



**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: **12/04/2017**

Progress against our strategic commitments

Strategic commitment	Progress update
<p>PL2- We will improve the management of private rented accommodation.</p>	<p>Selective Licensing</p> <p>The team continue to receive and process licence applications for Trinity, Queensgate and Gannow. Project Assistants are out in these areas working with landlords, tenants and other agencies to tackle issues such as dirty back yards and anti-social behaviour, and undertaking proactive property inspections. We are also seeking prosecutions for the small remaining number of landlords who do not have a licence in place or adequate management arrangements.</p> <p>The team continue to secure 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. The table below demonstrates number of applications received.</p> <p>The team aim to have received 70% of applications for licensable properties in the new licensing areas by November 2017; as the table demonstrates this target has already been reached in the Ingham and Lawrence area and is close to being reached in the</p>

other two new areas. The focus for the team is now to progress these applications through to licensed stage.

Area	Number of Apps Received	No. received as % of licensable properties
Leyland Rd Area	256	66%
Burnley Wood with Healey Wood	344	57%
Ingham/Lawrence St Area	64	72%
All New Areas	664	61%

Private Rented Disrepair

During 2016/17, the Council has received and dealt with 270 new disrepair complaints from private rented sector tenants, and in addition carried out 160 proactive housing inspections which include properties in the Selective Licensing Areas and those applying for the Good Landlord and Agent Accreditation Scheme.

The Enforcement Team have a current caseload of 130 open and ongoing private rented sector disrepair cases.

PL3- We will work with partners to improve quality and choice in the borough's housing stock.

Housing Grants

The Disabled Facilities Grant Programme is progressing well with 188 adaptations completed and a further 67 in progress. The council received almost double the budget of previous years in 2016/17 and this budget is almost fully committed. The additional funding has been used to reduce a two year waiting list to zero.

Energy Efficiency and Fuel Poverty

In total 140 household have benefited from heating improvements that have increased energy efficiency and reduced fuel poverty in 2016/17.

Emergency Repairs

Vulnerable residents are assisted through the Council's emergency works grant and 17 residents have received assistance through this project during 2016/17.

Empty Homes Programme

We currently have 2 renovations underway with a further 5 starting between March and May. 4 have recently completed and 2 of these are now for sale

and we have passed the other 2 to Calico for rental. This gives us a total of 25 currently being rented through them. There are 3 properties currently on the market for sale with offers accepted on 5 more properties.

More Compulsory Purchase Orders are scheduled to begin in March and April and these properties once acquired will be renovated as part of the 2017/18 programme.

We are due to tender the works on the Branch Road blocks at the end of March for a start on site late April weather permitting. This scheme will see properties on Branch Road improved in the same way as properties on Brennand Street and Accrington Road.

New Developments

Keepmoat continue to move forward with their plans in Burnley Wood and South West Burnley building confidence for further investment in the area. The Council have contributed through the property improvement schemes in these areas and we are seeing positive sales figures and continued confidence in these areas as places residents are choosing to live.

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

Calico Homes planning application to develop 56 affordable homes on the former Perseverance Mill site at Dryden Street, Padiham has been approved. This will see a much anticipated development on a former mill site that was blighting the neighbourhood.

Calico also gained planning permission at February's committee for 31 houses at Melrose Ave / Kinross Street and they are making excellent progress on the new housing support scheme for single people at the Mitre Gateway.