

Summary of the Statement of Case 2026

Burnley Wood, Leyland Road, Lyndhurst Road areas

Burnley Borough Council is consulting on proposals to redesignate the existing Selective Licensing schemes in Burnley Wood with Healey Wood and Leyland Road, together with introducing a new designation for Lyndhurst Road.

Before any decision is made, the Council wants to hear the views of residents, landlords, managing agents, businesses and anyone with an interest in these neighbourhoods.

This summary provides an overview of the evidence supporting the proposals, explains why Selective Licensing is being considered, outlines the wider work taking place in these areas and describes the outcomes the Council hopes to achieve. More detailed information can be found in the full Statement of Case.

Why is the Council proposing to introduce Selective Licensing in these areas?

Selective Licensing can be introduced where there is evidence that an area is experiencing one or more of the conditions set out in the Housing Act 2004. Burnley Borough Council has undertaken a detailed assessment of the proposed designation areas and is satisfied that there is clear evidence of significant deprivation and poor housing conditions, alongside associated issues such as crime and anti-social behaviour, environmental problems and a high concentration of privately rented housing.

The Council has operated Selective Licensing schemes in parts of Burnley since 2008 to improve standards within the private rented sector. Under these schemes, landlords and managing agents are required to obtain a licence for their rented properties and demonstrate that they are managing them appropriately, meeting their legal responsibilities and putting suitable management arrangements in place. Once granted, licences are subject to conditions that promote good property management, improve housing standards and protect tenants. Operating a licensable property without a licence, or failing to comply with licence conditions, is a criminal offence and may result in enforcement action.

The existing schemes have delivered significant improvements in landlord compliance, housing management and property standards. However, the evidence shows that the proposed designation areas continue to experience disproportionately high levels of deprivation, poor housing conditions, crime and anti-social behaviour, environmental issues and concentrations of privately rented housing when compared with the wider borough.

The Council therefore believes that redesignating the existing Selective Licensing schemes for Burnley Wood with Healey Wood and Leyland Road, together with introducing a new designation for Lyndhurst Road, will build upon the progress already achieved while addressing the ongoing challenges identified within these neighbourhoods. Selective Licensing will continue to support wider housing improvement and regeneration work, helping to create safer, healthier and more sustainable communities.

How were the proposed areas identified?

The Council continually reviews the performance of existing Selective Licensing schemes and monitors housing and neighbourhood conditions across the borough. This includes analysing a wide range of data relating to the private rented sector. The Council considered housing conditions, deprivation, complaints of disrepair, crime and anti-social behaviour, environmental crime, empty homes, fuel poverty, health outcomes and the size of the private rented sector.

The evidence demonstrates that Burnley Wood with Healey Wood and the Leyland Road area continue to experience significant challenges despite improvements made through previous licensing schemes. These areas remain disproportionately affected by poor housing conditions, deprivation and neighbourhood issues when compared with the rest of the borough.

The Council also reviewed areas outside the existing designations and identified the Lyndhurst Road area as exhibiting many of the same characteristics, including a high proportion of privately rented housing, evidence of poor housing conditions and significant deprivation. Proactive inspections and analysis of local housing data demonstrated that introducing Selective Licensing in this area would support earlier intervention and help prevent further neighbourhood decline.

A summary of each proposed designation area and the key evidence supporting the proposals can be found later in this document.

Why is Selective Licensing the preferred approach?

Before proposing Selective Licensing, the Council considered whether existing powers and initiatives could address the issues identified within the proposed designation areas.

The Council operates a voluntary landlord accreditation scheme, provides training and advice to landlords and managing agents, undertakes housing enforcement where poor conditions are identified, and has powers to take over the management of individual properties in certain circumstances. However, these approaches are either voluntary, reactive or limited to individual properties and do not provide a coordinated approach across an entire neighbourhood.

