

### Summary of responses from Registered Social Landlords

<b>Comment</b>	<b>Number of Respondents</b>
Welcome initiatives which reverses the trends in low demand areas/ ensures correct management is in place and meets legal requirements/strengthen housing market/ encourage investment	3
May help lead to tenure diversification	1
Help reduce ASB, Low Level and Environmental crime	2
Change perceptions of the area	1
Increase Partnership working with Police, RSLs etc	2
Welcome Referencing tenants	1
Fee Structure Concern – Having to pay for each property/low rents in the area	2
Alleygates do not provide overall solutions to areas, creates other issues i.e for bin collection etc	1

## Responses from local Registered Social Landlords

Date	Name	Method	Comments	BBC Response
22/10/2015	Registered Social Landlord	Email	<p>I've read your letter dated 7<sup>th</sup> October 2015 regarding the Council's proposals for selective private sector Licensing. (...) would welcome any initiative that would reverse the trend for low demand in Burnley, in particular Daneshouse where we have a growing stock-holding around Hurtle Street and Bramble place. The proposed area for Daneshouse also composes the main surrounding routes to our new development of 50 houses at Grey St which is due to complete in June 2016. Any perceptible improvement to this area would enhance our product. As you know, the houses are not for sale but for affordable rent and (...) has a long term investment in the area for many years to come.</p> <p>This initiative would support our business objectives because emerging new housing policy will likely lead to tenure diversification and any proposal that helps to reduce ASB and incidences of environmental crime will help to change perceptions of this area for sale. A robust and attractive public realm with a sustainable and thriving local community would help to underpin our strategic objectives to deliver new homes in Burnley, which has been identified as a growth area.</p>	<p>I note you raised concerns about the fee seeming high, and deterring landlords from engaging with the scheme. Selective licensing legislation allows the local authority to set a fee to accompany the application, which should take into account all costs incurred in administering duties under the scheme. The proposed fee takes into account all the costs involved in processing applications, background checks and staffing in implementing the scheme. The legislation also states that properties must be licensed individually; we are not just licensing the landlord but ensuring each property meets the minimum standard. We charge per property as each property requires the same amount of work for us to process its licence application. Where a landlord owns multiple properties we do offer reductions on second and subsequent properties as we are only performing checks on the landlord themselves once.</p> <p>In our current designations we also offer significant discounts to landlords who are registered under our Good Landlord and Agent Scheme (GLAS), and a further £100 reduction for applicants who return a complete application within the first three months of the designation. This reduces the fee for the first property to £425, which is comparable to other local authorities operating the licensing scheme, and is significantly lower than many.</p>

			<p>The image of dilapidation and unsuitable housing stock continues to be a barrier to new supply and the business activity required for growth. The cases studies within the consultation pack of past successes are very convincing. If this were to be replicated, it should lead to an increased partnership working with other stakeholders, such as the local police. This will improve the reputation of the area as well as help to reduce low level crime. In particular, the aspect of referencing new tenants to private properties is particularly welcomed. This complements the association's approach to letting our own homes responsibly and of course taking enforcement action where this becomes necessary. The refusal of licenses to unsuitable or 'rogue' landlords is consistent with this approach.</p> <p>The raising of standards of gas and electrical compliance by collation of certification is also very much welcomed. This will reduce any health and safety risk to occupants but also give us comfort that any neighbouring properties are not posing an undue risk of fire – or indeed explosion.</p> <p>Generally, the prospect of reducing nuisance, raising standards and increasing occupancy by responsible tenants is welcomed by (...) as it seeks to protect our stock in Daneshouse but also promoting the correct climate for responsible growth.</p>	<p>If the licensing scheme is implemented, all private landlords operating in the designated area would be legally required to apply for a licence. Those who continue to let their properties without a licence would be committing a criminal offence and may face fines of up to £20,000. Therefore not engaging with the scheme is not an option. The legislation would give us legal powers to tackle the poorest performing landlords within the designation.</p> <p>Thanks again for your response and support. The consultation has now closed but if you have any further queries regarding the scheme please don't hesitate to contact us.</p>
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			<p><u>Housing Services comments</u></p> <p>I have also consulted internally with our housing services staff who would again welcome and support any initiative that supports the work of responsible landlords in an area. Selective licensing will help where (...) are dealing with issues of ASB from a private rented property which is affecting the wider community and to help create sustainable communities. Property condition can also be a major blight in an area, which can lead to negative perceptions and put people off moving to a particular area. This initiative may help ensure that responsible landlords are able to provide a property which meets decent homes standard and which will have a positive environmental impact in the area. On point of concern is regarding the fee structure and whether which seems high as you have to pay a fee for every property you have. This may deter landlords from signing up in first place?</p> <p>I hope that these comments are helpful. If you require any other information from me please feel free to contact me.</p>	
04/11/2015	Registered Social	Email	After reviewing the above documentation	Thank you for taking the time to submit a

