



## BURNLEY BOROUGH COUNCIL REPORT TO THE FULL COUNCIL

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**PORTFOLIO:** **DEPUTY LEADER, HOUSING AND ENVIRONMENT**

**EXECUTIVE MEMBER:** **COUNCILLOR JOHN HARBOUR**

**DATE OF REPORT:** **22/02/2017**

### Progress against our strategic commitments

Strategic commitment	Progress update
<p><b>PL2-</b> We will improve the management of private rented accommodation.</p>	<p><b>Selective Licensing</b> The Selective Licensing (SL) scheme continues to progress well in the areas of Trinity, Queensgate and Gannow.</p> <p>In the last month the team have focussed on securing applications for properties in the newly designated licensing areas of Burnley Wood with Healey Wood, the Leyland Road area, and the Ingham and Lawrence area of Padiham. We estimate there are 779 properties which require a licence in these three areas combined. So far we have received applications for 283 properties, which accounts for 36% of the properties. 25% of these have been submitted since we sent reminder letters to landlords in mid-January. The vast majority of these applications have been submitted via the new online application system which was launched in November 2016. We have begun to issue licences in these areas and continue to secure applications for the remaining properties.</p> <p><b>Private Rented Disrepair</b> During 2016/17, the Council has received and dealt with 230 new disrepair complaints from private</p>

	<p>rented sector tenants, and in addition carried out 120 proactive housing inspections which include properties in the Selective Licensing Areas and those applying for the Landlord Accreditation Scheme.</p> <p>The Enforcement Team have a current caseload of 120 open and ongoing private rented sector disrepair cases.</p>
<p><b>PL3-</b> We will work with partners to improve the condition of the existing housing stock.</p>	<p><b>Housing Grants</b> The Disabled Facilities Grant Programme is progressing well with 152 adaptations completed and a further 74 in progress. The council received almost double the budget of previous years in 2016/17 and this budget is almost fully committed which has allowed the Council to assist significantly more households who require alterations to their properties to improve their living conditions. The additional funding has been used to reduce a two year waiting list to zero.</p> <p><b>Energy Efficiency and Fuel Poverty</b> In total 127 household have benefited from heating improvements that have increased energy efficiency and reduced fuel poverty in 2016/17.</p> <p><b>Emergency Repairs</b> Vulnerable residents are assisted through the Council's emergency works grant and 16 residents have received assistance through this project during 2016/17.</p> <p><b>Empty Homes Programme</b> We currently have 4 renovations underway and we have a further 4 CPOs that have recently completed. There are 3 properties currently on the market for sale with several recent completions.</p> <p>More Compulsory Purchase Orders are scheduled to begin in February and these properties once acquired will be renovated in the 2017/18 programme.</p> <p>We are currently buying one property by agreement with the owner and we will hopefully begin renovation works to return this property in to use in February.</p> <p><b>New Developments</b> Keepmoat continue to move forward with their plans</p>

in Burnley Wood and South West Burnley building confidence for further investment in the area. For example, The Burnley Wood medical centre has submitted a planning application to extend and create 5 more GP/treatment rooms.

Various factors have helped increase sales on both of Keepmoat's sites, including the Council-funded property improvement scheme on Accrington Road. The improvement scheme on Branch Road will also start soon and will see the front elevations of around 55 properties painted and improved. The Council are also committed to tackling empty properties in this area with the approval of 5 compulsory purchase orders.

At a publicity event to mark the start on site of Phase 4 in Burnley Wood, Keepmoat expressed their optimism for building on both sites.

Gleeson homes are looking ahead to development of more land in Daneshouse as most of their first phase is built and sold. They are also developing the former Blythe's chemical works in Hapton with 200 family homes.

Preston based company J & P Nixon Builders Limited, have started building 94 mainly 2 bedroom bungalows on the former Peel Mill site off Gannow Lane and local developers, McDermott Developments Ltd, are making good progress developing 86 houses on the former Waterside Mill site off Sycamore Avenue.

Calico Homes planning application to develop 56 affordable homes on the former Perseverance Mill site at Dryden Street, Padiham is going through the planning process. Calico also have an application in for 31 houses at Melrose Ave / Kinross Street and they have made excellent progress on the new housing support scheme for single people at the Mitre Gateway. Their 22 unit scheme at Blannell and Pomfret Street is nearing completion.

On 25<sup>th</sup> January, the Council's Executive approved Barnfield Investment Properties Ltd as our partner to take forward new housing ventures on Council owned land.