through from the Selective Licensing team.<br><br>17 The fee covers the cost of running the Selective Licensing Scheme and is based upon the average length of time it takes to administer the designation for each landlord and property. Inevitably, each application and property will vary in the amount of officer time required.<br><br>18 As part of our Fit and Proper Person Criteria, which must be adhered to in order to obtain a licence to be |

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| | | | Tasking and Coordination Group. The consultation document states 'The Selective Licensing Team liaise with ward councillors and neighbourhood policing teams, resident groups, and other partnership agencies to consider concerns and reports of ASB. The team then assists the Council's ASB team to resolve and reduce ASB in the designation areas using the conditions of selective licensing.". 22. However, landlords are not the best equipped to deal with anti-social behaviour and certainly do not have the skills or capacity to deal with some tenants' problems such as mental health or drug and alcohol misuse. As one example, if a landlord or their agent had a tenant that was 9 https://www.propertymark.co.uk/about-us/board-and-governance.html 6 causing anti-social behaviour, the only tool that the landlord or agent could use would be to seek possession from the tenant under a Section 8 notice. While this would remedy the problem in the short-term, the tenant is likely to still occupy this behaviour and all that has been achieved is that the anti-social behaviour has moved from one part of Burnley to another or another local authority area. 23. In this context, it should be noted that with regards to reducing anti-social behaviour, landlords and their agents can only tackle behaviour within their properties. Effectively, they are managing a contract and not behaviour. Landlords and their agents are not responsible in any form for anti-social behaviour occurring outside the property. Nevertheless, we would be interested to learn about any partnership work the council are proposing with stakeholders such as the Lancashire Police in reducing anti-social behaviour within communities. Environmental crime 24. The evidence document has highlighted selective licensing as a tool to tackle environmental crimes such as fly tipping and dog fouling. Additionally, the document highlights that selective licensing can be used as a tool if a tenant has a dirty back yard. The council have provided no evidence to support the extent that particular PRS properties are impacted by both fly tipping and dog fouling, and as is the case in most local authorities, we suspect this is an issue on local | | involved in property management, the manager must be either accredited, have already passed the Fit & proper assessment, or be a member of a registered landlord or managing agent association such as NLA, RLA, UKALA, RICS. Managing agents are also required by law, if they hold clients' money, to be a member of a Client Money Protection scheme, of which Propertymark is recognised as one of these schemes. We check all licensing applications to ensure that letting/managing agents have all the legal certification that they require. We regularly check these certificates to ensure that all manager's are complaint and will refer to Trading Standards or refuse licensing where appropriate.<br><br>As with previous Consultation exercises, where outcomes included building in a larger discount for accredited landlords and effecting a direct debit policy by discretion, we will also consider your comments. Your remarks, as with all others made, will be placed before The Secretary of State for consideration.<br><br>19 We don't agree that licensing is a reactive mechanism. We strongly believe it is a proactive mechanism, as we have superior tools through licensing to target designated areas across the board. Without licensing, property standards can only be managed reactively through our Housing Standards team and depend on tenant complaints; there would be no facility for us to monitor whole areas which are experiencing low demand. Landlords are encouraged through our ongoing six-weekly Private Rented Sector Forum to challenge officers to address rogue/irresponsible landlords and managing agents. We work with landlords to support them, not just with advice in bringing their properties up to the minimum legal standard, but in giving reasonable timescales to achieve this. This only works if the landlords will engage with us, but ultimately, this is how we are eradicating bad landlords, leaving the rental playing field more open to good landlords. Landlords and agents are bound by their licence conditions to attend one Landlord |

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| | | | authority highways. While we welcome efforts to tackle fly tipping, unless the perpetrator is caught doing the fly tipping or there is some sort of evidence, such as an addressed letter, within the fly tip, then it is impossible to suggest to what extent fly tipping is a problem in the PRS. Even if the link between fly tipping and the PRS could be proved, there is very little that landlords could do for any behaviour outside the tenancy unless the fly tip was done within the grounds of the property. Selective Licensing and Section 21 25. Propertymark would like clarification on the council's policy concerning helping a landlord when a section 21 notice is served, the property is overcrowded, or the tenant is causing antisocial behaviour, as per the council's consultation. What steps will the council take to support the landlord? It would be useful if the council were to put a guidance document before introducing the scheme to outline its position regarding helping landlords remove tenants who are manifesting antisocial behaviour. The recent proposed changes to section 21 legislation and how tenancies if implemented could mean landlords will become more riskaverse to taking tenants with a perfect reference and history. We would be willing to work with the council and develop a dispute resolution service with other local authorities. Conclusions and alternatives 26. Propertymark thinks that local authorities need a healthy private rented sector to complement the other housing in an area. This provides a variety of housing types that can 7 meet the needs of both residents and landlords in the area. Appropriate regulation and enforcement are essential for improving standards and removing criminals from the sector who exploit landlords and tenants. An active enforcement policy that supports good landlords and letting agents is crucial as it will remove those who exploit others and help create a level playing field. It is essential to understand how the sector operates as landlords and letting agents can often be victims of criminal activity and antisocial behaviour with their properties being exploited. 27. If the scheme is approved, the council should consider providing an annual summary of | | Development Day covering how to manage tenancies. The Council runs numerous in-person and online Development Days a year for landlords to attend. We appreciate your suggestions and are happy to consider them as part of the consultation process.<br><br>20 In the application process, landlords must identify managing agents, so that we can determine whether the appointees meet our Fit & Proper Person Criteria and Management Arrangements Criteria. The Council offers development days for managing agents to keep them up to date on new legislation and to ensure the standardisation of property management in a Selective Licensing area. The Council's Private Rented Sector Forum has managing agent involvement and managing agents know to contact the team for support and advice. The Licensing Team is always here and available to engage with residents, landlords, property agents and the wider community. We are keen to empower all stakeholders to come forward with information, complaints and input so that we can act upon them.<br><br>21 We have meetings with other partner agencies such as the ones you pinpoint. We try and combat multiple issues together through combined knowledge, data and skills. We continue to strengthen our close links with our partners.<br><br>22 Landlords are required to secure satisfactory references prior to new tenants moving in, to reduce the risk of ASB occurring. Where references are not satisfactory, new tenants must be refused the accommodation on offer. This will have an impact regardless of whether or not private landlords operate within designated areas.<br>The team offer a Tenancy Referencing service where we can advise if prospective tenants are 'known' to Officers for varying reasons. We would advise landlords and agents if prospective tenants are 'known' and would let them know if we would expect closer monitoring if they |

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| | | | outcomes to demonstrate to tenants, landlords and letting agents' behaviour improvements and the impact of licensing on the designated area over the scheme's lifetime. This would improve transparency overall. Propertymark has a shared interest with Burnley Council in ensuring a high-quality private rented sector but strongly disagrees that the introduction of the proposed measures is the most effective approach to achieve this aim both in the short term and long term.<br>28. We would welcome the opportunity to work with Burnley Council to further engage with our members and property agents in the local area. | | were to offer them a tenancy. Ultimately, it is the landlord's decision to offer a tenancy.<br><br>Where tenants are in breach of their tenancy agreements, landlords must have in place a system of warnings, escalating to eviction where necessary. The Council will support landlords through rightful and complex evictions. We also offer free training and Development Days to assist landlords; in the past we have offered ASB training.<br><br>As part of the application process, the Council will need to assess what the landlord's ASB procedures are in dealing with any incidents of nuisance behaviour. It would be a licence condition to ensure they follow this procedure, normally consisting of verbal warnings, showing escalation to written warnings and then eviction proceedings where necessary. We also check all tenancy agreements as part of the licensing application to ensure there is a clause relating to anti-social behaviour so that a Section 8 can be utilised if necessary. The Council will enact its statutory housing duties to tenants in priority need, but we may not assist where tenants are in breach of their tenancies. There have been cases in the current licensing areas where the threat of eviction, or actual eviction has resulted in the tenants changing their behaviour.<br><br>23 The Licence Holder must take all reasonable and practicable steps for preventing and dealing with anti-social behaviour. The Licence Holder must undertake a reasonable and effective investigation of any complaints which have been made either directly to them, or via the Authority, regarding their occupiers. For the purposes of these conditions, anti-social behaviour is defined as behaviour by the occupants of the property and/or their visitors, which causes a nuisance and/or harassment, alarm or distress to other occupants of the property, to lawful visitors to the property or to persons residing in or lawfully visiting the **locality** of the property. We also attend monthly Anti-Social Behaviour meetings arranged by Burnley police and assist with the |

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| | | | | | street level issues that span from private rented properties within a selective licence area. We also work closely and attend multi agency meetings with the police, NHS, social housing providers and social care in order to help and assist with issues that come from private rented properties within a selective licence designation.<br><br>24 We continually address dirty back yards and fly-tipping within our designations, through undertaking proactive audits to try and identify repeat offenders. We have found during audits of the areas that instances of dirty back yards and fly-tipping tend to be more common than the complaints to the Council would suggest. Our current licensing areas were all designa ted due to low housing demand, which has a correlation with a poorly managed private rental sector. Dirty back yards and fly-tipping are outcomes of this. Licence conditions are used to prevent this by ensuring all properties have the correct waste receptacles and ensuring that tenants are aware of their responsibilities for keeping their yard and area around the Property tidy. It will not be the case that all fly-tipping is done directly outside of privately rented properties. However, it seems nonsensical that tenants and sometimes rogue landlords would never be deterred from fly-tipping directly outside of the rental properties in the back alleys, even though it is a criminal offence to do so. Dog-fouling is overseen by Streetscene, as are dirty back yards and back alleys. We ensure landlords provide adequate bins and that both they and their tenants understand their environmental responsibilities.<br><br>25 The council do not assist landlords with evictions, be it through a section 21 or a section 8. This is the responsibility of the landlord/managing agent. We do of course offer guidance in terms of the legality surrounding this, as well as offering help and guidance through the Housing needs team to prevent anyone from becoming homeless. |

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| | | | | | 26 We recognise that the private rental sector plays a vital role in the provision of housing stock. Our aim is to create a level playing field in the designated areas, to stimulate the growth of the private rental sector. When good landlords and tenants predominate in designated areas, shorthold tenancies will become less common and long-term tenants will be attracted to the areas. We fulfil our statutory obligations under the Housing Act 2004, and active enforcement of regulations and standards come for the most part from Part 3 of the Housing Act, 2004, in relation to Selective Licensing. We actively support good landlords and letting/managing agents, as we are committed to tackling rogue/irresponsible landlords.<br><br>27 Thank you for your comments. The Secretary of State will not consider our Statement of Case without the Consultation transcript of remarks and comments made by all stakeholders who chose to take part, together with all of our responses. The Secretary of State will expect to see all data and supporting evidence before making the ultimate decision on whether we are permitted to put our new proposals in place. The transcript and supporting evidence will be publicly available at the time of publishing after the Consultation ends. We believe that there has been a noticeable improvement within our licensed areas as a direct result of the licensing. We firmly believe that licensing works for Burnley.<br><br>The team do produce audit reports for each areas regularly, resident and landlord newsletters and interim reports which are available on the Council's website for all to view. We are open to your suggestions and will consider it as part of the Consultation.<br><br>28 We are keen to engage with all stakeholders who are affected by Selective Licensing. |

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| 11.6.24 | Online | N R L A | Please find enclosed the NRLA's submission to the council's current selective licensing consultation proposals.<br><br>Best wishes,<br><br>Dear Sir or Madam,<br><br>**<u>Selective Licensing Proposals</u>**<br><br>The NRLA is an association following the merger of the National Landlords Association and the Residential Landlords Association. Our membership represents over 110,000 landlords and agents, the largest organisation in the sector.<br><br>We appreciate the chance to provide our input on the consultation concerning the extension of selective licensing in Burnley. The NRLA opposes the implementation of discretionary licensing by local authorities. While we understand the intentions of Burnley council, we believe that further licensing is not conducive to achieving these goals effectively.<br><br>The NRLA strives for a just legislative and regulatory framework for the private rented sector, ensuring that landlords are aware of their legal rights and obligations.<br><br>**<u>Main Objections</u>**<br><br>***Antisocial behaviour and low housing*** | | Thank you for your e-mail dated 11th June 2024.<br><br>We respond as follows:-<br><br>***<u>Antisocial behaviour and low housing</u>***<br><br>**Landlords lack the expertise to handle antisocial behaviour and are not equipped to address tenants' mental health issues or substance abuse problems. If a tenant is causing issues and the landlord decides to terminate the tenancy, they believe they have fulfilled their responsibilities, even if the tenant is struggling with these issues. This simply shifts the problem elsewhere in the Burnley area, potentially leaving the tenant neglected or vulnerable to unscrupulous landlords, impacting other residents negatively.**<br><br>As a council we appreciate that landlords do not have formal training in dealing with mental health or substance issues. The Selective Licensing team can offer help and support to the landlord in these circumstances. The team regularly attend multi-agency meetings and anti-social behavior meetings and work in partnership with the police, NHS and health and social care. Through this joint approach and working in conjunction with the private landlord, we can refer residents in need of support directly to the correct agency.<br><br>**Additionally, overcrowding poses a challenge for landlords when tenants exceed the property's capacity. Landlords are responsible for informing tenants about occupancy limits and prohibiting subletting or additional occupants. How can landlords address this issue without compromising the tenant's well-being? How can the council support landlords in such situations?** |

