

Daneshouse and Stoneyholme – Selective Licensing – Zone 2 Audit – 30th October 2025

The Colne Road audit took place on the 30th October 2025 with officers from the Selective Licencing team in the Housing Department. It targeted several streets including Abel Street (2-10), Ardwick Street (4-18), Allen Street (3-21), Booth Court (28-34), Colne Rd (34-124), Daneshosue Road (6-27), Escott Gardens (3-12), Hebrew Road (1-70), Travis Street (5-51), Lee Street (2-29), Grey Street (7-60) and Taylor Street. 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 October 2025, in Zone 2 of Daneshouse & Stoneyholme, there are 220 properties in the area, with 79 classed as part-3 requiring a Selective Licence. As of January 2026, 3 were already licenced and 44 had applications in progress. As of May 2026, these figures had improved, with 19 licensed out of 80 part-3 properties and 30 having applications in

progress. Thirty-three 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, 10 of the 80 part-3 rented properties were identified as having expired gas certificates, this makes up 8% of all part 3 properties that have applied for a licence in the area. 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 80 part 3 rented properties, 0 EICRs (Electrical Installation Condition Report) were outstanding of those applications we had received. These were numbers the team were pleased to see.

Out of the part 3 properties that had applied for a licence, 0 properties in the zone were 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 and it is brilliant to see in this zone that all Landlords have complied with this.

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, we identified 37 properties in Zone 2 that needed improvements externally. The works needed ranged from painting the window jambs, to repositioning the guttering hedgehog. Fresh pointing of window jambs stones was also a repeatedly noticeable area of work for many. Out of the properties identified, 10% of the work had already been carried out by post audit day. This was a figure the council weren't surprised to see, as the majority of the works required painting to be done externally, which was difficult due to the winter weather, but 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 and managing agents, with images below highlighting some of the hard work and cooperation on display:

A Landlord has repaired a window on the first floor of the property that appeared loose:

October 2025



January 2026



We had worked with a local managing agent who managed three properties next to each other on Travis Street. When we went out on the initial audit, the gutter hedgehog was hanging loose. We had kindly asked them to fix this issue, and the matter was resolved extremely promptly. We would like to thank the managing agent for dealing with the situation so well and quickly.

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.

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 teams. 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 that was inspected internally was identified as not having enough double sockets in the kitchen. HHSRS inspection standards require properties to have 3 or more double sockets in the kitchen. Once identified, the managing agent for the property was contacted by our team and work is currently ongoing at the address to ensure this is rectified.

In another address, one window was identified as not having a window restrictor in one of the first-floor bedrooms. Restrictors are required because they disable the ability for the window to fully open wide, potentially causing a child to fall out. Works are also ongoing at this address by the managing agent to ensure the window restrictor is installed.

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

The Council's Empty Homes team have currently no addresses in this area they are currently working on. However, through cooperation with Selective Licensing, we can identify future properties to engage with Empty Homes.

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 March 2028. 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.

Rory Hallinan

Landlord Licensing Officer

May 2026

Licensing Data Table – Zone 2

	Abel Street	Ardwick Street	Allen Street	Allen Court	Booth Court	Colne Road	Daneshouse Road	Escott Gardens	Grey Street	Taylor Street	Hebrew Road	Hebrew Square	Lee Street	Travis Street	Jan-26	May-26
Total Properties	7	8	8	10	7	39	26	12	34	1	25	2	21	20	220	220
Part 3	1	6	4	0	0	13	10	0	8	0	15	0	10	12	79	80
Licenced	0	1	0	0	0	0	1	0	1	0	0	0	0	0	3	19
Applied Not yet Licenced	1	2	0	0	0	9	6	0	3	0	7	0	4	12	44	30
Exempt RSL	0	0	0	10	7	0	5	12	0	0	0	0	0	0	34	34
Exempt Selective Licence	6	0	1	n/a	n/a	14	1	n/a	3	0	3	0	1	2	29	29
Owner Occupied	0	2	4	n/a	n/a	7	7	n/a	21	1	4	2	10	4	58	58
Vacant	3	0	0	n/a	n/a	5	2	n/a	2	n/a	3	0	0	2	17	16
Licenced HMO	0	0	0	n/a	n/a	0	0	n/a	0	n/a	0	n/a	0	0	0	0
Not Applied	0	3	4	n/a	n/a	4	4	n/a	8	n/a	8	n/a	7	2	36	33
Gas Expired	0	0	N/A	n/a	n/a	0	5	n/a	0	n/a	1	n/a	2	4	12	10
EICR Not submitted	0	0	N/a	n/a	n/a	0	2	n/a	0	n/a	0	n/a	0	1	3	0
EPC Expired	0	0	n/a	n/a	n/a	0	1	n/a	2	n/a	1	n/a	0	0	4	4
EPC Rating below E	0	0	n/a	n/a	n/a	0	0	n/a	0	n/a	0	n/a	0	0	0	0