



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: **21/12/2016**

Progress against our strategic commitments

Strategic commitment	Progress update																				
<p>PL2- We will improve the management of private rented accommodation.</p>	<p>With regards to selective licensing the table below shows the current progress with applications:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Area</th> <th style="text-align: center;">No. Licensed</th> <th style="text-align: center;">Total known properties</th> <th style="text-align: center;">%</th> <th style="text-align: center;">Refused</th> </tr> </thead> <tbody> <tr> <td>Trinity</td> <td style="text-align: center;">470</td> <td style="text-align: center;">571</td> <td style="text-align: center;">82%</td> <td style="text-align: center;">5</td> </tr> <tr> <td>Queensgate</td> <td style="text-align: center;">494</td> <td style="text-align: center;">631</td> <td style="text-align: center;">78%</td> <td style="text-align: center;">20</td> </tr> <tr> <td>Gannow</td> <td style="text-align: center;">369</td> <td style="text-align: center;">420</td> <td style="text-align: center;">88%</td> <td style="text-align: center;">1</td> </tr> </tbody> </table> <p>The applications for those properties that have not yet been licensed are at various stages of the approval process and any properties where we have not received an application are being actively pursued.</p> <p>Officers have been concentrating on those landlords and managing agents that have not complied with the licensing scheme. 43 Prosecution cases have been sent to Legal services of those:</p> <ol style="list-style-type: none"> a. 36 guilty convictions have been given b. 1 case has appealed the decision of the Magistrates' Court and is at Crown Court on the 8th December 2016. c. 10 Rent Repayment Orders (RRO) have now 	Area	No. Licensed	Total known properties	%	Refused	Trinity	470	571	82%	5	Queensgate	494	631	78%	20	Gannow	369	420	88%	1
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	<p>been awarded to the Council by the Property Tribunal for £24,942.40. These orders allow the Council to recover housing benefit payments from landlords who have been found guilty of operating a property without a licence. At present 3 further applications have been made to the Tribunal for RROs.</p> <p>d. 6 cases were withdrawn</p> <p>The designations for three new areas came into effect on 15th November 2016. They are: Burnley Wood with Healey wood; Leyland Road area; and Ingham and Lawrence Street in Padiham, with a total of 1047 licensable properties.</p> <p>Private Rented Disrepair Since the start of April 2016, the Council has received and dealt with 205 new disrepair complaints from private rented sector tenants, and in addition carried out 65 proactive housing inspections. The Enforcement Team have a current caseload of 130 open and ongoing private rented sector disrepair cases. The majority of the disrepair cases received have been dealt with informally and resolved promptly.</p>
<p>PL3- We will work with partners to improve the condition of the existing housing stock and bring forward new housing development to meet resident's needs</p>	<p>New Developments Keepmoat continue to build and sell homes in Burnley Wood and South West Burnley and to help support their investment on those neighbourhoods. The Council has funded a property improvement scheme on Accrington Road and approved a further scheme on Branch Road, which together will see 103 properties painted and improved to contribute to the transformation of these neighbourhoods.</p> <p>Gleeson homes are progressing their developments in Daneshouse and Stoneyholme and are continuing to prepare the site at the former chemical works in Hapton, which will see 200 family homes developed offering choice for our residents and helping to meet people's housing aspirations.</p> <p>Calico Homes have now submitted a planning application to develop 56 affordable homes on the former Perseverance Mill site at Dryden Street, Padiham. This development will see new housing built on a very challenging site that for many years was a significant blight on the local neighbourhood.</p>

Calico Homes are also making excellent progress with their wider housing development programme, which sees a range of new homes under construction on a site of former cleared housing at Blannell and Pomfret Street in Trinity Ward and will shortly see the redevelopment of the former Mitre Public House, with a state of the art housing and support scheme for single people.

Empty Homes Programme

We currently have 5 renovations underway and a further two will be starting in January. More Compulsory Purchase Orders are scheduled to be made in December and January and these properties once acquired will be renovation in the 2017/18 programme.

We have accepted a number of offers for properties we have for sale from owner occupiers and these are expected to complete over the coming months. 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 by February.

New Housing Completions

Officers have recently produced the number of new housing completions seen in the financial year 2015/16 and I can report that in Burnley we recorded a figure of 257. This figure is over double what it was for 2014/15 with the average number of new housing completions per year over the last 13 years being 159.

This figure is no accident and is the result of a lot of hard work to bring forward housing developments and promote the Borough as a place to invest in and a great place to live.