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| | | | Landlords lack the expertise to handle antisocial behaviour and are not equipped to address tenants' mental health issues or substance abuse problems. If a tenant is causing issues and the landlord decides to terminate the tenancy, they believe they have fulfilled their responsibilities, even if the tenant is struggling with these issues. This simply shifts the problem elsewhere in the Burnley area, potentially leaving the tenant neglected or vulnerable to unscrupulous landlords, impacting other residents negatively.<br>Additionally, overcrowding *poses a challenge for landlords when tenants exceed the property's capacity. Landlords are responsible for informing tenants about occupancy limits and prohibiting subletting or additional occupants. How can landlords address this issue without compromising the tenant's well-being? How can the council support landlords in such situations?*<br><br>*It is unrealistic for landlords to monitor tenants' daily activities or sleeping arrange*ments. When it comes to addressing antisocial behaviour, landlords can only enforce the terms of the contract; they cannot control tenants' behaviour.<br><br>***Waste management***<br><br>It is worth exploring, if such a mechanism is not already in place, a cost-effective or complimentary service to assist private landlords in removing bulky items left behind by tenants upon vacating the property. This could potentially streamline the process and prevent waste from being discarded prematurely. Councils such as Leeds City council | | Selective Licence designations mean that licenses must be in place. As such we keep a record of tenancy agreements showing occupiers etc. Then the most appropriate person would be the license holder. In terms of how the council can offer support in terms of subletting we would of course speak to and support where we can, however this would be a civil issue regardless of whether a Selective Licence designation was in place or not.<br><br>**It is unrealistic for landlords to monitor tenants' daily activities or sleeping arrangements. When it comes to addressing antisocial behaviour, landlords can only enforce the terms of the contract; they cannot control tenants' behaviour.**<br><br>Agreed. We would ask landlords to utilise the ASB procedure they have in place along with the tenancy agreement.<br><br>***<u>Waste management</u>***<br><br>**It is worth exploring, if such a mechanism is not already in place, a cost-effective or complimentary service to assist private landlords in removing bulky items left behind by tenants upon vacating the property. This could potentially streamline the process and prevent waste from being discarded prematurely. Councils such as Leeds City council offer such a service to its** |

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| | | | offer such a service to its licenced landlords and has reduced fly tipping as a result.<br><br>***Existing Enforcement Powers and Activity***<br><br>Burnley council has many existing enforcing powers that can rectify the identified problems as part of the council's housing strategy. These include:<br><br>1. Criminal Behaviour Orders<br>2. Crime Prevention Injunctions<br>3. Interim Management Orders<br>4. Empty Dwelling Management Orders<br>5. Improvement Notices (for homes that do not meet the Decent Homes Standard)<br>6. Litter Abatement Notices (Section 92 of the Environmental Protection Act 1990)<br>7. Fixed Penalty Notices or Confiscation of equipment (Sections 8 and 10 of the Noise Act 1996)<br>8. Directions regarding the disposal of waste (for example, Section 46 of the Environmental Protection Act 1990)<br>9. Notices to remove rubbish from land (Section 2-3 of the Prevention of Damage by Pests Act 1949)<br><br>The council possesses a variety of housing enforcement legislation that can be utilised to address substandard conditions in the PRS, including the Housing, Health, | | **licenced landlords and has reduced fly tipping as a result.**<br><br>Noted. I will pass this to our Street Scene department who deal with waste.<br><br>***<u>Existing Enforcement Powers and Activity</u>***<br><br>**Burnley council has many existing enforcing powers that can rectify the identified problems as part of the council's housing strategy. These include:**<br><br>**7. Criminal Behaviour Orders**<br>**8. Crime Prevention Injunctions**<br>**9. Interim Management Orders**<br>**10. Empty Dwelling Management Orders**<br>**11. Improvement Notices (for homes that do not meet the Decent Homes Standard)**<br>**12. Litter Abatement Notices (Section 92 of the Environmental Protection Act 1990)**<br>**13. Fixed Penalty Notices or Confiscation of equipment (Sections 8 and 10 of the Noise Act 1996)**<br>**14. Directions regarding the disposal of waste (for example, Section 46 of the Environmental Protection Act 1990)**<br>**15. Notices to remove rubbish from land (Section 2-3 of the Prevention of Damage by Pests Act 1949)** |

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| | | | and Safety Rating System (HHSRS), Improvement Notices, Hazard Awareness Notices, Prohibition Orders, Emergency Remedial Action, civil penalties, and criminal prosecutions. These enforcement powers are currently at the disposal of the local authority and do not necessitate consultation prior to implementation.<br><br>***Conclusions and alternatives***<br><br>The NRLA holds the belief that a thriving private rented sector is necessary for local authorities to complement the existing housing options in an area. This sector offers a diverse range of housing types that can cater to the needs of both residents and landlords in the city. It is crucial to regulate this sector and enforce necessary measures to prevent criminals from exploiting landlords and tenants. Implementing an active enforcement policy that supports reputable landlords is of utmost importance a as it will eliminate those who take advantage of others and establish a fair and level playing field.<br><br>The NRLA proposes the utilisation of council tax records to identify the tenures utilised by the private rented sector and the landlords responsible for these properties. Unlike discretionary licensing, this approach does not require landlords to self-identify, making it more challenging for criminal landlords to operate unnoticed. By adopting this method, the council would not need to immediately consult and implement changes.<br><br>If the proposed scheme is approved and put into action, the council should provide an annual summary of outcomes to showcase the improvements in tenants' | | **The council possesses a variety of housing enforcement legislation that can be utilised to address substandard conditions in the PRS, including the Housing, Health, and Safety Rating System (HHSRS), Improvement Notices, Hazard Awareness Notices, Prohibition Orders, Emergency Remedial Action, civil penalties, and criminal prosecutions. These enforcement powers are currently at the disposal of the local authority and do not necessitate consultation prior to implementation.**<br><br>Comment Noted<br><br>***<u>Conclusions and alternatives</u>***<br><br>**The NRLA holds the belief that a thriving private rented sector is necessary for local authorities to complement the existing housing options in an area. This sector offers a diverse range of housing types that can cater to the needs of both residents and landlords in the city. It is crucial to regulate this sector and enforce necessary measures to prevent criminals from exploiting landlords and tenants. Implementing an active enforcement policy that supports reputable landlords is of utmost importance as it will eliminate those who take advantage of others and establish a fair and level playing field.**<br><br>**The NRLA proposes the utilisation of council tax records to identify the tenures utilised by the private** |

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| | | | and landlords' behaviour and the impact of licensing on the designated area throughout the scheme's duration. This would enhance overall transparency.<br><br>While the NRLA shares a common interest with Burnley in ensuring a high-quality private rented sector, it strongly disagrees that further selective licensing is the most effective approach to achieve this goal in both the short and long term.<br><br>Yours Faithfully,<br><br>Samantha Watkin<br>Senior Policy Officer<br>National Residential Landlords Association | | **rented sector and the landlords responsible for these properties. Unlike discretionary licensing, this approach does not require landlords to self-identify, making it more challenging for criminal landlords to operate unnoticed. By adopting this method, the council would not need to immediately consult and implement changes.**<br><br>**If the proposed scheme is approved and put into action, the council should provide an annual summary of outcomes to showcase the improvements in tenants' and landlords' behaviour and the impact of licensing on the designated area throughout the scheme's duration. This would enhance overall transparency.**<br><br>**While the NRLA shares a common interest with Burnley in ensuring a high-quality private rented sector, it strongly disagrees that further selective licensing is the most effective approach to achieve this goal in both the short and long term.**<br><br>Comments noted. |
| 24.6.24 | Email in response to ours 24.6.24, original e-mail received 11.6.24 | Landlord | So as I understand it.<br>If this does get through The landlords selective licensing consultation meeting was a waste of time.<br>Not one person at the meeting wanted the new licensing.<br>What was the point of the meeting ?<br>The licensing brings the price of the properties down not up.<br>I have recently bought in Burnley and I avoided the areas that were licensed even though the properties were considerably lower in price.<br>It would be a better option to license the agents rather than penalise the landlords. But of course there are more landlords than agents.<br>I feel it is yet another tax on landlords. | (No) | Thank you for your email, your comments have been noted and duly added to the transcript that will be included in the report for the Council's Executive and the submission to the Secretary of State for levelling up. |

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| Date | Method | **Interest Type** | Comments | | |
| 6.6.24 | Meeting | P R F S | <u>Private rented Sector Forum consultation 6th June 2024</u><br><br>**What are the issues in the private rented sector in Burnley?**<br><br>As a sector we have problematic tenants that we can't manage.<br><br>Concerns that the SL area in Burnley Wood is failing. Issues with refuse collection, criminal incidents, fighting, people with knives, dog fighting and fouling, this is affecting Landlords and tenants are leaving.<br><br>SL response - we will coordinate a working group to investigate and address the concerns being raised. There is an issue of concern that incidents are not being reported to the Council.<br><br>As landlords they are concerned that if the areas are expanded and we can't manage what we currently have how will we manage going forward. To look at how we communicate with residents for them to come forward to report antisocial behavior.<br><br>SL response – we will use Burnley Wood as a case study for the Forum to address the concerns being raised for Burnley Wood.<br><br>**What are the positive aspects of selective licensing?**<br><br>It is making a real difference. Landlords and managers can take any issues forward and have a dedicated contact in the Council, this person then arranges a multi-agency approach to resolve.<br><br>Burnley SL team, work with landlords compared to other authorities. They help good landlords get better | | |

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| | | | and poor landlords improve. Then they deal with the bad landlords.<br><br>It is creating better housing standards for those less fortunate.<br><br>Provides training and education of landlords so that they are up to date with legislation.<br><br>Encourages landlords to become accredited through the GLAS scheme to get the discounted.<br><br>**What are the negative aspects of selective licensing?**<br><br>The cost of the fees - would rather not have to pay a fee. However, if the service is effective, it's quite cheap for the benefits it brings.<br><br>Whatever service is employed there would be a cost implication. Currently, the fee equates to £3/week.<br><br>Questioned why Lyndhurst Road area is being included. As landlords operating in that area never had any issues.<br><br>The application system isn't good. The re-keying of data is very time consuming for landlords with larger portfolios and it's slow. It's a laborious exercise.<br><br>SL Response – explained the statistical data was showing the area of Lyndhurst Road was suffering from low demand. The software system is not developed by Burnley but is a system that has been created by external developers and we are working with them for an upgrade to bring improvements.<br><br>**Are there any alternatives to selective licensing?** | | |

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| | | | The portal is being discussed by central government. However, this is more of a registration system and will not deliver any enforcement.<br><br>SL forces the registration of landlords.<br><br>Burnley could look to include the whole town.<br><br>Rather than licensing each individual property license the landlord, then add the properties to their licensed portfolio. The application system could mirror this to reduce the time of making applications.<br><br>If the fee was reduced, then this may reduce the effectiveness of the team. We need to ensure we strike a balance of the level of staff and the level of fee, to ensure it can deliver what we set out to achieve.<br><br>Recognised that the scheme is attracting other initiatives from the Council into the areas. These are additional advantages that SL brings to an area. For example, empty homes loans, and grants from the home improvement agency.<br><br>**What could be done to improve the delivery of selective licensing?**<br><br>How can we drive up the behaviour of tenants? The education of tenants should be considered. The attitude of tenants is changing but needs to go further.<br><br>Inform landlords of case studies, really sell/promote the benefits of the schemes to landlords.<br><br>Promote to landlords the other regeneration actions being taken in the area. If landlords can see that the Council is investing though loans and grants, then this will incentivise landlords to invest. | | |

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| | | | The Council's own website is quite negative about selective licensing in how it promotes the scheme to investors. It needs to be more positive to attract them.<br><br>We are highlighting the issues in an area through the audits, this will bring in investment by landlords to improve standards, this needs to be promoted better.<br><br>The Council isn't promoting the number of properties it is refurbing, this would bring confidence to an area to encourage external investment.<br><br>We need more of a positive spin on how this is increasing house prices, and this is a direct result of SL being in an area. | | |
| **Date** | **Method** | **Interest Type** | **Comments** | **Do you agree** | **Responses** |
| **Various** | **Social Media** | | How many private rented properties will be covered in total by the selective licensing schemes for all the affected boroughs, including the new areas proposed? Approx 6,000 or so at a cost of £4.5 million? all to be added onto the costs of private rental increases & council tax is still seperately charged! The scheme was first introduced in 2008 and if renewed it will be in place for in excess of 20 years + The consultation is just a paperwork tick-list exercise and the decision to renew has already been made! | | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>Every response that officers receive is included in a consultation transcript which includes our replies. The transcript is presented to the Council's Executive Committee, and to The Secretary of State who will make the ultimate decision as to whether our proposals can go ahead.<br><br>We are required to submit a Statement of Case to The Secretary of State, together with our supporting data and evidence. The consultation phase is to gather the opinions of the affected communities. The consultation phase does not constitute a foregone conclusion. |