	Landlord		<p>we would reply with the following comments :-</p> <ul style="list-style-type: none"> <li>• As a Social Housing provider we welcome any initiatives around bringing private landlords up to the correct management level and condition of their properties. In particular legal requirement such as gas annual service checks and installation of carbon monoxide detectors.</li> <li>• We also understand better quality of homes , less voids etc normally contributes to community cohesion and can impact on crime and anti-social behavior</li> <li>• Generally (...) feels the proposals are good and relationships with stakeholders and partners e.g. the police and Calico seem to have been established and working well and wish you good luck with the project</li> </ul> <p>Just a few other points not negative but maybe a risk</p> <ul style="list-style-type: none"> <li>• The Council Street scene unit – Alley – gates. (...) experience has been , whilst it may stop the problem temporarily it does not really tackle the overall solution and introduces other housing</li> </ul>	<p>response to the consultation. Your comments will form part of our report to the council’s Executive in early 2016, after which a decision on whether or not to introduce the scheme(s) will be made. If the Executive approves any of the proposed areas we will be required to apply for further approval from the Secretary of State.</p> <p>If you have any queries regarding the proposals in the meantime please email <a href="mailto:landlords@burnley.gov.uk">landlords@burnley.gov.uk</a>, or contact the Selective Licensing Team on the number below.</p>
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			<p>management problems, such as bin collection, residents start to store the bins on the front of properties blocking of the pavements etc . Who manages the keys for the gated areas for maintenance purposes etc? Generally the areas become unsightly and attract more rubbish than before</p> <ul style="list-style-type: none"> <li>• Fees – Whilst the fees cover a 5 year period and you can get a 30% by been part of GLAS, consideration need to be taking about the overall purpose of the strategy against charges, bearing in mind general rents and housing benefit allowances are low in the area</li> <li>• Present Government reforms – the public sector is under the limelight more than ever and all partners and stakeholders are continually reviewing business plans and staffing levels, it is hoped All parties can continue to offer financial and staffing support</li> </ul>	
16/11/2015	Registered Social Landlord	Email	<p>Sorry for the late reply but I thought it would still be useful to feedback on our comments. We support the proposal as ultimately it should help strengthen the housing market, improving the appeal of these</p>	<p>Thank you for taking the time to contribute to the selective licensing consultation. Your comments will help to inform our report to the Council's Executive in early 2016, after which a decision on whether or not to introduce the four proposed schemes will be made.</p>

			<p>neighbourhoods and giving residents of Burnley more choice of better quality housing. Better quality accommodation would provide competition for (...)but in the longer term it would have a positive impact as it would encourage investment in housing and increase demand.</p> <p>If you need anything else then please let me know</p>	<p>If you have any queries regarding the proposals in the meantime please do not hesitate to contact us by email to <a href="mailto:landlords@burnley.gov.uk">landlords@burnley.gov.uk</a>, or by telephone on 01282 425 011 ext 7234.</p>
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**New areas of Selective Licensing: Police Meeting**  
**11<sup>th</sup> June 2015**

**PRESENT**

Clare Jackson  
Michelle Hall  
Jane James  
Graeme Lung  
Martyn Holt  
Rachel Carroll,  
Chris Jackson  
Duncan Hall  
Adam Gordon

**APOLOGIES**

Rachael Wells

NO	ITEM	ACTION
1.	Introduction  Additional streets to look into from Graham Lund <ul style="list-style-type: none"><li>• Bright Street, Padiham</li><li>• Graham Street, Padiham</li></ul>	CJ
2	<b><u>Overview</u></b>  Clare gave a brief overview of Selective Licensing and the current project.	

NO	ITEM	ACTION
3.	<p><b><u>Pitfalls</u></b></p> <p>Martyn Holt asked “what are the pitfalls”?</p> <ul style="list-style-type: none"> <li>• Tenants just move from one house to another – suggestion to resolve this to put a clause in so they cannot move back into the area.</li> <li>• Street scene could advise on ASBO.</li> </ul>	
4.	<p><b>Suggestions of other potential problem streets</b></p> <ul style="list-style-type: none"> <li>• Plumbe Street (Burnley Wood)</li> <li>• Pine Street (Burnley Wood)</li> <li>• Ash Street (Burnley Wood)</li> <li>• Oxford Road (Burnley Wood)</li> </ul>	
5.	<p><b>Other comments/concerns raised were:-</b></p> <ul style="list-style-type: none"> <li>• Bank Hall/Burnley Wood (one landlord named)</li> <li>• Leyland Road – ride with drugs. ASB for private rented</li> <li>• Howsin Street – ‘had’ a problem (Daneshouse)</li> </ul>	

NO	ITEM	ACTION
	<ul style="list-style-type: none"> <li>• Violet Street (12) (Daneshouse)</li> <li>• Angle Street – lots of dirty back yards (Daneshouse)</li> <li>• Daneshouse – not many calls from this area!</li> <li>• Straight Mile Court – around 50 private rented sector. More ‘crime’ in this area than landlord issues (Leyland Road)</li> <li>• Forest/Godley/Lindsay St – not too bad. Fly tipping. Good comminitu group (Leyland Road)</li> <li>• Parliament Street (Burnley Wood) – cut off point Springfield Road</li> <li>• Cold Road Flat – fire service shut this down. Property powers to shut them down.</li> </ul>	
6.	<p><b>Confirmation</b></p> <p>Clare confirmed that the results of the consultation will reported to Executive in January 2016 and the areas if they are approved should come into force around April 2016.</p>	
7.	<p><b>Conclusion</b></p> <p>All those attending the meeting confirmed that they were in agreement with the proposals and that the police see it as another tool to help assist with ASB.</p> <p>One of the officer’s had first-hand experience of cases in Trinity</p>	

<b>NO</b>	<b>ITEM</b>	<b>ACTION</b>
	<p>where SL intervened, preventing the need for escalated action from the police.</p> <p>IT helps as it makes landlords act upon breaches of tenancy agreements where their tenant is causing problems to neighbouring residents.</p>	