

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

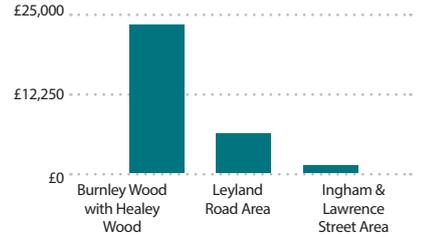
Raising Standards in Private Renting

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 fines totalling £6,000 for failing to have a licence and we continue to pursue those landlords who fail to play by the rules.

96%

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: Working Together to Resolve ASB After receiving a few ASB reports from an address and liaised with the landlord, the Police, our ASB Team, Social Services, neighbours, and the tenant to rectify the issues. The tenant was issued with warnings from the landlord, a Civil Penalty Warning Notice (CPWN) and fine from the Council and was also offered support by the Council and Social Services. The tenant has now been issued with a final warning by the landlord. The landlord, tenant and neighbours have been informed of what the Council expect from them and what will happen if there are any further reports of ASB at the property. Due to the partnership working between the Police, residents, and the Council, this has resulted in a wanted person being arrested. Since then, there have been no further reports of ASB at the property.

BACK STREET SURVEYS

In recent months we conducted a back yard/street audit on 8 streets in the Leyland Road designation. Where we identified excessive waste, we worked with Streetscene and landlords to ensure the waste was cleared, and suitable bins were provided.

If you do not have the facilities to remove waste, please contact the council to get new wheelie bins provided.



30 bags of waste cleared from yards



3 households provided with new bins



Bin Day for your Area: TUESDAY

Safer Streets Scheme

The Council's Community Safety Team won funding to improve the safety of homes in parts of Burnley Wood and Bank Hall resulting in:

- 11 new alley gate schemes
- 380 homes registered for security improvements such as new locks
- CCTV installation
- Green space improvements: planting in areas used for leisure and pathways/surfaces of community areas improved

End of Designation

Your Selective Licencing designation ends on 15th November 2021, and we hope you have seen some improvements in the area within the past five years. We will be contacting you soon to discuss what happens next. Your input on how we can improve the area further will be greatly valued.

Contact Details

Your Selective Licencing Officer for the Leyland Road designation is: **Gareth Hardy**
01282 425011 ext. 3227 ghardy@burnley.gov.uk