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| | | | | | During previous consultation exercises, the comments received from landlords resulted in a higher discount for accredited landlords and a longer period over which to pay the licensing fee (over 24 months if paid by direct debit). |
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| | | | Hopefully the council will continue with the licensing to put off unscrupulous landlords and enforcement will also take place . why is it not put in place in all areas of burnley ? This would generate more income for the council too | | Selective Licensing can be introduced where there is evidence that an area or areas of a borough are suffering from low demand for housing, which correlates to a poorly managed private sector. When reviewing our data for current designations, we investigated other areas of the borough to see whether they would benefit from licensing, which aims to raise property condition and management to at least the minimum standards required by law, as reflected in licensing conditions.<br><br>We are committed to tackling rogue landlords who undercut responsible landlords with unscrupulous practices.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. |
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| | | | Selective Licensing pays for extra Council Workers, those officials if doing their job properly only need to assess housing to make sure Landlords are providing adequate accommodation & that their tenants are also not part of the problem. There is a massive housing shortage & a total chasm between housing benefits and actual rents; charging good landlords only increases rents which in turn penalises all those who are NOT THE PROBLEM !<br>It's total lunacy to chase the decent Landlord/Tenant and expect them to subsidise those who by their very actions/inactions get away with not providing decent habitable housing or contributing positively to their neighbourhoods. | | We recognise there are many responsible landlords and tenants.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme. Licensing is area-based, and we cannot exempt responsible landlords.<br><br>We have no evidence that licensing leads to increases of rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We do have various methods for tackling rogue landlords, but they are largely dependent on resident |

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| | | | There are many who own rentable properties in none selective licensed areas, many are Councillors; nobody is selectively licensing their properties, presumably they are decent Landlords in areas of no anti social issues. Why then is it deemed necessary to target those in selective licensed areas who are doing everything right those in non selective areas are ?<br>Target the problem, not those doing everything right | | complaints. This is a reactive and scatter-gun approach, whereas licensing allows us to target a large area and conduct a programme of property inspections, which we could not do without licensing.<br><br>We recognise that the private rental sector plays a vital role in the provision of housing stock, but we are clear that accommodation must be safe, in good condition and out of disrepair, as required by law. We aim to raise property condition and standards to at least the legal minimum, as reflected in licensing conditions.<br><br>The Council recognises the licence poses an additional cost, but there are various discount schemes available and offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months. We support landlords to fulfil their obligations, offering advice, a tenant referencing service, free training and support through rightful and complex evictions. This would not be possible without licensing. |
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| | | | Could they devise a system whereby the good landlords get reductions . ? Do you not think that putting the charge on across the board is a fairer option ? | | The Council recognises the licence poses an additional cost, but there are various discount schemes available and offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months. We support landlords to fulfil their obligations, offering advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>Licensing is area-based and we cannot exempt responsible landlords. The fees are charged by property and not by landlord, so that they are fairly apportioned across the board. |
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| | | | There seems to be a general consensus probably exaggerated by the main stream media that private landlords are making a fortune from the rental market. Agreed, to a point but only if their properties are mortgage free, but even then profits can be low. Even if a property in Burnley is rented out for £600 pcm that's £7200 per year before any losses are taken into account, if the property is mortgaged at around £400 pcm that's £4800 per year not to mention gas/ electrical testing, general maintenance, letting agents fees if used, the list goes on. If the council continue to squeeze any more private landlords profits they'll be no houses left to rent.<br><br>The problem with this system is that it only benefits the council. It increase costs for landlords which in turn increases rents. It drives landlords to sell up which creates few houses for rent which in turn drives up rents. It does not improve the areas. It does not lead to better landlords or better tenants. | | We recognise that the private rental sector plays a vital role in provision of housing stock in the Borough.<br><br>However, irrespective of the value of the rents, landlords must provide safe accommodation which is in good condition and out of disrepair by law, as reflected in licensing conditions.<br><br>We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>The Council recognises the licence poses an additional cost, but there are various discount schemes available and offer a 30% discount of fees to qualifying members who join the Good Landlord & Agent Scheme (GLAS).<br><br>Fees can be as low as £16.63 per month when opted to be paid by direct debit over 24 months. We support landlords to fulfil their obligations, offering advice, a tenant referencing service, free training and support through rightful and complex evictions.<br><br>We have no evidence that licensing leads to increases of rent. Where landlords wish to raise rents, they must do so in accordance with regulations.<br><br>We have no evidence that licensing leads to the shrinking of the private sector, due to responsible landlords taking over ownership and management of properties where rogue and irresponsible landlords are no longer operating.<br><br>This leads to more confidence in our designations, attracting in more long-term tenants who have faith in a licensed landlord and licensing conditions.<br><br>Whereas landlords must comply with licensing conditions, tenants must comply with their tenancy agreements. By ensuring that landlords secure satisfactory references prior to new tenants moving in, the risk of ASB occurring is reduced. Where tenants breach their tenancy agreement, landlords must issue |

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| | | | | | warnings, escalating to eviction where necessary. Where tenants have been rightfully evicted, we may not assist them, as we have a statutory duty to prioritise tenants in need.<br><br>We recognise there are many responsible landlords and tenants in the Borough. |
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| | | | This scheme is absolutely ridiculous, it's a joke, money in the councils pocket for doing absolutely nothing | | We are not permitted to profit from licensing fees, which are ring-fenced for the operational costs of the Scheme.<br><br>We are witnessing noticeable improvements across our designations, due to licensing. Our aim is to build on the progress already made. When reviewing the current designations, our data showed that some of the surrounding areas of the designations might also benefit from the Scheme. We also researched the rest of the Borough to see if licensing would benefit any other areas, leading us to conclude that Padiham and the Lyndhurst Road would also benefit, due to low demand for housing.<br><br>We support landlords to fulfil their legal obligations, offering free training, advice, a tenant referencing service and support through rightful and complex evictions. |
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| Landlord Evening Wednesday 22nd May 2024 | |
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| Question 1 | Responses from six tables present. |
| What are the issues in the private rented sector? | Table 1)<br>Poor property standards – Burnley & Padiham needs correcting.<br>Empty homes.<br>Poor tenants.<br>Legal system – difficulties with eviction. |

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| | Bad tenants will still be supported into housing through the Council after evictions |
| | Table 2)<br>Bad landlords – don't use agents – don't live here.<br>Questioning whether to increase rent |
| | Table 3)<br>Brunshaw Landlord 15 years – no issues.<br>Gannow – no change – no difference<br>Agents – working closer – awareness – buying & not knowing about the Scheme. Like the concept.<br>Fees – low rental, Fees = year's profit. LL's not investing. Keeping rents low.<br>Queensgate – no difference – change in population. Immigration. Education.<br>The fee should be treated as pro-rata according to the length of the licence.<br>Same landlord – same property – reduce the administration/the processing of the application. Simplify the process.<br>Licence the landlord, not the property.<br>One side of the street included and not the other – Brunshaw Road- there is no difference between the two.<br>Scrap it altogether.<br>Reduce the fee. |
| | Table 4)<br>Insufficient housing stock<br>rising average<br>empty houses may gone down because of national shortage. It will get worse as landlords are leaving.<br>HMO's are causing a problem in the area and causing problems in the area.<br>More social standards for tenants themselves.<br>You've taken money from 2008 that hasn't improved the area, and now you want more money saying your going to do what you haven't done since 2008. |
| | Table 5)<br>Some poor managing agents. Good agent that manages well x 2, quick responses.<br>Looking for a problem that isn't there.<br>Focus on portfolio.<br>Tenants look after house.<br>Age of properties and maintenance<br>Damp – wooden guttering.<br>Foam insulation – not designed for terraced housing. Soaking in. |
| | Table 6)<br>Areas need to be brought up to standard. |
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| Question 2 | |

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| What are the positive aspects of Selective Licensing? | Table 1)<br>Don't feel like you get anything from it.<br>From our monitoring, audits picked up disrepairs not reported by tenant. |
| | Table 2)<br>Regulations.<br>Wise. Shows making area better.<br>Has seen difference in the area. |
| | Table 3)<br>Agent - conditions improved. Rents from immigration. Demand because of immigration.<br>Expectations of landlords.<br>Good landlords who do the job right – references. 3 years not taken. 13 yrs – ASB. Still exists.<br>Has its good points but feels like a tax.<br>The GLAS discount.<br>Empty homes loans. |
| | Table 4)<br>I don't see any<br>property next door SL team contacted then and repairs completed next day.<br>Also access to public register reference checks. |
| | Table 5)<br>Selling point for tenants – they know that a house in a Selective Licensing area has met the standard, has all the certificates, etc. |
| | Table 6)<br>Deals with poor landlords. |
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| Question 3 | |
| What are the negative aspects of selective licensing? | Table 1)<br>Good landlords suffer for the sake of bad landlords.<br>Too much red-tape, lots of landlords selling up.<br>Not enough help with dealing with evictions.<br>Signposting areas as bad areas.<br>Lower yield because of rent – landlords don't make enough money from rent following licensing fees.<br>Tenants can't afford rent increases.<br>Landlord tax. |
| | Table 2)<br>Why is it just landlords targeted. Can we spend time on everyone (including owners). Fee! |
| | Table 3)<br>Costs – properties are retirement plan.<br>Want to keep rents affordable.<br>Don't want to increase rents. |

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| | Managing agent – costs. Selective Licensing – costs. Gas service certificate/insurance.<br>Not worth it/repairs.<br>Landlord – what am I getting?<br>Extra tax.<br>End of tenancy issues/abandonment/Landlord picking up costs. Council tax issues.<br>Tenant has more rights than the landlord. |
| | Table 4)<br>Trinity area is in its 4th area. It should be a short concise improvement of area.<br>Landlords are not being prosecuted only a few are being prosecuted but others get away with it.<br>Cost of licence is added up to the tenant rent. |
| | Table 5)<br>Increased rents.<br>Made no difference.<br>Fee.<br>No end to it.<br>Problem area – deemed to be an issue – Lyndhurst Road<br>Penalising good landlords.<br>Existing landlords -not knowing about the Scheme until letter received.<br>Don't think Lyndhurst Road needs to be in.<br>Tenants leaving.<br>Landlords not buying.<br>Increased rent to cover fee.<br>Improvements could be for any reason. |
| | Table 6)<br>All landlords are tarred with the same brush, good and bad.<br>The fee should be pro-rata.<br>If you use an accredited agent, you should get a discount.<br>It can result in bad tenants just getting moved around and not tackling the problem.<br>Rents will increase. |
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| Question 4 | |
| Are there any alternatives to selective licensing? | Table 1)<br>Good landlords should be able to buy whole streets and police them themselves.<br>Other council departments deal with the problems highlighted i.e. ASB, empty homes. |
| | Table 2)<br>List bad landlords and agents.<br>Expand GLAS and focus attention of rogue landlords and not target good landlords (traffic light system). Maybe make GLAS mandatory registration for landlords and different levels, focus on "red" landlords/agents. Give people a chance. |

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| | Table 3)<br>Council should buy all the houses.<br>Have a Council database – must register – non-compliance dealt with. |
| | Table 4)<br>Neighbourhood police need to improve.<br>Tenant education.<br>National license scheme. |
| | Table 5)<br>Practical improvements – grants for energy efficiency. |
| | Table 6)<br>Borough wide licensing should be introduced so it's fair to all landlords across all areas, not just selective. |
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| Question 5 | |
| What could be done to improve the delivery of selective licensing? | Table 1)<br>Pay license fee for each year you have the license.<br>Promote good landlord stories.<br>Some areas in Padiham should be removed from designation area as too nice.<br>If there was more communication between Universal Credit + Housing Benefit and Selective Licensing.<br>More support for landlords.<br>Alley gate keys for landlords.<br>Further reductions on additional properties for portfolio landlords as provided a lot of paperwork (tiered fees, so a greater percentage reduction off each additional property) |
| | Table 2)<br>Tenants involved more, hold them to account. More information given to landlord.<br>Newsletter (residents) to go into occupier/tenant name.<br>Make everyone aware of SL, more feedback from residents. |
| | Table 3)<br>Targeting poor areas – individual streets.<br>Blanket covering the area – is wrong.<br>Why not look at these areas not the more expensive areas – Lower rents.<br>Penalising on the lower end of the spectrum.<br>Closer partnership with LL'S – better promotion of actions taken.<br>Reduce the administration of the processing of application. Simplify the process and licence the landlord not the property.<br>Scrap it all together.<br>Reduce the fee. |
| | Table 4)<br>To say you aren't going to deliver it.<br>Social housing to be accounted for. |

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| | Improve website.<br>Improve the application portal. |
| | Table 5)<br>Don't want it back in.<br>Don't feel money invested.<br>Could landlords who are using good agents be exempt.<br>Eastham, Admiral, Mizpah shouldn't be included.<br>Pink Street?<br>Not intending to become a landlord. |
| | Table 6)<br>Bigger discounts for good landlords.<br>Make the fee structure clearer.<br>Forms are complicated to complete, should be made easier and more simple. |