Selective Licensing enables the Council to work proactively with all landlords and managing agents within a designated area. It provides a consistent framework for improving housing management, raising property standards, identifying poor conditions at an early stage and taking enforcement action where necessary. The Council therefore considers that Selective Licensing remains the most effective and proportionate way of addressing the issues identified within the proposed designation areas.

What else are we doing in these areas?

Selective Licensing forms part of a wider package of interventions delivered through the Council's housing strategy and neighbourhood regeneration programme. Alongside licensing, the Council continues to work with a range of services to improve neighbourhoods and support residents.

This includes:

- Bringing empty homes back into use through the Empty Homes Programme.
- Improving housing conditions through proactive housing enforcement, including carrying out full inspections using the Housing Health and Safety Rating System (HHSRS).
- Encouraging landlords and managing agents to join the Good Landlord and Agent Scheme (GLAS), a recognised accreditation scheme that promotes good property management. Accredited members benefit from discounted Selective Licensing fees, together with access to training, advice and ongoing support.
- Preventing homelessness by working with landlords and tenants to sustain tenancies wherever possible, while working alongside the Council's Housing Needs Team to investigate illegal evictions.
- Tackling crime and anti-social behaviour in partnership with Lancashire Constabulary and the Community Safety Team.
- Reducing fly-tipping and environmental crime through joint working with the Council's Streetscene Unit.
- Supporting vulnerable residents through the Home Improvement Agency.

By combining Selective Licensing with these wider initiatives, the Council aims to improve housing standards, promote responsible property management and create cleaner, safer and more sustainable neighbourhoods.

What will the scheme achieve?

The Council expects the proposed Selective Licensing schemes to:

- improve the management of privately rented homes through landlord engagement, advice, inspections and enforcement where necessary;
- improve the condition, safety and quality of privately rented accommodation;

- reduce the number of properties containing serious housing hazards;
- promote responsible property management and increase compliance with landlords' legal responsibilities;
- reduce crime, anti-social behaviour and environmental problems associated with poorly managed private rented housing;
- bring empty homes back into use where possible;
- improve the overall appearance and sustainability of neighbourhoods; and
- support wider regeneration objectives and improve the quality of life for residents.

Area Profile - Burnley Wood with Healey Wood (Proposed Renewal)

Burnley Wood with Healey Wood has benefited from previous Selective Licensing schemes, resulting in improvements to housing management and landlord compliance. Despite this progress, the area continues to experience significant deprivation and has a high concentration of privately rented housing, older Victorian terraced properties and poor housing conditions. Levels of disrepair, long-term empty homes and fuel poverty remain above the borough average, and the Council considers that renewing the designation would help build on the progress already achieved while addressing these ongoing challenges.

Key evidence

<i>Indicator</i>	<i>Burnley Wood with Healey Wood</i>	<i>Burnley Wood</i>
<i>Total properties</i>	814	44,123
<i>Private rented sector</i>	53% (429 properties)	24.3%
<i>Disrepair complaints (BBC)</i>	18.6%	7.89%
<i>Estimated Category 1 Hazards (PRS)</i>	26.3%	19.6%
<i>Estimated HMOs</i>	3.7%	2.17%
<i>Empty Homes</i>	8.5%	4.1%
<i>Long-term empty homes</i>	2.2%	1.5%
<i>ASB (2025/26)</i>	7.7%	7.8%
<i>Fuel poverty</i>	23.6%-26.9%	16.1%

Key findings

- More than half of all homes are privately rented, over twice the borough average.
- 100% of properties are Victorian terraced housing, a housing type associated with higher levels of non-decency and energy inefficiency.
- The area has the highest concentration of long-term empty homes of all the selective licensing areas, with levels increasing from 1.5% to 2.2%.
- Approximately one in four private rented homes is estimated to contain a Category 1 Hazard.
- Disrepair complaints are significantly above the borough average.
- The area ranks amongst the most deprived nationally, with some of the area falling within the top 1% most deprived areas in England.

