

PADIHAM ZONE 2 AUDIT March – May 2026

Photograph of Park Road – One of the streets located within Padiham Zone 2



Introduction

The Selective Licensing designation for Padiham came into force on 27 April 2025. This designation introduced a new licensing area within Padiham alongside six previously designated areas across Burnley.

Zone 2 of the designated area is dominated by four prominent roads – Stockbridge Road, Russell Terrace, Thompson Road, and Station Road. The surrounding streets within the area lie adjacent to these roads.

As this audit was conducted at the end of the first year of the designation, the number of applications from landlords new to the scope of Selective Licensing initially presented challenges. However, overall progress has been positive, with 93 (46%) of properties now fully licensed and a further 74 properties (36%) currently progressing through the licensing process.

Between 24 April and 7 May 2026, an external audit was carried out on properties and the surrounding neighbourhood within Zone 2 of the Padiham Selective Licensing area. Prior to the external inspections, a desktop audit was completed to review the status of all properties in the area and to assess compliance with licence conditions for those properties already licensed.

Purpose of the Audit

The purpose of the audit was:

- To validate compliance with licence conditions, including the provision of current and valid:
 - Gas Safety Certificates (GSCs)
 - Electrical Installation Condition Reports (EICRs)
 - Energy Performance Certificates (EPCs)
- To inspect the condition of back streets and surrounding areas for evidence of environmental crime, fly-tipping, and related issues.
- To inspect rear yards of rented properties for:
 - Waste disposal and bin storage issues
 - General cleanliness
 - Security concerns, including the condition of rear gates and boundary walls
- To identify visible external defects to rented properties.
- To carry out internal inspections where concerns had been raised regarding:
 - Property disrepair
 - Tenant dissatisfaction
 - Compliance with smoke alarm and carbon monoxide regulations
- To undertake sample inspections to assess whether properties were being effectively managed.
- To conduct occupancy checks on vacant or unlicensed properties identified through council tax records.
- To carry out sample tenant referencing checks to ensure landlords were obtaining references from previous landlords before granting tenancies.