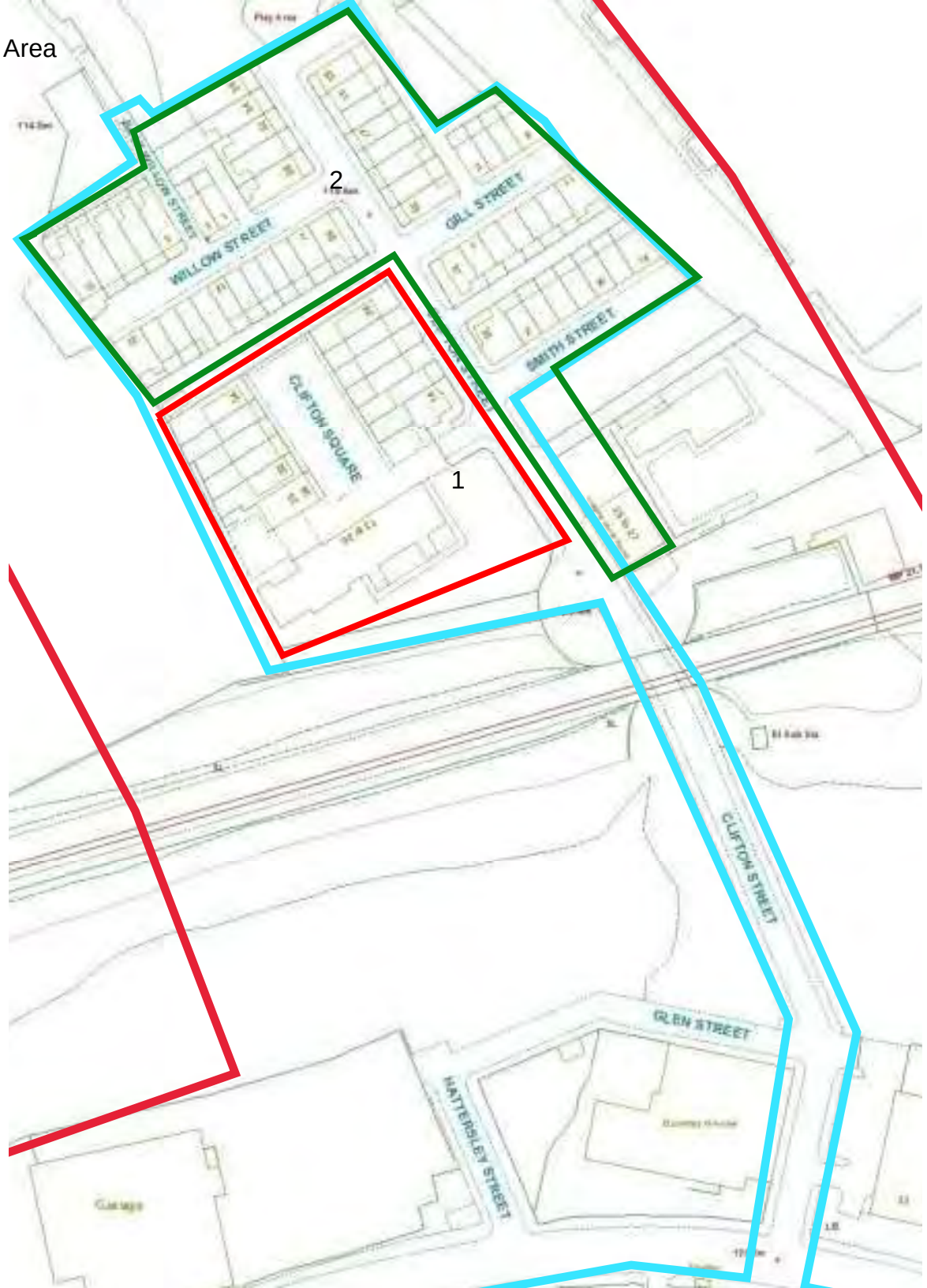
| **Landlord Evening – Monday 3rd** June **2024** | |
|---|---|
| **Question 1** | **Responses from six tables present.** |
| **What are the issues in the private rented sector?** | **Table 1)**<br>There is a lack of affordable properties to rent – low rentable stock. Fees are going to make landlords sell properties. Landlords not doing maintenance as can't afford to. Landlords putting up rents. Regular maintenance costs increasing - landlords only have limited funds. Tenant expectations are high – expect repairs to be done straightaway or report to council. Info given to landlords and tenants is different. It raises tenant expectations. Yet landlords taking the hit. More landlords are paying in cash for properties. More want to sell up. Landlords who can't afford maintenance, asking maintenance companies to board up properties. |
| | **Table 2)**<br>Supply & demand never been worse the market has made it bitter.<br>Local housing allowance is still too low.<br>Behaviour has got better tenants aware they need to keep roof over head.<br>Tenant perception through disrepair.<br>Mental health issues in tenants causing issues.<br>Interest rates gone up from £50 a month to £180 a month.<br>Selective licence doesn't get a refund if you sell property. |
| | **Table 3)**<br>Lack of respect to properties & areas. |

| | |
|---|---|
| | Help & support for landlords/ all tenants on universal credit and not for good landlords – more support needed.<br>Landlords buying properties at auction and not knowing the area/not doing work & leaving. |
| | **Table 4)**<br>(5 landlords with portfolios between 1 and 18 properties)<br>Rent levels - are having to increase rents due to high mortgage costs and other increases since Covid. Padiham rents now c£750.00 pcm.<br>Rent arrears/affordability - especially gap between rents and local Housing Benefit levels ((£103.00 pw).<br>Supply/demand - more demand & less supply – evidence of areas with no available properties to rent in PRS.<br>Image – negative image of landlords – all bad (both nationally and locally). |
| **Question 2** | |
| **What are the positive aspects of Selective Licensing?** | **Table 1)**<br>Tenants are not influenced if it's in a Selective Licensing area.<br>The audits we are doing are a good thing to identify repair issues, dirty back yards, etc.<br>Compliance – ensuring all landlords have to provide all certificates, etc. |
| | **Table 2)**<br>None for landlord.<br>Upscales value of property.<br>Offer help for new landlords.<br>Starving out bad landlords.<br>Referencing. |
| | **Table 3)**<br>None – Don't see anything. Only positive is reference checks. |
| | **Table 4)**<br>Training events very useful and like independence of NRLA.<br>Suggested that Selective Licensing could have an approved list of contractors (accredited).<br>Personal good response when contacting Selective Licensing Office - problem with rats next door.<br>When Selective Licensing contacted landlord, issue sorted really quickly.<br>Evidence alleyway problems being sorted quickly when contacted via Selective Licensing rather than Streetscene. |
| **Question 3** | |
| **What are the negative aspects of Selective Licensing?** | **Table 1)** |

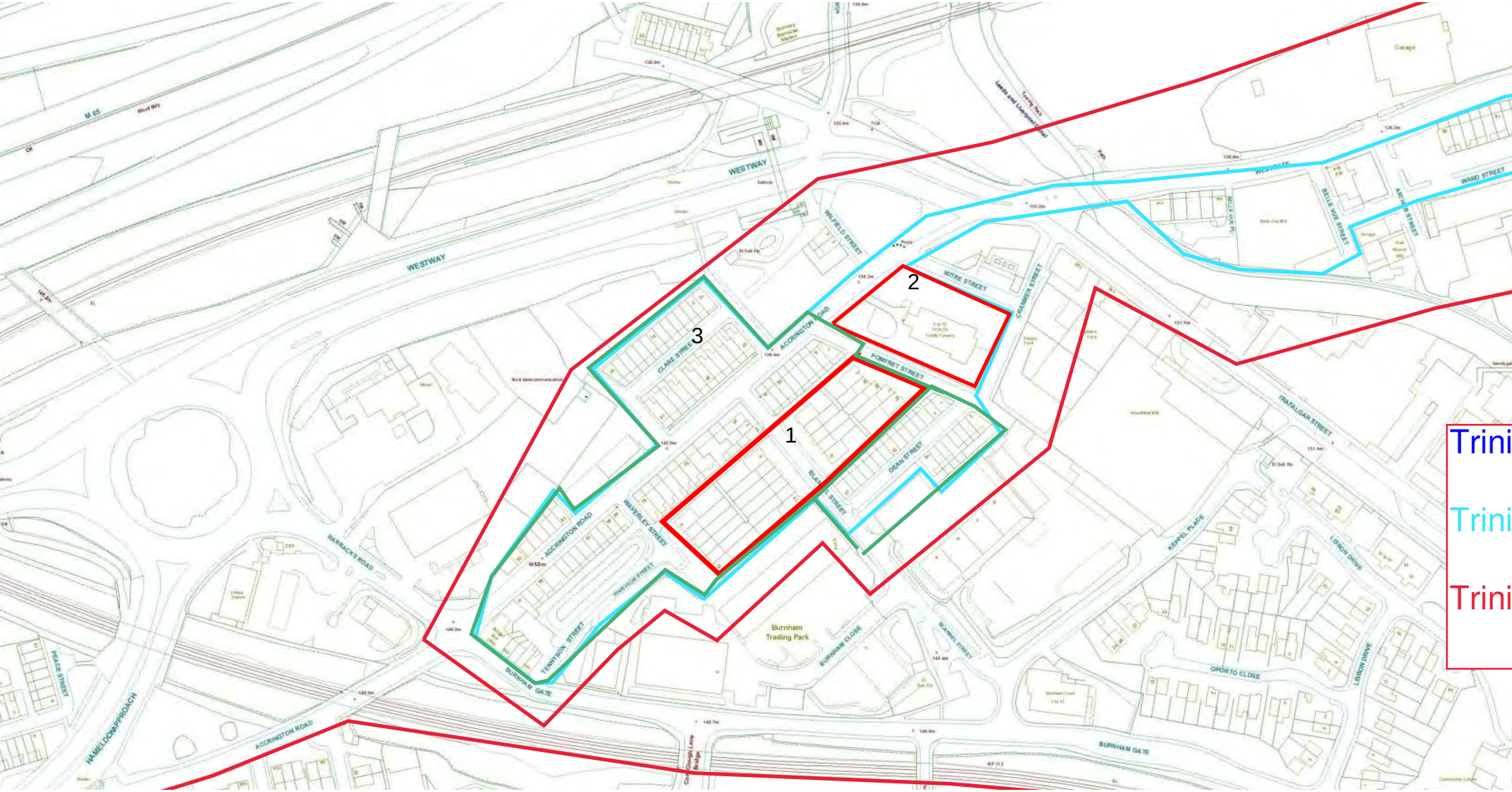
| | |
|---|---|
| | Landlords turn away from investing in property if they know it's in a Selective Licensing area. Landlords selling because of the fee. Landlords not getting their money's worth out of the fee. Tenants now want their properties managed by a good agent. In the last 2 years, the number of landlords has reduced. There is a higher level of bad agents than bad landlords. |
| | **Table 2)**<br>Fee & refund.<br>Perception & re-sale value. |
| | **Table 3)**<br>All one sided – All for tenant.<br>Cost – Build-up of cost lead to selling of property and bad landlords purchasing/fear of good landlords buying in that area.<br>Landlord's money going to tenants/people on benefits.<br>Going to depreciate value of properties, puts a red flag on the area.<br>Makes less attractive to investors.<br>Makes people not want to live. |
| | **Table 4)**<br>Cost is too high and feels like an additional "revenue raiser" and an attack on landlords who often just can't afford to pay – landlord in Padiham with 18 properties only makes £3,000 per annum.<br>Paperwork – on his application – far too much and process is over-complicated – had to appoint a managing agent to apply, which cost more!<br>Have felt let down – reported an issued with hoarding – visit by Selective Licensing Officer, but no follow-up. |
| **Question 4** | |
| **Are there any alternatives to Selective Licensing?** | **Table 1)**<br>Licence the agent, not the landlord. Make all landlords join GLAS. Poor agents not bothered what type of property they manage, don't care what type of tenant they put in. Tenants are more clued up – know their rights and know what they can get away with. Some landlords are now sub-letting properties. |
| | **Table 2)**<br>A check to maintain standards for everyone.<br>Tenant looking after property. |
| | **Table 3)**<br>Tenant referencing.<br>Tenant management. |
| | **Table 4)**<br>No change but Burnley Borough council to carry on with licensing – but paid for by Council Tax.<br>Concentrate just on enforcement via Housing Standards. |
| **Question 5** | |
| **What could be done to improve the delivery of Selective Licensing?** | **Table 1)** |

| | |
|---|---|
| | Put the onus on the agent more than the landlord. Remove the stigma of it being in a Selective Licensing area – improve. Improve communication, they don't know what we are offering/doing. Explain why it is better to landlords and tenants. |
| | **Table 2)**<br>We need to sell the positives of what we can offer.<br>Get a psychological officer to help with mental health. |
| | **Table 3)**<br>Bad tenant list?<br>Tenants that get caught "re-offending" have to go on bad ten.<br>More info to tenants when schemes come in about referencing and sharing info with 3rd parties – Knowledge to tenants on info sharing to stop offending. |
| | **Table 4)**<br>Keep the NRLA training but offer on different days than Fridays.<br>Improve telephone answering by team – often no response.<br>In the Consultation phase, need to take out streets that have no issues – methodology is too crude.<br>Landlords would like feedback on why the eventual boundaries are justified. |

