

Daneshouse & Stoneyholme Designation - Zone 1 Audit

13th August 2025

The New Hall Street audit took place on the 13th August 2025 with officers from the Selective Licencing team in the Housing Department. It targeted several streets including New Hall Street, Francis Street, Violet Street, Cameron Street, Howsin Street, Evelyn Street, Abel Street (130-178 & 143-151), Grey Street (135-141 & 148-174), Spencer Street (1-31 & 2-32) and Elm Street (62-98). The remit of the audit was to collect visual data on the:

- state of the backstreets (fly tipping etc).
- state of the backyards including whether properties had secure gates and whether tenants had waste disposal equipment.
- signs of defects on rented properties.
- occupancy checks (to see if property occupancy matched Council tax data and to gather landlord details for licences).
- Where opportunities arose, checks to see if properties had smoke alarms and whether tenants were satisfied with their property.
- Occupancy status of vacant properties.
- Further inhouse checks were made on Gas Safety Certificates, Electrical Installation Condition Reports (EICR) and Energy Performance Ratings (EPC).



Selective Licences – Where We Are Up To

The five new designations for the 2025-2030 period went live in April of this year, with Daneshouse & Stoneyholme amongst the new five. As a result of the designations going live, we have requested licence applications to be submitted to us.

As of August 2025, in Zone 1 of Daneshouse & Stoneyholme, there are 270 properties in the area with 130 classed as Part 3 requiring a Selective Licence of which, 8 are already licenced and 73 have applications in progress. Forty-Seven properties were identified as having not applied for a licence and were operating illegally.

Certificates

Of the applications we currently have in for the area, 43 of the 130 part 3 rented properties were identified as having expired gas certificates, making up 41% of all part 3 properties that have applied for a licence. Work is being done to collate updated gas safety certificates for these applications and remind landlords of their responsibilities to update certificates whenever they expire.

However, out of 130 part 3 rented properties, only 3 EICRs (Electrical Installation Condition Report) were outstanding of those applications we had received. We are working to remind those outstanding of their responsibilities.

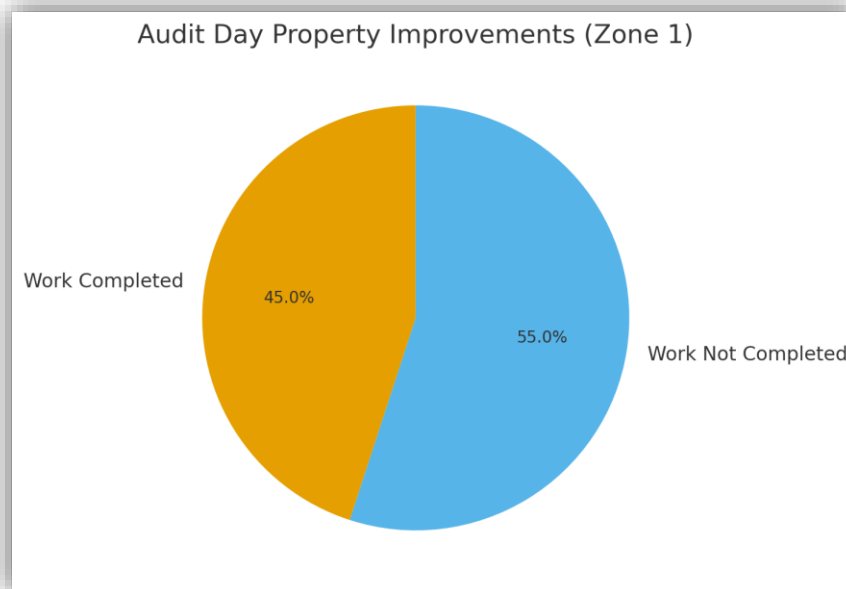
Out of the part 3 properties that had applied for a licence, 1 property in the zone was identified as having an EPC (Energy Performance Certificate) rating as below an E. It is a condition of the licence that properties must have an EPC rating of an E or above. The landlord in question was identified and contacted, and work has been done to ensure the EPC for the property is now rated a D.

It is a condition of the landlord's licence that they provide waste disposal equipment at the start of the tenancy. Where no evidence can be provided by the landlord that they have issued waste disposal equipment, the Council can act against the landlord for a breach of the conditions of their licence and can result in a Civil Penalty.