Area Profile - Leyland Road (Proposed Renewal)

Leyland Road continues to have one of the highest concentrations of privately rented housing in Burnley together with significant deprivation, poor housing conditions and high levels of disrepair. Although previous licensing schemes have delivered improvements, the evidence demonstrates that continued intervention is required to improve housing standards and neighbourhood sustainability.

Key evidence

<i>Indicator</i>	<i>Leyland Road</i>	<i>Burnley</i>
<i>Total properties</i>	756	44,123
<i>Private rented sector</i>	61.4% (464 properties)	24.3%
<i>Estimated HMOs</i>	11.24%	2.17%
<i>Disrepair complaints (BBC)</i>	14.6%	7.89%
<i>Estimated Category 1 Hazards (PRS)</i>	24.6%	19.6%
<i>Empty homes</i>	7.8%	4.1%
<i>Long-term empty homes</i>	2.0%	1.5%
<i>ASB (2025/26)</i>	8.6%	7.8%
<i>Fuel Poverty</i>	34.5%	16.1%

Key findings

- Nearly two-thirds of all homes are privately rented, the highest proportion of all selective licensing areas.
- 91.3% of properties are Victorian terraced housing, a housing type associated with higher levels of non-decency and energy inefficiency.
- The area has the highest estimated concentration of HMOs (11.24%), over five times the borough average.
- Around one in four privately rented homes is estimated to contain a Category 1 Hazard.
- Disrepair complaints are the highest of all selective licensing areas at 14.6%, more than double the borough average.
- Empty homes remain consistently above the borough average.
- The area ranks amongst the most deprived nationally, falling within the top 1% most deprived areas in England.

Area Profile - Lyndhurst Road (Proposed Designation)

Lyndhurst Road has not previously been designated for Selective Licensing. Whilst some indicators are better than existing licensing areas, the Council has identified a high concentration of private rented housing, poor housing conditions, significant deprivation.

Key evidence

<i>Indicator</i>	<i>Lyndhurst Road</i>	<i>Burnley</i>
<i>Total properties</i>	962	44,123
<i>Private rented sector</i>	38.5%	24.3%
<i>Estimated HMOs</i>	4.37%	2.17%
<i>Disrepair Complaints (BBC)</i>	7%	7.89%
<i>Estimated Category 1 Hazards (PRS)</i>	25.1%	19.6%
<i>Empty homes</i>	4.2%	4.1%
<i>Long-term empty homes</i>	0.8%	1.5%

<i>ASB (2025/26)</i>	8.1%	7.8%
<i>Fuel Poverty</i>	18.7%	16.1

Key findings

- The area contains 962 properties, with almost 40% privately rented, significantly above the borough average.
- Almost all housing (98.9%) is Victorian terraced housing; a housing type associated with higher levels of non-decency and energy inefficiency.
- Approximately one quarter of privately rented homes are estimated to contain a Category 1 Hazard.
- HMOs are present at more than double the borough average.
- A proactive inspection programme of the proposed selective licensing area identified 48 privately rented properties requiring further investigation, together with other environmental issues such as dirty back yards.
- Although empty homes and disrepair complaints are lower than many existing selective licensing areas, the Council considers that introducing selective licensing now will allow for proactive to address housing conditions, improve landlord management and prevent future decline.

Find Out More

You can read more about why we are proposing to introduce the schemes in the Statement of Case document on our website. The Statement of Case gives greater detail on the evidence which the council is relying on when making its proposals. It also contains more information on why alternative remedies are insufficient, how licensing will help the proposed areas, and the intended outcomes of the schemes. Visit <http://www.burnley.gov.uk/sl2026>. Here you will also find the proposed fee structure, proposed licence conditions, as well as Frequently Asked Questions.

Have Your Say

You have until the 18th October 2026 to let us know what you think about the proposed schemes. Visit our website for details on how you can be part of the consultation.