

### Houses in multiple occupation (HMOs)

- Student Housing SPD (adopted June 2012)
- Issues due to over concentration of shared housing in existing residential areas
- Proposal to introduce Article 4 Direction

### Houses in multiple occupation (HMOs)

#### Article 4 Directions

- Under TCPA - All properties have certain planning rights
- Article 4 – Removes planning rights
- to enable the planning authority influence changes to shared housing in the future

## Houses in multiple occupation (HMOs)

### Article 4 Direction – What will it mean ?

- All properties occupied by 3-6 people (over 7 require pp for change of use)
- Require planning application for Change of use to HMO
- Council could refuse permission for the change of use
- Would apply to all HMOs not just students

## Houses in multiple occupation (HMOs)

### Article 4 Direction : What isn't covered ?

- Properties in multiple occupation now (or at the time the order is issued)
- Properties occupied by 2 people

## Houses in multiple occupation (HMOs)

### Castle Ward

#### 27% Total student properties

22% Properties wholly occupied by students

5% Properties partly occupied

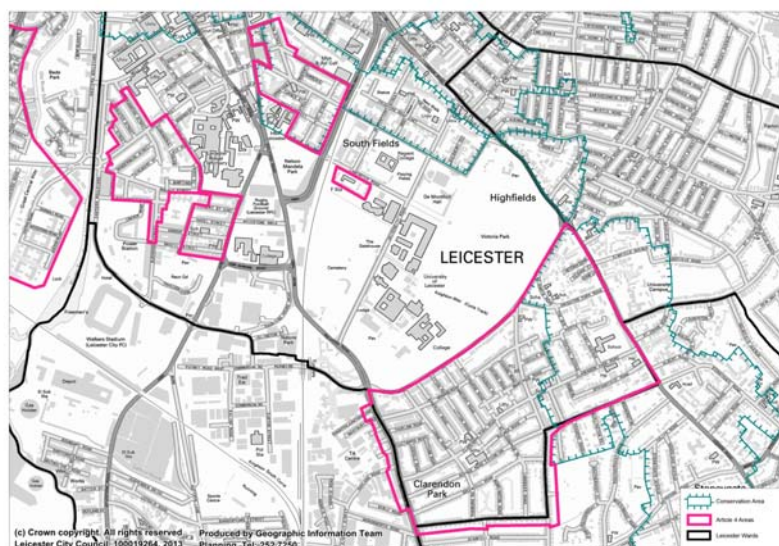
### Clarendon Park

#### 22.8% Total student properties

17.6% Properties wholly occupied by students

5.2% Properties partly occupied

Castle Ward - Article 4 Areas Draft



## What's Next – How will it work ?

Prepare evidence base	December 2012 - March 2013
Compile collected evidence and prepare a report for members highlighting streets which have a high student population which an article 4 notice could be served upon.	March – April 2013
Consult all properties that will be affected by the article 4 direction, also consult student letting agencies. Put up site notices as well as an advert in the mercury. Give 6 weeks for consultation.	April – May 2013
Collate responses and make determination whether to proceed regarding the article 4 direction. Get approval from legal regarding the final wording. Get final approval from members to serve the Article 4 direction.	June – July 2013
Seek approval from the Secretary of State to serve the notice.	August 2013
Serve article 4 direction dating it to come into force July 2014 to avoid compensation problems. Notify all affected homes by letter with a copy of the served notice. Put up site notices and take out a press notice in the Mercury.	August 2013
Notice comes into force	August 2014

## To Let Boards

- Student Housing SPD (adopted June 2012)
- Issue of over concentration of estate agents boards for shared housing in existing residential areas
- Consider options to control To Let Boards
- Consider introduction of a Regulation 7

## To Let Boards

What would it do ?

- Require all estate agents to apply for consent to put up To Let Boards
- Reduce number of To Let Boards
- Restrict the amount of time boards could be left up for
- Huge amount of work
- Needs an evidence base

## To Let Boards

Voluntary Code for estate agents

- Specify size, design, location on property
- Time period, number per street
- Length of time left up
- Specify text – Let by/Gone/To let

Also

- Consider prosecution in specific case

## To Let Boards

- Self regulation
- Message to all estate agents
- Evidence base

If that doesn't work :

- Regulation 7