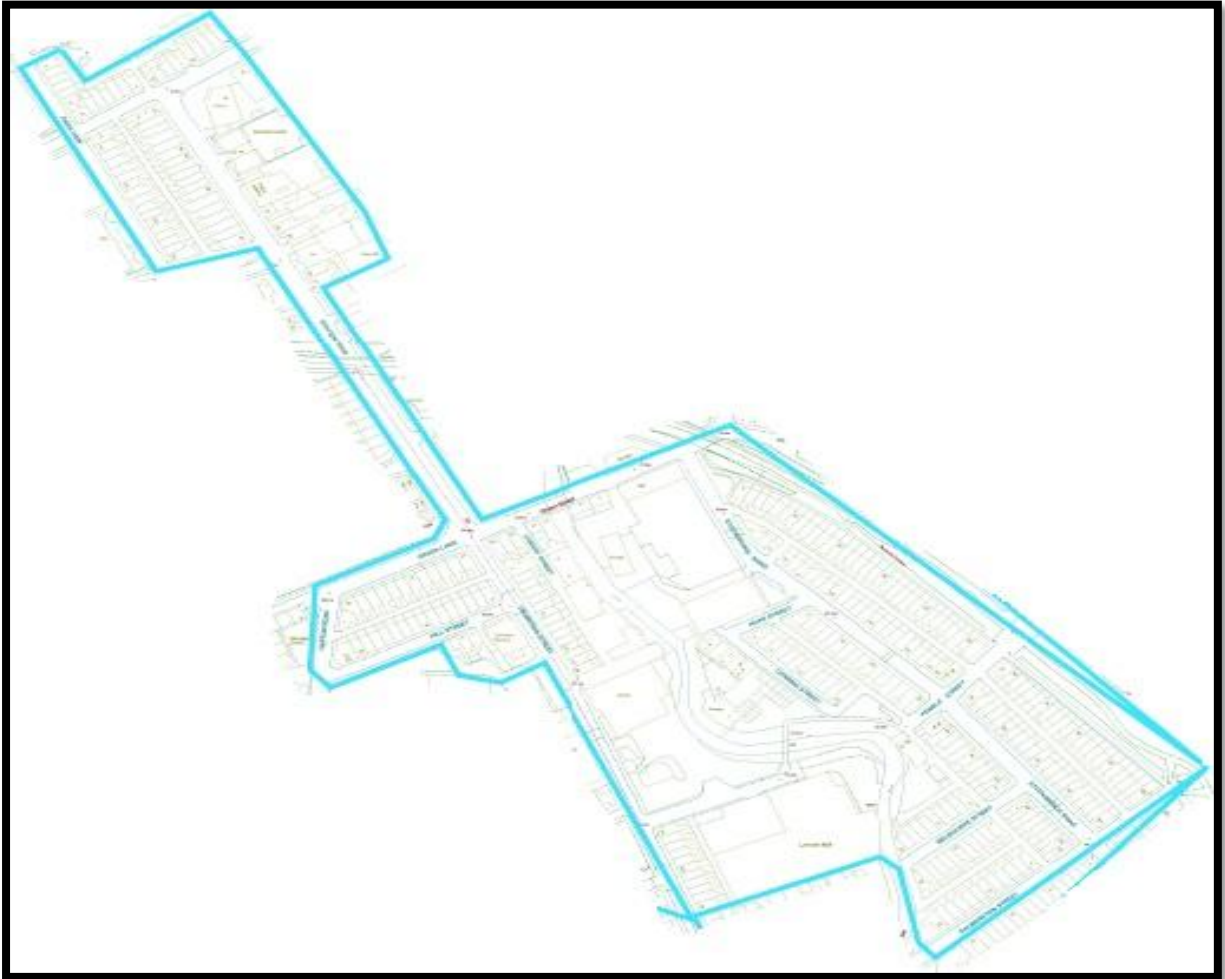
Target Area

Zone 2 includes the following streets:

- 1–23 Canning Street
- 5–43 Green Lane
- 1–34 Hill Street
- 1–14 Lincoln Court
- 1–5 Livesey Street
- 1–25 Melbourne Street
- 1–31 Palmerston Street
- 1–14 Park Road
- 1–43 Park View
- 2–152 Russell Terrace

- 14–70 Station Road
- 2–143 Stockbridge Road
- 1–79 Thompson Street

Map of Zone 2



Summary of Properties

The summary table on Page 11 shows there are a total of 403 properties within this zone, of which 214 are privately rented properties classified as Housing Act 2004 Part 3 properties for licensing purposes.

By June 2026:

- 204 (50%) of the properties in the area were Part 3 licensable properties.
- 93 (46%) of the licensable properties had been licensed.
- 74 (36%) applications for properties not yet licenced have been submitted but are in the process of being determined.
- 37 (18%) of the Part 3 properties had not yet applied for a licence.

- 5 properties had approved relative exemptions.
- 7 properties were owned by Registered Social Landlords (RSLs) and were exempt from Selective Licensing.
- 9 (2%) properties were vacant.
- 171 (42%) properties were owner-occupied and therefore outside the scope of Selective Licensing.

Neighbourhoods

Overall, the back streets within the audit area were found to be in satisfactory condition. However, there was some evidence of minor fly-tipping during the audit period.

The area does suffer from excessive weed growth on footpaths, road kerbs, and back streets. Discussions with Streetscene have taken place and a focus on weed spraying earlier this year does seem to have had some impact.

Four incidents involving abandoned bagged rubbish and discarded furniture in the back streets of Stockbridge Road were reported directly to Streetscene and were cleared within one week. Several issues relating to dog fouling were also identified on Palmerston Street and were similarly reported and resolved within a week.

There were several examples of well-maintained back streets within the audit area where no issues were identified. Areas protected by alley gates appeared to be well respected and maintained.

Back street of Canning Street and Stockbridge Road showing clear and well-maintained areas.



Back Yards

Four properties were identified as having untidy or poorly maintained back yards.

Photographs were taken of all issues identified and emailed to the relevant landlords, requesting that remedial works be completed and confirmation provided once finished.

Following contact with landlords, three of the properties have now been fully cleared. The remaining property continues to have an untidy yard; however, the occupant is known to suffer from mental health issues, and an internal inspection is required to assess the condition of the property internally.

Internal Inspections

The audit included sample inspections of nine properties.

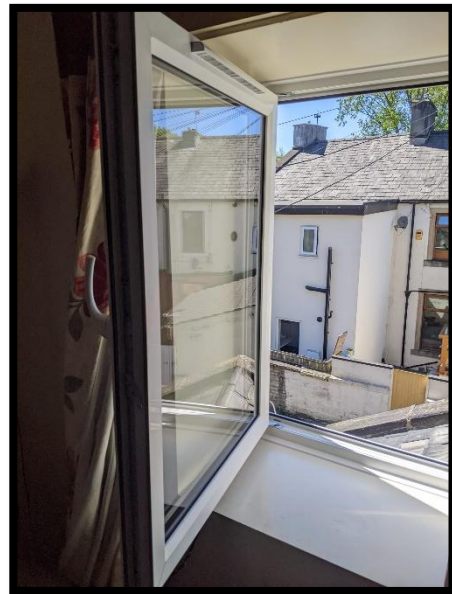
The inspections identified the following issues:

- Three properties owned by the same landlord had each been converted into three single-person flats. To improve fire safety compliance, the landlord agreed to:
 - Install thumb-turn locks to flat entrance doors to allow safe exit without the need for keys.
 - Replace four windows with fire escape-compliant windows.