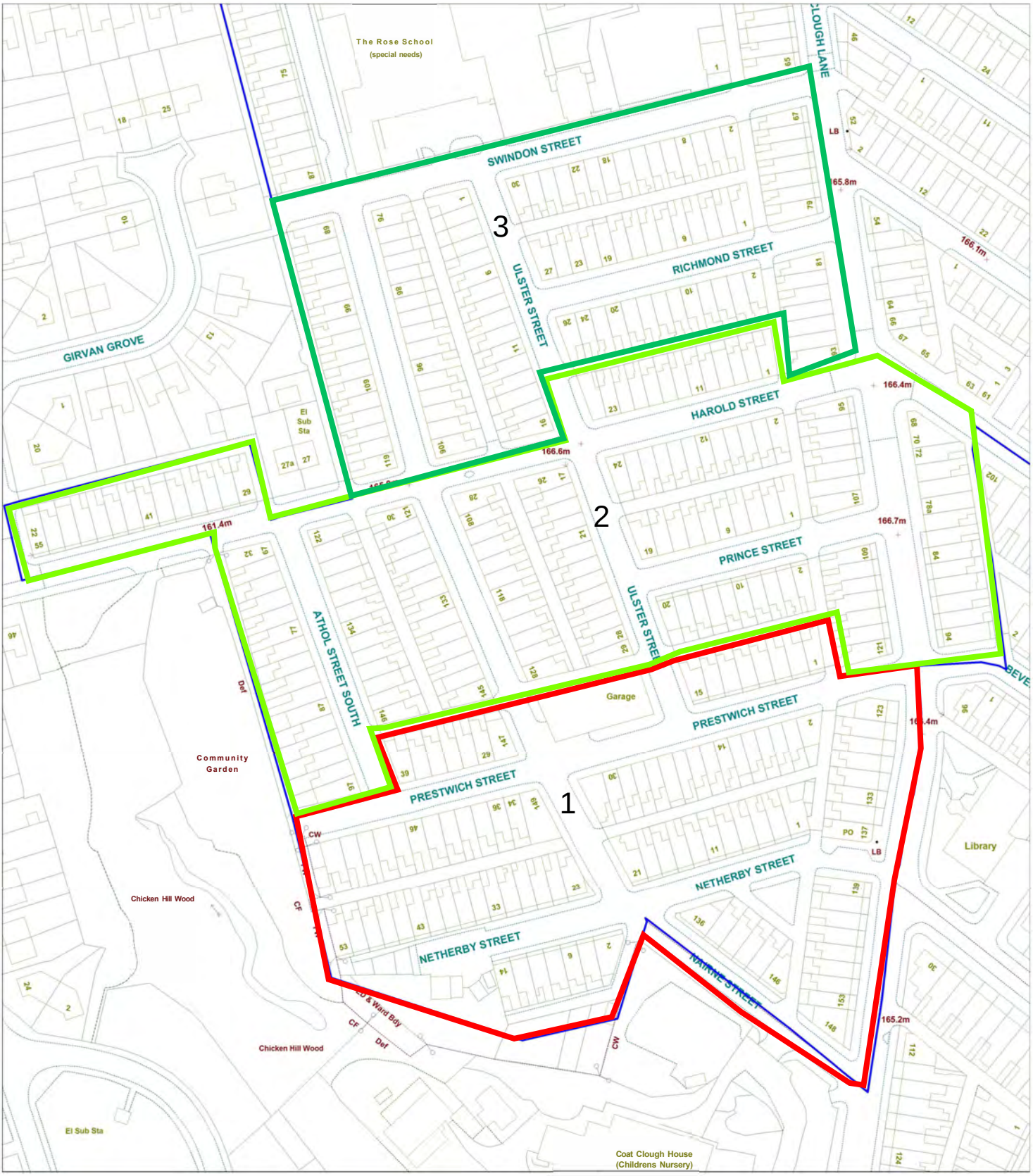
Appendix N - Clifton Street Area



Appendix O - Waverley & Dean Street Area



# Appendix P - Netherby to Swindon Street Area




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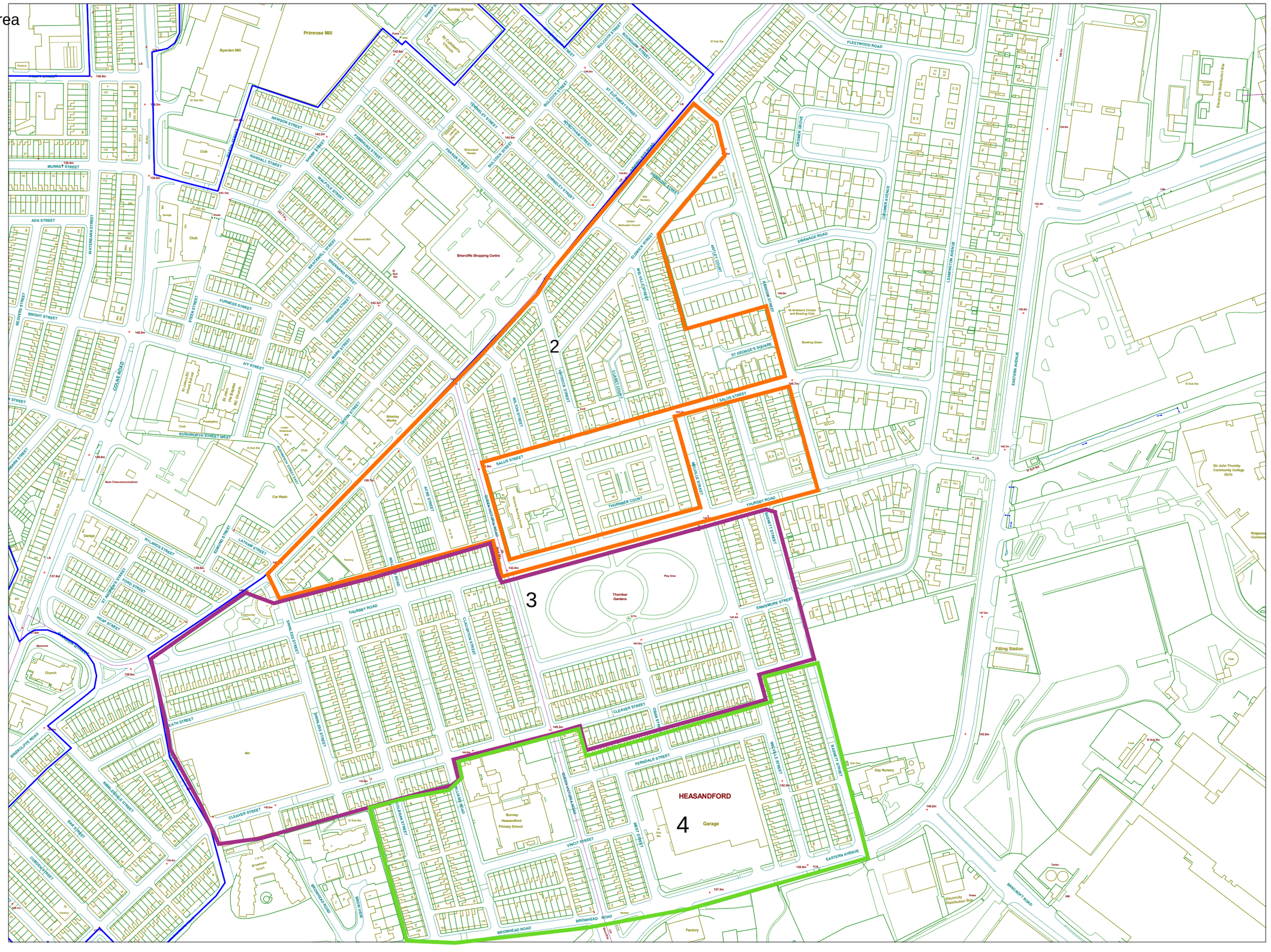
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Burnley Borough Council

Date Printed: 28 May 2024

Appendix Q - Kyan Street Area



Appendix R - Heasandford Area




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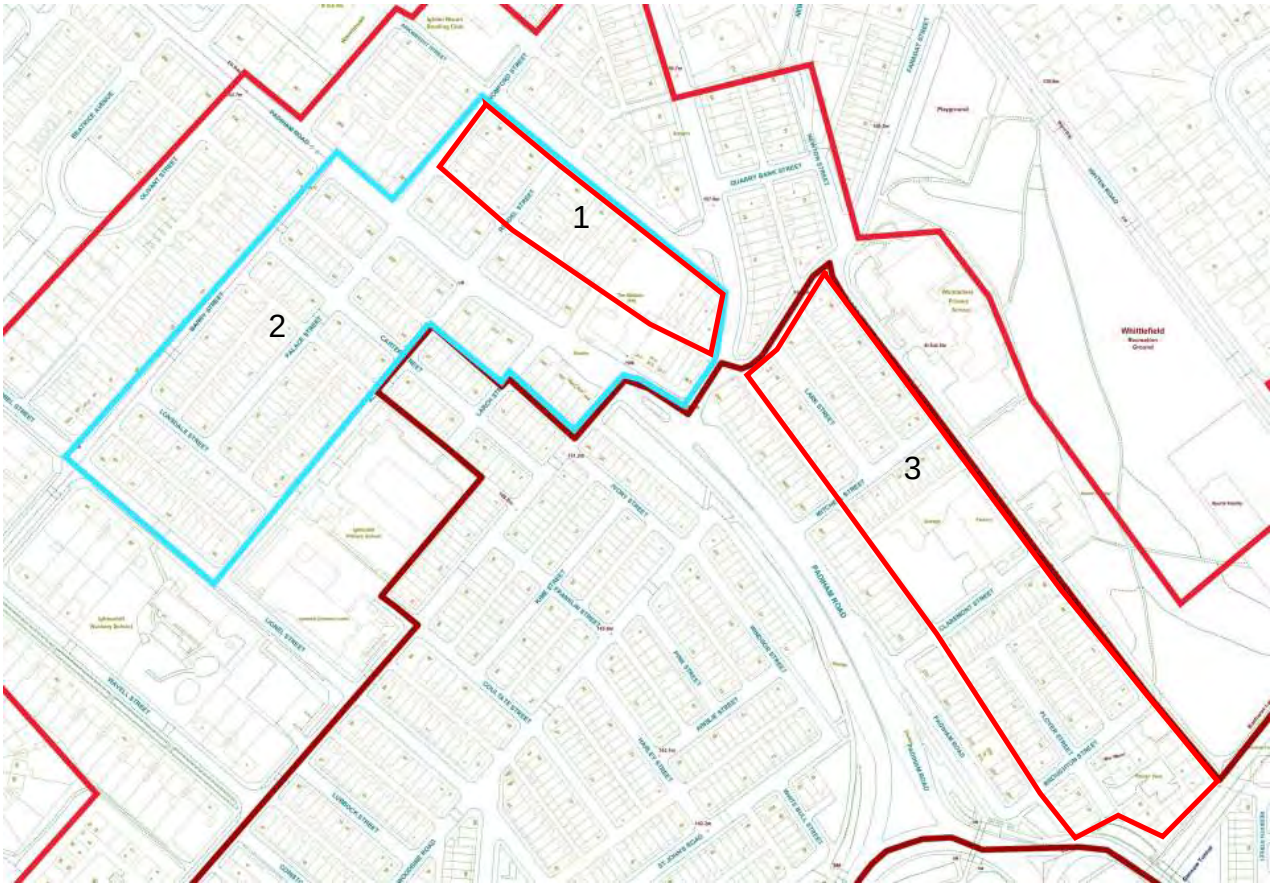
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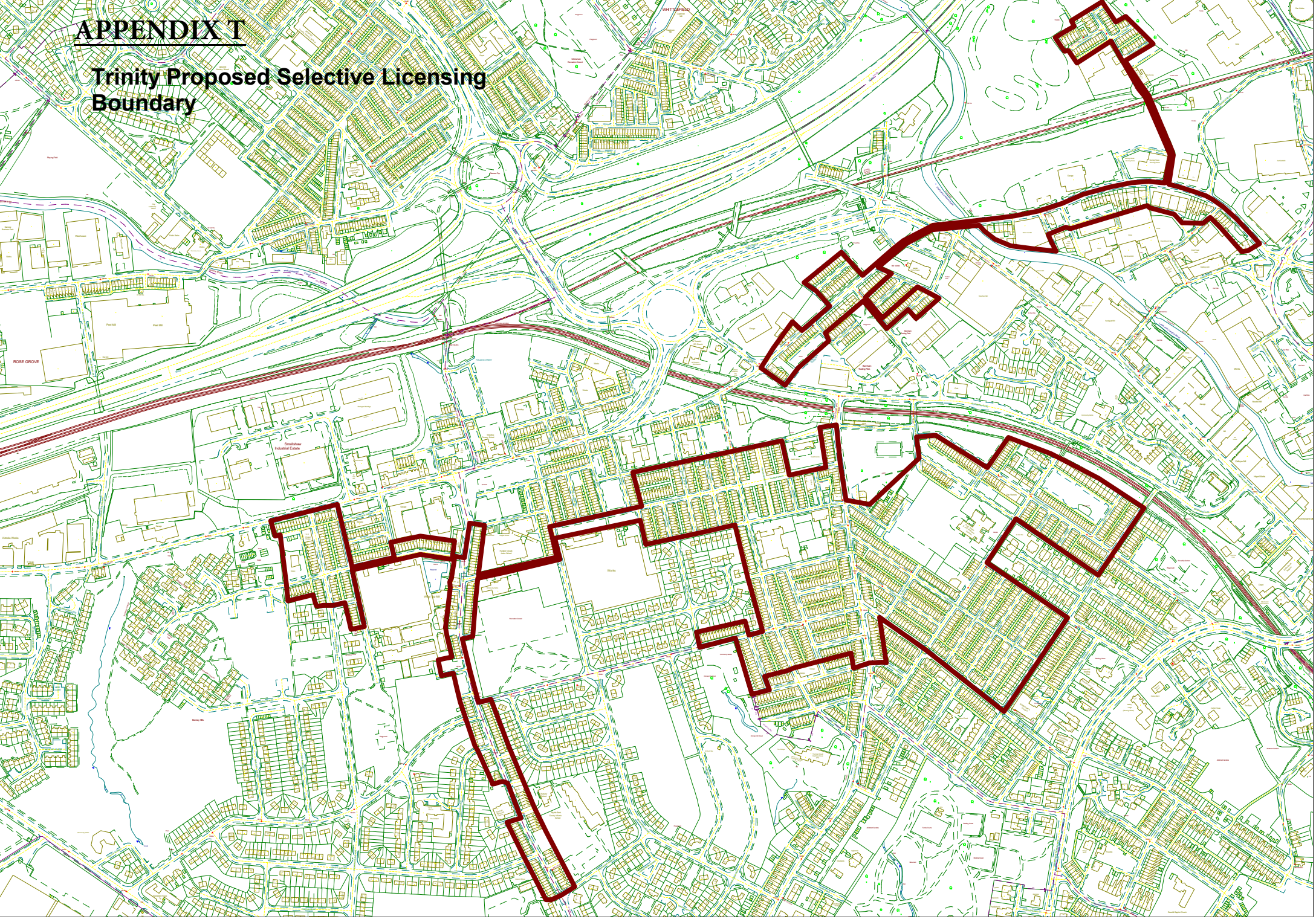
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Appendix S - Gannow (amendments) area map



