

## ANNEX 2

### LOCAL PLAN ISSUES & OPTIONS CONSULTATION SUMMARY OF RESPONSES (RELATING TO HMO'S)

The level of agreement relating to options for addressing Houses in Multiple Occupation is illustrated below.

*Continue to allow HMO's subject to consideration of their effects on the local character and living environment of an area.* Opinion was divided on the merits of this issue. More respondents (53%) agreed or strongly agreed, 29% disagreed/strongly and 17% were neutral.

*Restrict HMO's in certain areas.* 41% of responses were neutral regarding this option. 44% supported/strongly supported and 15% disagreed/strongly disagreed.

*The number of HMO's in a particular area should be restricted beyond a specific level.* 42% of responses were neutral. 50% agreed/strongly agreed and 8% disagreed/strongly disagreed.

The majority of responses stem from concerns that HMO's (particularly where clustered) can be a driver of social problems/disturbance for local communities, can change the character of neighbourhoods and affect perception of the district. In relation to possible specific levels, responses imply low percentages are supported. Suggestions include zero, low, 5%, 10%, 15% and 25%. Specific areas mentioned where HMO's might be restricted include Cliftonville (including Cliftonville East), the estate adjoining the university campus and other estates characterised by family homes. Some responses recognised that HMO's (including those occupied by students) properly managed etc can meet housing need, but this was generally subject to the need to prevent proliferation. Others suggested that the issue was too wide to be resolved through planning policy and included the view that HMOs create few problems.

#### **Representations also included the following points**

- Presence/ concentration/density of HMO's often negatively affects communities ( associated with crime, deprivation and a.s.b., no go areas at night);
- HMO's suit some requirements. Build more homes for people who need this type of accommodation and convert existing homes for self contained use.
- Need good landlords and good tenants;
- Restrict/control proliferation/deal with case by case on basis of impact on local community;
- Specific levels referred to include (Zero % / Low % / 5% / 10% / 25%)
- No more than 5% HMO in any one street/group of streets. No more HMO's in areas already with many 1 bed flats or HMOs;
- Be careful in villages – maybe 15% per ward;

- Allow no more in Cliftonville until balance restored. Restrict numbers in east Cliftonville and in any particular area allow no more than 5-10%;
- HMO's for students/special homes are necessary, but avoid ghettos (e.g. estate near University campus 1%);
- Only allow HMO's if targeted at students. If any built make them halls or residence style only;
- Ensure all landlords licensed;
- HMO's more suited to high street locations not family residential areas.