Thumbscrew locks to flat doors



Installation of new fire escape window



- Three properties did not have smoke alarms and/or carbon monoxide alarms correctly installed. Two were rectified within one week of notification, while the remaining property took three weeks due to access issues.
- One property contained several electrical defects, including:
 - Loose ceiling roses
 - A light fitting that could not be switched off

- A broken electric hob
- A faulty humidistat fan

Additional issues included a faulty radiator and leaking bath taps. All works were completed within five days of notifying the managing agent.

- One property had damp-related issues which had previously been partially addressed. Works to the affected bay window have now been fully completed.
- One property had five minor items of disrepair which, at the time of writing, had not yet been confirmed as completed. These items will be included within the follow-up Action Plan.
- One property had two minor repair issues involving a vent cover and a loose handrail. These were rectified within three days of being reported.
- Only one inspected property had no items of disrepair identified.

External Inspections

External inspections of all Part 3 properties were carried out during late April and early May 2026.

A total of 56 items of disrepair were identified across 28 properties. Issues included:

- Leaking or damaged gutters
- Broken or missing yard gates
- Damaged brickwork and render
- Insecure coping stones
- Poor external appearance requiring repainting

Emails were sent to all relevant landlords requesting that repairs be completed within 28 days, or alternatively that a timescale for completion be provided.

Several properties had defective stonework or render requiring sanding, repair, and repainting. Although painting works fall outside the formal scope of Selective Licensing, landlords were encouraged to improve the appearance of their properties and the wider neighbourhood. Whilst most landlords subsequently completed the recommended repairs, some landlords have either challenged the requests to repaint their properties or have indicated that they will include any such painting in a future planned painting programme.

One Registered Social landlord property was being severely affected by ivy growth from an empty property undergoing refurbishment. After our intervention, the ivy has been removed and both properties rear elevations have now been satisfactorily repaired to deal with the damage caused by the ivy.

Examples of before and after repair works completed.

Before – dangerous slipped roof tiles



After – Roof works completed



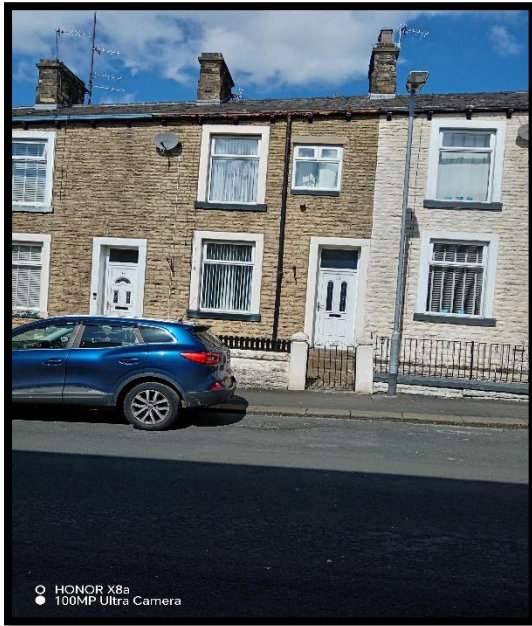
Before – Side elevation of property



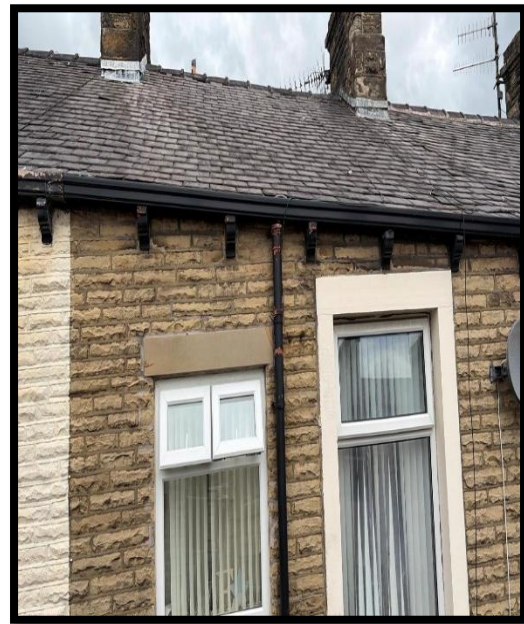
After – Side elevation repainted.