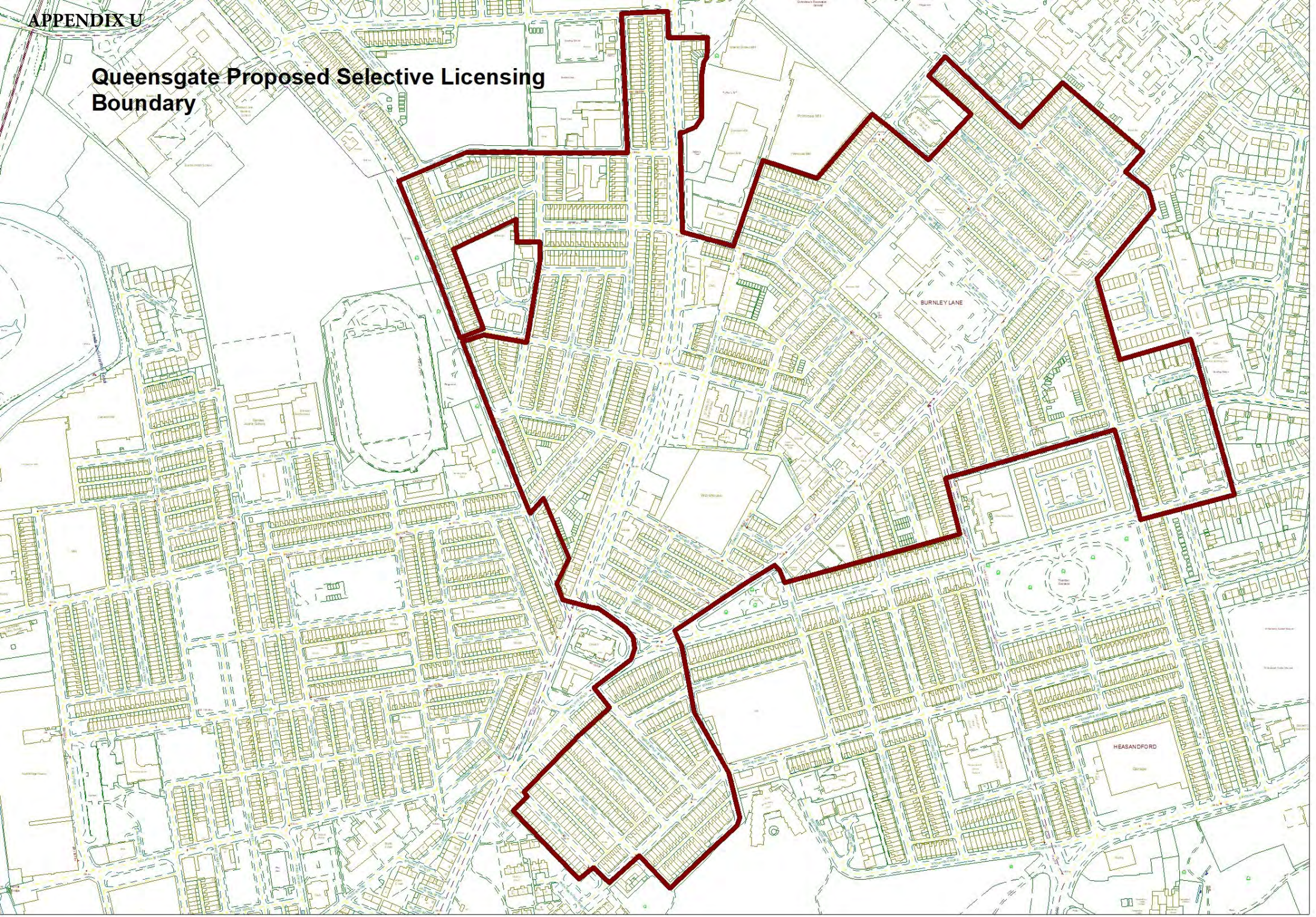
# APPENDIX T

**Trinity Proposed Selective Licensing Boundary**



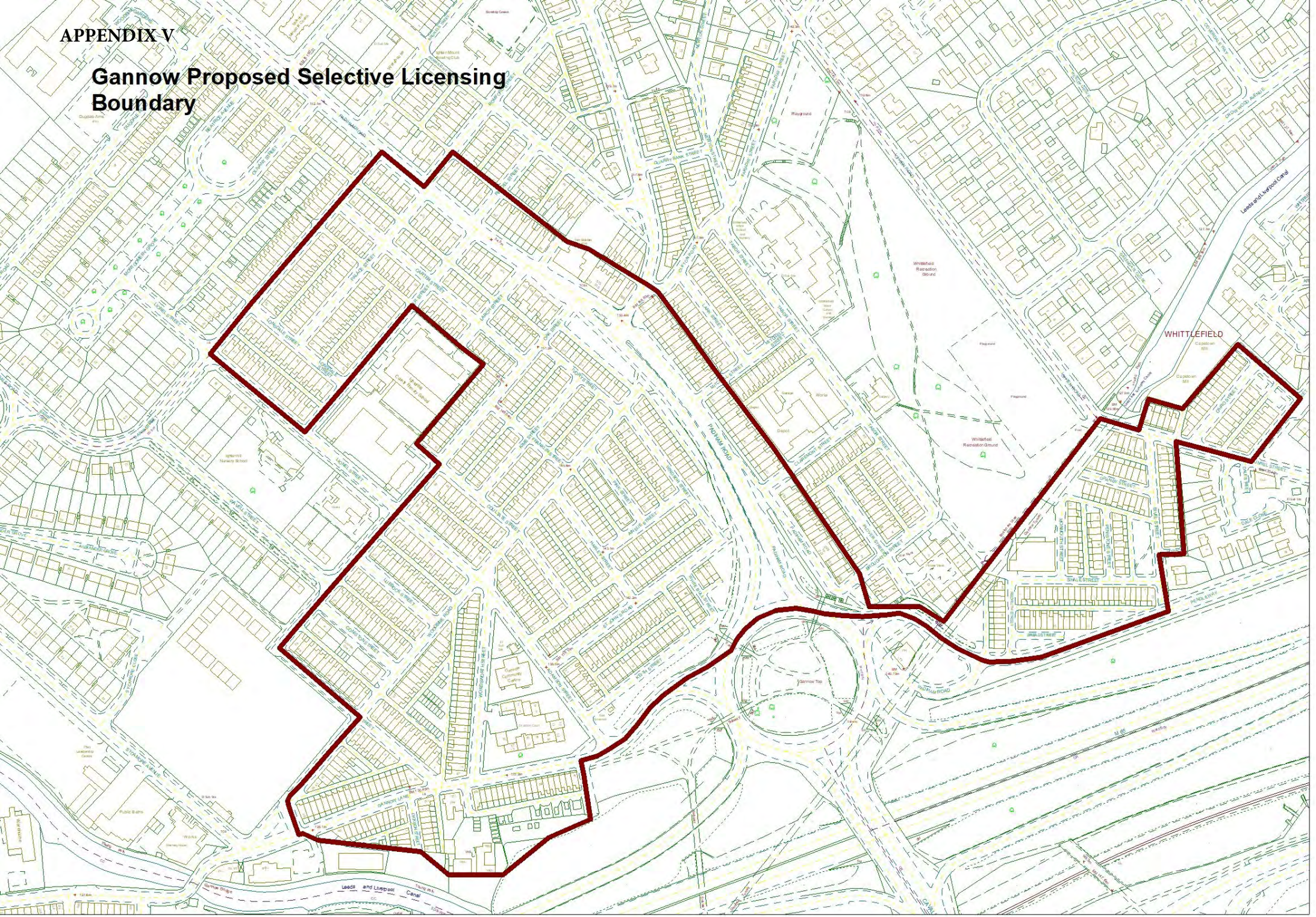
APPENDIX U

# Queensgate Proposed Selective Licensing Boundary



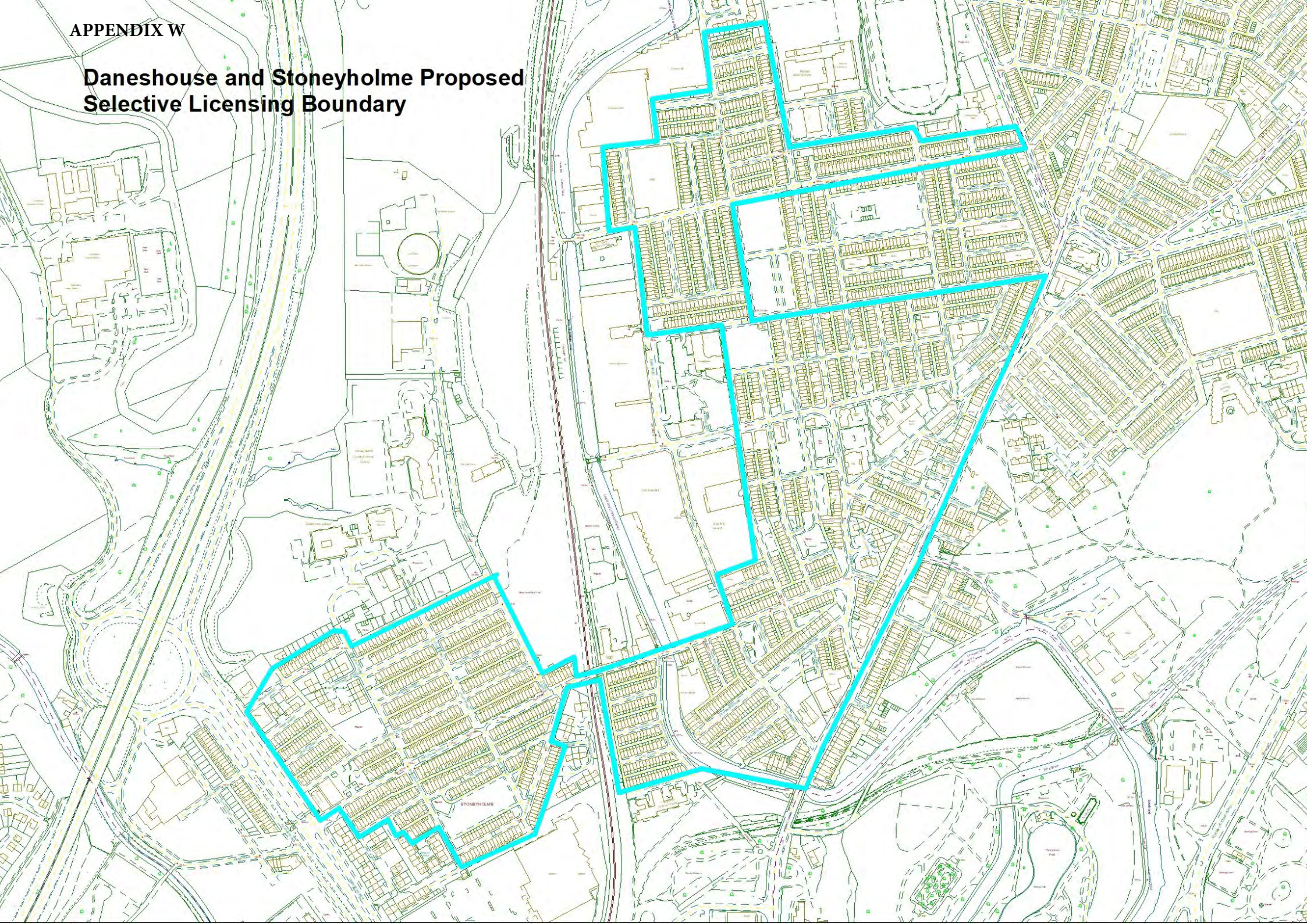
APPENDIX V

# Gannow Proposed Selective Licensing Boundary



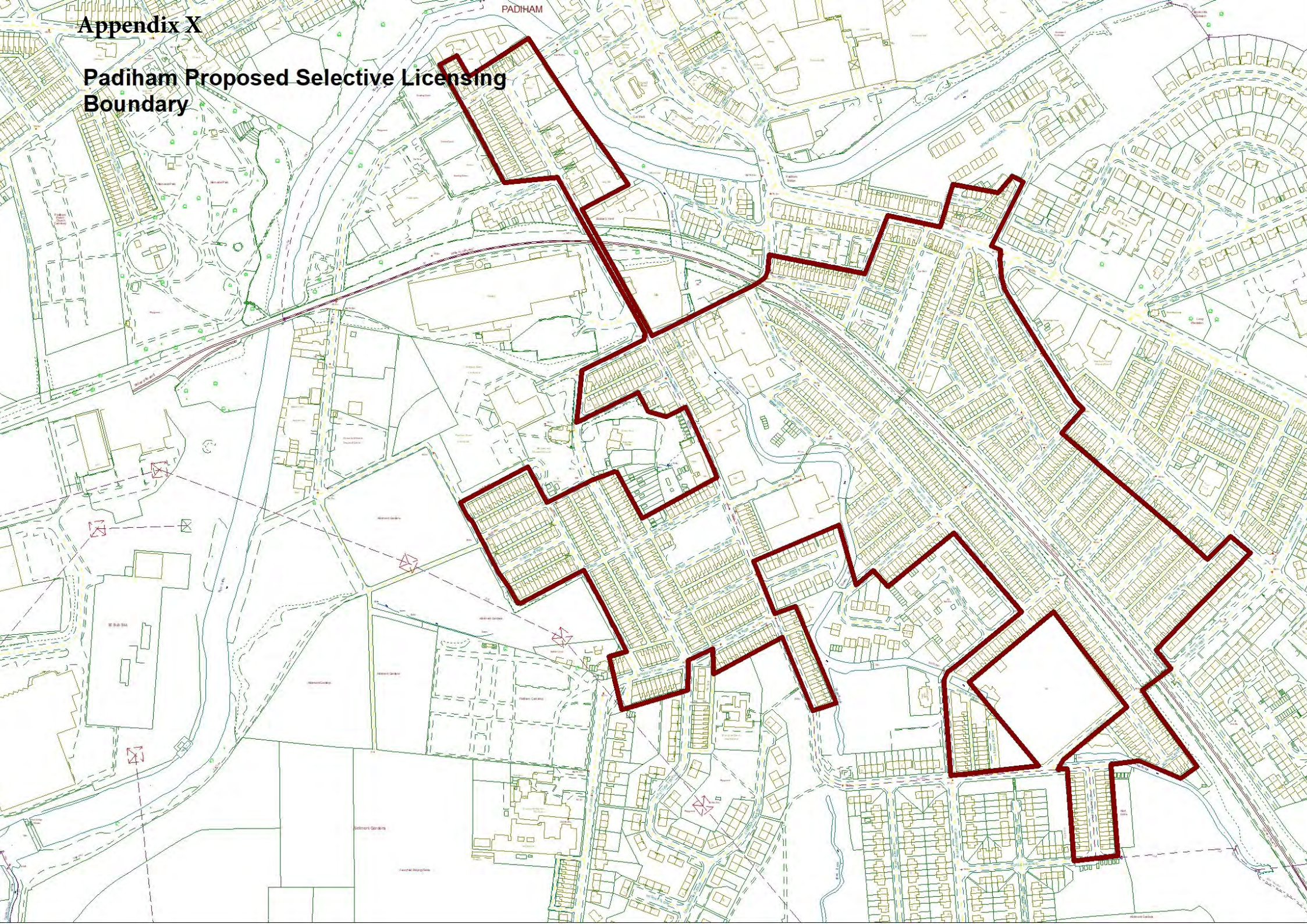
APPENDIX W

# Daneshouse and Stoneyholme Proposed Selective Licensing Boundary



**Appendix X**

**Padiham Proposed Selective Licensing Boundary**



***B) the turnover of occupiers of residential premises.***

Evidence of low demand has been provided in the Statement of Case document, the Methodology and Results document and the application documents submitted to the Secretary of State on the 6th September 2024. To further assess turnover of occupiers in residential premises three further indicators have been considered:

## Tenure - residential premises

Tables 1 & 2 in the Statement of Case document detail that the level of owner occupation in Burnley has decreased from 64.3% 2011 to 59.7% 2021. The top six ranked wards, which are above the borough average, contain either existing selective licensing designations or the newly proposed designations. This highlights that the proposed selective licensing areas are experiencing higher levels of privately rented properties.

## Housing Market – property sales

**Table 1** Property Sales

| Ward | No of Properties (BRE report) | Count of Sales | | Count of Sales | |
|---|---|---|---|---|---|
| | | 22/23 | | 23/24 | |
| Bank Hall | 3106 | 149 | 4.80% | 112 | 3.61% |
| Briercliffe | 2562 | 71 | 2.77% | 62 | 2.42% |
| Brunshaw | 3122 | 80 | 2.56% | 59 | 1.89% |
| Cliviger with Worsthorne | 2393 | 43 | 1.80% | 52 | 2.17% |
| Coalclough with Deerplay | 2400 | 33 | 1.38% | 14 | 0.58% |
| Daneshouse with Stoneyholme | 2458 | 71 | 2.89% | 79 | 3.21% |
| Gannow | 2825 | 127 | 4.50% | 103 | 3.65% |
| Gawthorpe | 3167 | 118 | 3.73% | 97 | 3.06% |
| Hapton with Park | 2858 | 93 | 3.25% | 80 | 2.80% |
| Lanehead | 2730 | 64 | 2.34% | 44 | 1.61% |
| Queengate | 2710 | 134 | 4.94% | 95 | 3.51% |
| Rosegrove with Lowerhouse | 3096 | 109 | 3.52% | 98 | 3.17% |
| Rosehill with Burnleywood | 3005 | 113 | 3.76% | 94 | 3.13% |
| Trinity | 3119 | 238 | 7.63% | 199 | 6.38% |
| Whittlefield | 2572 | 31 | 1.21% | 28 | 1.09% |
| Burnley | 42123 | 1474 | 3.50% | 1268 | 3.01% |

(*Source: Land Registry data 2024)*

**Table 2** below shows the number of sales within the proposed designation areas.

| SL Boundary | | 22/23 | | 23/24 | |
|---|---|---|---|---|---|
| | No of Properties | Count of Sales | % | Count of Sales | % |
| Trinity | 1593 | 178 | 11.17% | 148 | 9.29% |
| Gannow | 1008 | 91 | 5.71% | 68 | 4.27% |
| Queensgate | 2114 | 132 | 8.29% | 104 | 6.53% |
| Daneshouse | 1781 | 51 | 3.20% | 50 | 3.14% |
| Padiham | 1374 | 91 | 5.71% | 68 | 4.27% |
| BURNLEY | 42123 | 1474 | 3.50% | 1268 | 3.01% |

*Source: Data produced by Land Registry © Crown copyright 2024.*

The number of property sales by ward has been analysed in Table 1. The wards that contain the properties in the proposed designation areas are highlighted in green. All these highlighted wards have a higher percentage of property sales than the borough average of 3.01%. This analysis further confirms the experience of the local letting agents, that rental properties are more frequently being resold.

The Bank Hall and Rosehill with Burnley Wood Wards also include boundaries which have active selective licensing schemes Burnley Wood and Leyland Road which end 20th July 2027.

The data in table 2 records the turnover of property sales within the proposed selective licensing areas demonstrating that these areas, with the exception of Daneshouse, experience higher turnover than the wards they are in and the borough average. The Daneshouse selective licensing area shows a similar level of sales to the ward data but is still higher that the borough average. This data together with the low property values detailed in table 8 of the Statement of Case suggests that there is a lower demand for the properties in the proposed designation areas compared to the wards and the borough as a whole.

Figure 2 of the Statement of Case details that in 2023 the mean house prices in Burnley were around 37% of the national average for England and 58% of the regional average. Whilst Burnley continues to close the gap on the regional averages in relation to house values, showing a promising trend, mean values remain below the averages for the region and the country. Figure 3 of the Statement of Case further details that values for terraced properties and flats are being much lower, and although there has been a general increase, this increase is at a slower rate.

Table 8 in the Statement of Case further explains that the wards that include the proposed selective licensing areas are ranked the lowest in terms of house values.

The data is showing high sales turnover in areas predominantly composed of private rented housing which can create significant instability for tenants. Frequent property sales lead to changes in property ownership, which may result in tenants facing increased rents, altered lease terms, or even eviction. This instability disrupts tenants' ability to establish long-term roots in the community, negatively impacting on social cohesion and access to local services such as schools and healthcare. Moreover, high turnover can lead to a lack of investment in property maintenance, as short-term