Property Disrepairs

During audit day, the council identified 71 properties in Zone 1 that needed improvements externally. The works ranged from painting the window jambs, taking large trees out of gardens, that were seen to be obstructive of light into the properties, to adding handrails to external front or rear elevation staircases that had 3 or more stairs. Fresh

pointing of window jambs stones was also a repeatedly noticed area of work for many. Out of the 71 properties identified, 45% of the work had already been carried out by post audit day. This was a figure the council were refreshed to see, and through the intervention of Selective Licensing, we have seen a considerable improvement in the works being carried out, which has led to an improvement in the external appearance of the blocks, streets, and ensuring the landlords of the area are compliant.



Some fantastic work had been completed by landlords, with images below highlighting some of the hard work and cooperation on display.

A property has repainted and repointed the front door and repainted the front elevation window jambs:

August 2025



September 2025



A property has added handrails to the front steps, therefore remedying a category one hazard:

August 2025



September 2025



We will continue to work closely with a small number of landlords that have been granted additional time for their works to get completed. These will be added to the area Post-Audit Action Plan, where we will continue to monitor these to ensure completion of works.

Working with the Community

During audit day, the officers carrying out the audit were approached by residents complaining about blocked drains on the back streets of New Hall Street. This matter has been reported, and the council will be working with Lancashire County Council to resolve the issue. Further updates on this will be communicated in due course.

Internal Inspections

A range of internal inspections were carried out during the period, with a random selection chosen, sampling properties that were owned by individual landlord with just one property, several, and local managing agents with larger portfolios. Overall, the properties chosen were of good condition, with good rapports established between tenants and landlords. A couple of these properties were identified on the initial audit that external works were required. These were completed within the timeframe given, again highlighting the good work done in the area by landlords and agents.

Internal inspections of properties in the area were identified based off the external appearance on audit day. During these, further issues were identified and passed to the relevant team. Since the internal inspections have been carried out, work has been completed on many of them, which is thanks to the cooperation between Selective Licensing and landlords, and such works may have been missed without our intervention.

One property inspected internally had an ongoing problem with smoke alarms being taken down by the tenants. This is currently being investigated by the team. Such issues may have been missed if it wasn't for Selective Licensing's intervention, as we can now continue to monitor the landlord's management arrangements to ensure the property is free from disrepair.

As a result of intervention and investigation by the Selective Licensing team, identifying properties in need of further internal inspection, and then further identifying works required, these works may have never been identified.

Vacant Properties

Through cooperation with the Selective Licensing team, the Council's empty homes team are currently working on 3 addresses in the area that have been compulsory purchased, with a view to bringing them back into use. These were categorised as 'Long-Term Vacant'

Follow-Up

Anything outstanding in this audit will be continued to be monitored over the coming months to ensure completion. A revisit to the zone will take place in November 2027. The area will continue to be monitored by both Housing and Streetscene officers throughout the remainder of the selective licence designation. A post-audit action plan will be created to ensure further monitoring of properties that hadn't completed works.

The Selective Licensing Team will continue to process applications for the new designations.

	Abel St	Cameron St	Elm St	Evelyn St	Francis St	Grey St	Howsin St	New Hall St	Spencer St	Violet St	Total
Total Properties	15	39	12	23	23	16	35	53	33	21	270
Part 3	3	23	1	13	6	7	18	22	20	17	130
Licenced	1	1	0	2	1	0	0	2	1	0	8
Applied Not yet Licenced	0	17	1	5	2	6	11	11	13	7	73
Not Applied	2	5	0	6	3	1	7	9	4	10	47
Exempt RSL	1	0	0	1	0	0	1	0	0	1	4
Exempt Selective Licence	0	0	0	0	0	0	0	0	0	0	0
Owner Occupied/Businesses	12	15	9	8	16	6	14	28	11	3	128
Vacant	0	1	2	0	0	2	1	1	1	0	8
Licenced HMO	0	0	0	0	0	0	0	0	0	0	0
Gas Expired	1	9	0	6	2	0	2	7	6	10	43
EICR Outstanding	0	1	0	0	0	0	1	0	0	1	3
EPC Rating below E	1	0	0	0	0	0	0	0	0	0	1
Disrepairs August 2025	1	11	1	9	5	4	7	14	9	10	71
Disrepairs September 2025	0	6	0	5	3	3	3	9	7	6	42

Selective Licensing - September 2025

Rory Hallinan - Landlord Licensing Officer