

Selective Licensing Residents' Newsletter



"Working towards decent homes for all"

June 2021

Dear resident, welcome to the selective licensing resident newsletter, updating you on the work ongoing in your area.

Protecting your health and safety

The licensing team works hard to ensure private rented properties in your area are safe to live in. Selective licensing lets us look closely at the condition of properties, and take action where a landlord is failing to meet the minimum standard. Without licensing, we would have far fewer tools to proactively tackle some of the worst rented homes in your area.

Improving Your Neighbourhood

We know issues such as anti-social behaviour and fly-tipping are a concern to residents. Selective licensing allows us to tackle this by using the conditions of the licence to ensure landlords and agents are

doing their bit to prevent these incidents happening, and dealing with them properly when they do.

We haven't been able to complete many internal visits during the pandemic, but we have been undertaking external property and yard audits looking for signs of disrepair and waste. We also continue to ensure ASB is being dealt with effectively. Selective licensing allows us to insist on tenant referencing, reducing the chance of nuisance behaviour occurring in the first place. It also allows us to ensure the landlord is doing everything they can to stop ASB if it occurs, including the serving of eviction notices in the most serious cases.



UNWANTED VISITORS

We are receiving an increasing number of reports of rats around Burnley. The Pest Control team is conducting external baiting with internal inspections expected to resume soon. All residents can help tackle this problem by maintaining a clean back yard and keeping back streets free from rubbish.

TALK TO US

Resident information is crucial to us - we need to know what problems you are having with private renting in your area so we can help. See over the page for details of your area Officer.

WORKING TOGETHER



GREEN HOMES GRANT

Qualifying residents across the borough of Burnley can access a new energy-efficiency grant scheme, worth up to £10,000 per property. For more information and to find out if you qualify for the grant, please visit www.chil.uk.com or phone 03306 061488.



Burnley.gov.uk

Burnley Council...creating better communities

Selective Licensing
Burnley Council
Housing & Development Control
Town Hall, Manchester Road,
Burnley BB11 9SA

Tel: 01282 425011
Ext: 3191, 3195, 3204, 3205
Fax: 01282 450594
Email: landlords@burnley.gov.uk

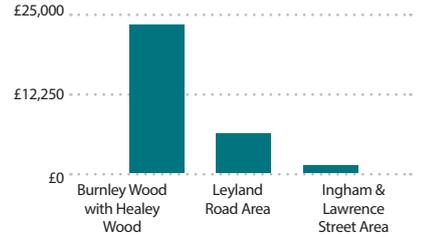
Raising Standards in Private Renting

The majority of landlords who need a licence in your area, have one. Each landlord must abide by the conditions of their licence. In your area we have issued a fine of £1,000 for breaching the conditions and we continue to pursue those landlords who fail to play by the rules.

94%

LICENSED PROPERTIES IN YOUR AREA

FINES ISSUED



ANTI-SOCIAL BEHAVIOUR (ASB)

Reports of ASB across your area decreased overall between 2016 and 2019. However, in the last year we have seen increases in recorded cases of ASB right across Burnley, partly due to increased reports of Covid-related breaches. We have successfully assisted in resolving numerous difficult cases over the course of the designation, and we can help you if you are affected by ASB.

CASE STUDY: Partnership Working

Through carrying out a property condition audit in the area, we have helped to rehouse an elderly owner occupier from a house in a poor state of repair, which he could not afford to repair, into a bungalow. The vacant property team then bought the vacant property and renovated it for the property to be sold on.

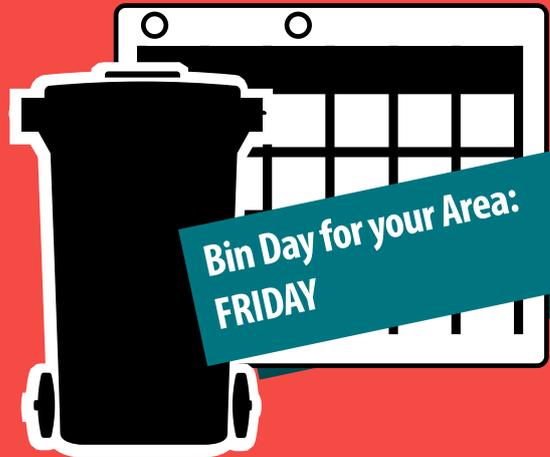
BACK STREET SURVEYS

In July we conducted a back yard/street audit on all streets in the Ingham and Lawrence designation. Where we identified excessive waste, we worked with Streetscene and landlords to ensure the waste was cleared, and suitable bins were provided.

Alongside this we surveyed residents in the area and are pleased to report 9 out of 10 tenants are pleased with the way their private rented property is being managed.



20 bags of waste cleared from yards



Bin Day for your Area: FRIDAY

End of Designation

The Ingham and Lawrence Selective Licencing designation comes to an end on 15th November 2021, and we hope you have seen improvements in the area within the past five years. If you have concerns about private rented homes in your area, please get in touch.

Contact Details

Your Selective Licencing Officer for the Ingham and Lawrence Street designation is: **Gill Hall**
01282 425011 ext. 3204 gHall@burnley.gov.uk