landlords may prioritise profitability over tenant well-being, increasing housing insecurity and quality, all of which exasperate low demand in an area.

## Council tax records

**Table 3** shows the number of times new records were created for Council Tax purposes during 2023-24.

| Wards Not Proposed | No. of properties | No of Council Tax records created | % Turnover |
|---|---|---|---|
| Bank Hall | 3110 | 492 | 15.82% |
| Briercliffe | 2593 | 138 | 5.32% |
| Brunshaw | 2486 | 226 | 9.09% |
| Cliviger | 2507 | 122 | 4.87% |
| Coal Clough | 2590 | 120 | 4.63% |
| Hapton with Park | 3341 | 243 | 7.27% |
| Lanehead | 2699 | 216 | 8.00% |
| Rosegrove & Lowerhouse | 3451 | 317 | 9.19% |
| Rosehill with Burnley Wood | 2323 | 329 | 14.16% |
| Whittlefield & Ightenhill | 2633 | 171 | 6.49% |
| Totals | **27733** | **2374** | **8.56%** |
| **Wards of Proposed boundaries** | | | |
| Trinity | 3119 | 553 | 17.73% |
| Queensgate | 2710 | 416 | 15.35% |
| Daneshouse | 2458 | 396 | 16.11% |
| Gannow | 2825 | 290 | 10.27% |
| Gawthorpe (Padiham) | 3167 | 364 | 11.49% |
| Totals | **14279** | **2019** | **14.19%** |
| **Proposed Selective Licensing Boundaries** | | | |
| Trinity | 1593 | 412 | 25.9% |
| Queensgate | 2114 | 490 | 23.2% |
| Daneshouse | 1781 | 245 | 13.8% |
| Gannow | 1008 | 234 | 23.2% |
| Padiham | 1347 | 185 | 13.7% |
| Totals | **7843** | **1566** | **19.95%** |

*(Source – Council Tax Data 2023-2024)*

The newly created council tax records do not solely relate to a new occupier; they do however give a good indication of the number of changes that occur and it is estimated that two thirds of these changes do relate to new occupiers.

Table 3 shows that the number of changes in council tax records in the proposed designation areas are all above the Borough average of 10.39% turnover; The Wards highlighted in green include boundaries which have current selective licensing schemes.

We can see that the areas proposed for selective licensing have a higher average percentage turnover of Council Tax accounts at 19.95%. These figures evidence that

residents in the proposed boundaries are living in properties for a shorter period of time, creating a greater turnover of tenancies. This highlights that there is a lower demand for the properties in these areas.

When considering whether the areas are suffering from, or are likely to become an area of, low demand housing, various factors have been analysed and considered above. In addition to the statistical evidence gathering, the local authority has consulted a range of local letting agents who are accredited under our GLAS (Good Landlord and Agent Scheme) accreditation program. This consultation included properties that were rented or sold privately, but where not formally listed publicly and captured within this data. Considerations covered tenancy changes, inheritance transfers, and private sales, including those to property developers or portfolio landlords.

Agents do not maintain specific data sets that align with the proposed selective licensing designation areas, as their data is more general across the borough. However, they did agree based on their experience of working in the sector that the areas proposed for selective licensing designations do experience generally higher turnover rates among residential property occupants.

For privately rented properties, the primary reasons cited were poor property conditions and deprivation in areas either currently designated, or proposed for selective licensing designation. Evidence suggests that rising rental costs, a trend impacting the entire UK, have influenced tenant behaviour. Whilst tenants may have previously tolerated substandard properties to avoid higher rents, many are now opting for better-quality homes at comparable costs. In the opinion of professionals working in the sector average tenant turnover within these proposed designated areas ranges from between 6 to 18 months, resulting in high turnover and contributing to low demand.

High turnover among privately rented properties is also due to landlords selling properties. Many of these properties, affected by poor conditions and enforcement actions under Part 1 of the Housing Act, are being auctioned with tenants in place to avoid the cost of the renovations required. They are often purchased by other landlords, which can then result in delayed repairs and higher tenancy turnover.

In respect of owner-occupied properties, sales have increased within the proposed selective licensing designation areas, primarily due to the area's deprived conditions, which do not align with the lifestyle preferences of current owner-occupiers. These residents are choosing to relocate to other parts of the borough outside the proposed Selective Licensing designations. These properties in the most part, are purchased by landlords and become private rental properties. This increases the concentration of private rented properties which can further increase the issues of low demand and create instability in the neighbourhood.

