



EXECUTIVE

MECHANICS THEATRE

Wednesday 19th January 2022 at 6.30 pm

72. Selective Licensing

PURPOSE

To update the Executive on the results of the selective licensing consultation in the following areas:

Burnley Wood with Healey Wood

The Leyland Road Area

To consider further selective licensing designation areas in Burnley Wood with Healey Wood and the Leyland Road area for the reasons set out in the Statement of Case (Appendix A), along with the fee structure, budget implications and licence conditions

REASONS FOR RECOMMENDATION

The Council have satisfied the statutory tests in Section 80 of the Housing Act 2004, in relation to the conditions required to designate an area for selective licensing in that; the proposed designation areas are suffering from low housing demand.

Making a designation will when combined with other measures taken in the area by the local authority or by other persons together with the local authority, contribute to the improvement of the social, environmental and economic conditions in the area.

Although improvements have been made in the private rented sector there are properties that are of poor condition and poorly managed, contributing to low housing demand. Selective licensing will help to address the problems associated with low demand by compelling those landlords that are not operating to minimum required standards to improve the management practices and the condition of their properties. This will improve

the housing offer which in turn will continue to improve demand and sustainability of tenancies within the neighbourhoods.

The continued introduction of selective licensing areas in Burnley is key to the Council's strategy to tackle low demand, improve the quality of homes within the borough and create a balanced housing market to support social and economic improvements.

Housing plays a fundamental role in delivering sustainable neighbourhoods, facilitating social and environmental improvements and promoting economic growth. The Council believe that selective licensing has an important role to play and offers valuable support to

existing initiatives to tackle empty homes, prevent homelessness, create high quality neighbourhoods and reduce anti-social behaviour.

An option appraisal detailed in paragraph 7 of appendix A to this report looks at other powers and options that are available to the Council with the reasons why they could not be used as an alternative to the proposed selective licensing designations. They will be used as support tools as part of an integrated programme of measures to improve the social, economic and environmental conditions of the areas.

The Council have taken all reasonable steps to consult persons likely to be affected by the proposed designations and have considered all representations made

DECISION

- (1) That the areas detailed in plans A and B and Street lists A and B be approved as selective licensing areas for a maximum period of 5 years for the reasons detailed in Appendix A, Burnley Borough Council's Statement of Case for Selective Licensing Areas;
- (2) That the making and submission of an application to the Secretary of State be approved for the confirmation of the Burnley Wood with Healey Wood and Leyland Road selective licensing designation areas;
- (3) That the Fee Structure and Charging Policy be approved in Appendix B to this report;
- (4) That the Licensing Conditions be approved as detailed in Appendix C to this report; and
- (5) That the Executive recommends to Full Council the approval of the financial implications detailed in this report and creates a budget of £148,090 for 2022/23 which will be recovered through the fee income.**