Before – Rotton front gutter



After – New Gutter installed



All outstanding items on 12 properties have included within the follow-up Action Plan and these will be monitored until the repairs have been completed.

Three privately rented properties were identified whose external condition gave significant cause for concern. Internal inspections are required to determine the full extent of any issues, and these properties will be included in the Zone 2 Action Plan.

Certifications

Selective Licensing conditions require licence holders to provide:

- A valid Gas Safety Certificate (GSC) every 12 months
- A valid Electrical Installation Condition Report (EICR) every 5 years
- A current Energy Performance Certificate (EPC) with a minimum rating of E

As this audit was undertaken during the first year of Selective Licensing within Padiham, and licences were only granted where valid certification had been provided, overall compliance levels were high.

However:

- 14 GSCs had expired since applications were submitted
- 6 EICRs had expired during the same period

All expired certifications have since been renewed and valid documentation obtained.

Future audits will seek to ensure 100% compliance with certification requirements.

Tenant Referencing

A sample of six licence applications was reviewed to verify that landlords and managing agents were undertaking appropriate tenant referencing checks prior to granting tenancies.

All six landlords/managing agents provided evidence confirming that they had either:

- Obtained references from previous landlords; or
- Attempted to obtain references and supplemented this with tenant credit checks where references were unavailable.

Unlicensed Properties

There remain 37 properties within the area that are currently unlicensed and for which no application has yet been submitted.

5 of these properties are flats in a large, converted house owned by the same landlord. We are in the process of assisting the landlord with submitting applications for all 5 properties.

Investigations into the reasons for non-compliance of the remaining properties are ongoing, and robust endeavours to ensure all Part 3 properties are licensed will continue.

Vacant Properties

There were 12 vacant properties identified on the date of the audit, representing approximately 3% of all properties within the area.

By June 2026, the number of vacant properties had reduced to 9.

There was evidence that several vacant properties were undergoing refurbishment works but had not yet been reoccupied. These refurbishments may result in properties either being owner occupied or they may be rented out privately.

One empty property on Station Road has been repossessed and may be a source of antisocial behaviour in future. We will work with Burnley Council's empty property officer if this property becomes problematic.

The status of all vacant properties will continue to be monitored. Where properties become occupied as privately rented accommodation, landlords will be required to apply for a licence.

Follow-Up Action

Outstanding repairs will continue to be monitored and pursued to completion. Any serious unresolved issues will be escalated to the Housing Standards Team.

The status of all vacant properties will continue to be monitored.

A follow-up Action Plan detailing:

- Outstanding licensing applications
- Remaining disrepair issues
- Properties of concern

will be prepared and monitored until full compliance has been achieved or alternative enforcement action has been taken.

Paul Spencer

Landlord Licensing Officer – Padiham

24th June 2026

	Canning Street	Green Lane	Hill Street	Lincoln Court	Livesey Street	Melbourne Street	Palmerston Street	Park Road	Park View	Russell Terrace	Station Road	Stockbridge Road	Thompson Street	Total March 2026	Total June 2026
Total Properties	12	25	18	14	3	25	29	9	22	76	44	99	27	403	403
Part 3	3	9	15	11	1	15	17	8	11	37	24	51	12	204	204
Licenced	0	1	10	3	0	6	8	5	4	18	18	14	6	71	93
Applied not yet Licenced	3	4	3	2	0	6	3	2	4	14	4	23	4	96	74
Not Applied	0	7	2	4	1	3	5	0	2	5	2	4	2	52	37
Exempt RSL	0	0	0	0	0	0	1	0	0	2	0	4	0	7	7
Exempt Selective Licence	0	1	0	1	0	0	1	0	1	0	0	1	0	5	5
Owner Occupied/Businesses	9	12	3	3	2	10	11	1	11	33	19	42	15	168	171
Vacant	0	0	0	1	0	0	0	1	0	1	3	2	1	12	9
Licenced HMO	0	0	0	0	0	0	0	0	0	0	0	3	0	3	3
Gas Expired	1	1	1	0	0	1	3	1	1	2	0	5	3	19	0
EICR Expired	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0
EPC Rating below E	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DBY on Audit Day	0	0	0	0	0	0	0	0	0	3	0	4	1	4	1
Disrepairs March 2026	2	0	4	0	0	2	5	0	1	12	9	16	5	56	
Disrepairs May 2026	0	0	0	0	0	0	6	0	1	12	0	12	2		22