***(c) the number of residential premises which are available to buy or rent and the length of time for which they remain unoccupied.***

To assess the number of properties available to buy or rent across the borough and in the selective licensing areas, the Council has analysed statistics relating to empty

properties. Figure 1 in the statement of case shows that there has been a steady reduction in the number of empty properties across the borough

Tables 9 in the statement of case shows the number of properties in the wards where the proposed selective licensing areas are located, and these are ranked by the areas with the highest levels of empty properties. The Council has broken these figures down further within this document to give a picture of how long properties remain empty for.

**Table 4** Length of time properties remain empty by selected wards (Source: Burnley Borough Council, council tax data 2024)

| | Mar -21 | Mar -22 | Mar -23 | Mar -24 | Total Properties (BRE) | Vacants as % of Properties March 24 | Over 2 years March 24 | Over 6 months March 2024 |
|---|---|---|---|---|---|---|---|---|
| **BURNLEY** | **1195** | **1890** | **2006** | **1888** | **42123** | **4.48%** | **1.19%** | **2.79%** |
| | | | | | | | | |
| **Trinity** | | | | | | | | |
| **less than 6 mths** | 60 | 69 | 61 | 83 | | | | |
| **6 -12 mths** | 37 | 47 | 45 | 34 | | | | |
| **12-18 mths** | 29 | 24 | 18 | 16 | | | | |
| **18mths to 2yrs** | 21 | 16 | 16 | 14 | | | | |
| **over 2 years** | 86 | 66 | 64 | 48 | | | | |
| **Over 6 months** | 173 | 153 | 143 | 112 | | | | |
| **Total** | **233** | **222** | **204** | **195** | 3119 | 6.25% | 1.54% | 3.59% |
| | | | | | | | | |
| **Gannow** | | | | | | | | |
| **less than 6 mths** | 46 | 54 | 65 | 44 | | | | |
| **6 -12 mths** | 19 | 30 | 28 | 19 | | | | |
| **12-18 mths** | 18 | 21 | 18 | 9 | | | | |
| **18mths to 2yrs** | 8 | 15 | 21 | 8 | | | | |
| **over 2 years** | 34 | 24 | 35 | 37 | | | | |
| **Over 6 months** | 79 | 90 | 102 | 73 | | | | |
| **Total** | **125** | **144** | **167** | **117** | 2825 | 4.14% | 1.31% | 2.58% |
| | | | | | | | | |
| **Queensgate** | | | | | | | | |
| **less than 6 mths** | 49 | 56 | 53 | 56 | | | | |
| **6 -12 mths** | 26 | 28 | 21 | 15 | | | | |
| **12-18 mths** | 26 | 18 | 17 | 16 | | | | |
| **18mths to 2yrs** | 12 | 11 | 11 | 4 | | | | |
| **over 2 years** | 51 | 44 | 40 | 40 | | | | |
| **Over 6 months** | 115 | 101 | 89 | 75 | | | | |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Total** | **164** | **157** | **142** | **131** | 2710 | 4.83% | 1.48% | 2.77% |
| | | | | | | | | |
| **Danehouse with Stoneyholme** | | | | | | | | |
| **less than 6 mths** | 25 | 49 | 35 | 38 | | | | |
| **6 -12 mths** | 21 | 28 | 26 | 19 | | | | |
| **12-18 mths** | 15 | 8 | 16 | 16 | | | | |
| **18mths to 2yrs** | 10 | 7 | 13 | 4 | | | | |
| **over 2 years** | 68 | 46 | 42 | 46 | | | | |
| **Over 6 months** | 114 | 89 | 97 | 85 | | | | |
| **Total** | **139** | **138** | **132** | **123** | 2458 | 5.00% | 1.87% | 3.46% |
| | | | | | | | | |
| **Gawthorpe** | | | | | | | | |
| **less than 6 mths** | | 49 | 50 | 63 | | | | |
| **6 -12 mths** | | 33 | 29 | 24 | | | | |
| **12-18 mths** | | 17 | 16 | 13 | | | | |
| **18mths to 2yrs** | | 7 | 10 | 10 | | | | |
| **over 2 years** | | 44 | 36 | 30 | | | | |
| **Over 6 months** | 0 | 101 | 91 | 77 | | | | |
| **Total** | **162** | **150** | **141** | **140** | 3167 | 4.42% | 0.95% | 2.43% |

*(Source: Burnley Borough Council 2024)*

Table 4 above shows the length of time properties have been empty in the wards where the proposed selective licensing areas are located, over the last four years. For simplicity, where a designation crosses ward boundaries the ward where most of the designation lies has been selected.

In the main there are two types of empty properties: transactional empty properties and long-term empty properties. Transactional empty properties are generally empty up to six months, usually due to change in tenant or ownership and are part of the normal cycle of people moving house. Properties that have been recorded as empty for more than six months are classified as long-term empty.

Table 4 shows that three wards, Trinity, Queensgate and Daneshouse all suffer from a higher percentage of vacant properties when compared to the borough average, with Gannow and Gawthorpe being broadly in line with the borough average. When examining properties that have been vacant for over 2 years all wards, with the except of Gawthorpe, show a higher percentage of long-term vacant properties when compared to the borough average.

**Table 5** Length of time properties remain empty in proposed licensing areas

| SL Designation | Mar-24 | % of total | No of Properties in proposed boundary | % of properties vacant |
|---|---|---|---|---|
| **Trinity** | | | | |
| **less than 6 mths** | 49 | 37.40% | | |
| **6 -12 mths** | 24 | 18.32% | | |
| **12-18 mths** | 14 | 10.69% | | |
| **18mths to 2yrs** | 13 | 9.92% | | |
| **over 2 years** | 31 | 23.66% | | |
| **Over 6 months** | 82 | 62.60% | | |
| **Total** | 131 | | 1593 | 8.22% |
| | | | | |
| **Gannow** | | | | |
| **less than 6 mths** | 22 | 33.33% | | |
| **6 -12 mths** | 10 | 15.15% | | |
| **12-18 mths** | 6 | 9.09% | | |
| **18mths to 2yrs** | 6 | 9.09% | | |
| **over 2 years** | 22 | 33.33% | | |
| **Over 6 months** | 44 | 66.67% | | |
| **Total** | 66 | | 1008 | 6.55% |
| | | | | |
| **Queensgate** | | | | |
| **less than 6 mths** | 43 | 39.45% | | |
| **6 -12 mths** | 15 | 13.76% | | |
| **12-18 mths** | 9 | 8.26% | | |
| **18mths to 2yrs** | 10 | 9.17% | | |
| **over 2 years** | 32 | 29.36% | | |
| **over 6 months** | 66 | 60.55% | | |
| **Total** | 109 | | 2114 | 5.16% |
| | | | | |
| **Daneshouse & Stoneyholme** | | | | |
| **less than 6 mths** | 30 | 32.97% | | |
| **6 -12 mths** | 16 | 17.58% | | |
| **12-18 mths** | 12 | 13.19% | | |
| **18mths to 2yrs** | 16 | 17.58% | | |
| **over 2 years** | 17 | 18.68% | | |
| **over 6 months** | 61 | 67.03% | | |

| | | | | |
|---|---|---|---|---|
| **Total** | 91 | | 1781 | 5.11% |
| | | | | |
| **Padiham** | | | | |
| **less than 6 mths** | 33 | 44.59% | | |
| **6 -12 mths** | 10 | 13.51% | | |
| **12-18 mths** | 6 | 8.11% | | |
| **18mths to 2yrs** | 5 | 6.76% | | |
| **over 2 years** | 20 | 27.03% | | |
| **over 6 months** | 41 | 55.41% | | |
| **Total** | 74 | | 1347 | 5.49% |

*(Source: Burnley Borough Council 2024)*

Table 5 shows that the proposed selective licensing areas all contain a higher percentage of vacant properties than the respective ward and the borough. Further analysis of the length of time properties are vacant shows that all proposed areas suffer from a high percentage of properties that have been empty for longer than 6 months.

The wards of Trinity, Gannow, Daneshouse and Queensgate are all showing signs of improvements following the previous selective licensing designations. The details presented in the Methodology and Results document provide further data to show how the proposed boundaries have been amended in order to ensure that the focus remains on those properties that are continuing to suffer from, or likely to suffer from low demand.

In summary, the indicators of low demand in relation to turnover, including the number of residential premises which are available to buy or rent, and the length of time for which they remain unoccupied, are detailed below for each of the proposed selective licensing designation areas.

### Trinity

- House prices are considerably lower than both the national and borough averages. The mean house values in the Trinity ward are the third lowest in the borough for 2022/23. The mean value for the proposed designation is £60,658.
- Higher proportion of rented properties, 59.2% compared to the borough average of 24.3%.
- Higher number of property sales 2023/24 at 9.29% compared to the borough average of 3.01%.
- Higher number of Council Tax changes 25.9% compared to the borough average 8.56%
- 6.25% of properties in the ward were empty as of the end of March 2024. Compared to the borough average of 4.48%
- In 2024, of the empty properties in the proposed boundary, 23.66% have been empty for longer than 2 years.

- In 2024, 62.60% of the empty properties in the proposed boundary, have been empty for longer than 6 months.
- 76.3% of properties within the area fall into Council Tax Band A, compared to the borough average of 60 and the national average of 23.8%.
- The 2019 indices of Multiple Deprivation identified that the Trinity ward which includes most of the properties in the proposed area for selective licensing is in the 1% most deprived wards in the country.

### Gannow

- House prices are considerably lower than both the national and borough averages. The mean house value in the proposed Gannow area is £71,799, compared to average Burnley terraced properties at £97,327.
- Gannow ward has 50.9% private rented property, compared to the borough average of 24.3%.
- Higher number of property sales at 4.27% compared to the borough average of 3.01%.
- Higher number of Council Tax changes at 10.27% compared to the borough average of 8.56%.
- 4.14% of properties in the ward were empty as of the end of March 2024. Compared to the borough average of 4.48%
- In 2024, 33.33% of the empty properties in the proposed boundary have been empty for longer than 2 years.
- In 2024, 66.67% of the empty properties in the proposed boundary have been empty for longer than 6 months.
- The 2021 census detailed household deprivation against four dimensions, employment, education, health/disability and overcrowding. 54.49% households in the ward were deprived in one or more dimensions.

### Queensgate

- House prices are considerably lower than both the national and borough averages. The mean house value in the Queensgate ward is the 4$^{th}$ lowest in the borough for 2022/23 at £95,991, the mean value for the proposed designation is £65,770.
- Higher proportion of rented properties at 49.3% compared to the borough average of 24.3%.
- Higher number of property sales at 6.53% compared to the borough average of 3.01%.
- Higher number of Council Tax changes at 23.2% compared to the borough average of 8.56%.
- 4.83% of properties in the ward were empty as of the end of March 2024. Compared to the borough average of 4.48%.
- In 2024, 29.36% of the empty properties in the proposed boundary have been empty for longer than 2 years.

- In 2024, 60.55% of the empty properties in the proposed boundary have been empty for longer than 6 months.
- 70.2% of properties within the area fall into Council Tax Band A, compared to the borough average of 60% and the national average of 23.8%.
- The 2019 indices of Multiple Deprivation identified that the ward Bank Hall which includes some of the properties in the proposed boundary is in the 1% most deprived wards in the country.

### Daneshouse

- House prices are considerably lower than both the national and borough averages. The mean house values in the Daneshouse proposed boundary is £63,607. The Daneshouse ward was ranked the lowest mean house value for 2022/23.
- Higher proportion of rented properties at 33.8%, compared to the borough average of 24.3%.
- Higher number of property sales at 3.14%, compared to the borough average of 3.01%.
- Higher number of Council Tax changes at 13.8%, compared to the borough average of 8.56%
- 5% of properties in the ward were empty as of the end of March 2024. Compared to the borough average of 4.48%
- In 2024, 18.68% of the empty properties in the proposed boundary have been empty for longer than 2 years.
- In 2024, 67.03% of the empty properties in the proposed boundary have been empty for longer than 6 months.
- 84% of properties within the area fall into Council Tax Band A, compared to the 60% borough average and the national average of 23.8%.
- The 2019 indices of Multiple Deprivation identified that the Daneshouse ward is ranked in the 1% most deprived wards in the country.

### Padiham

- House prices are considerably lower than both the national and borough averages. The mean house value 2022/23 is £75,671.
- Higher proportion of rented properties at 51% compared to the borough average of 24.3%.
- Higher number of property sales in 2023/24 at 4.27%, compared to the borough average of 3.01%.
- Higher number of Council Tax changes,13.7% compared to the borough average of 8.56%
- 4.42% of properties in the proposed designation area were empty as of the end of March 2024. Compared to the borough of 4.48%
- In 2024, 27.03% of the empty properties in the proposed boundary have been empty for longer than 2 years.

- In 2024, 55.41% of the empty properties in the proposed boundary have been empty for longer than 6 months.
- 73.8% of properties within the area fall into Council Tax Band A, compared to the 60% borough average and the national average of 23.8%.
- The 2019 indices of Multiple Deprivation identified that the ward was in the 6.79 percentile.