

DECISION-MAKER:	SCRUTINY PANEL A		
SUBJECT:	ARTICLE 4 AND HMO SUPPLEMENTARY PLANNING DOCUMENT		
DATE OF DECISION:	9 th JANUARY 2014		
REPORT OF:	ASSISTANT CHIEF EXECUTIVE		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY
None

BRIEF SUMMARY

For the second meeting of the 'Maintaining balanced neighbourhoods through planning review' the Panel will focus on the effectiveness of the Council's Article 4 and Houses in Multiple Occupation Supplementary Planning Document (HMO SPD). Representatives from Highfield Residents Association and landlord associations have been invited to present feedback to the Panel. In addition submissions from the following are attached and will be presented to the Panel: University of Southampton; Southampton Solent University; Southampton University Students' Union; feedback submitted by Councillors, residents associations and residents.

RECOMMENDATION:

- (i) The Panel is recommended to consider the comments made by the invited representatives, and the written information presented to the Panel, and use the information provided as evidence in the review.

REASON FOR REPORT RECOMMENDATIONS

1. To enable the Panel to compile a file of evidence in order to formulate findings and recommendations at the end of the review process.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. None.

DETAIL (Including consultation carried out)

3. The HMO SPD, attached as Appendix 1, outlines the important contribution that Housing in Multiple Occupation (HMO) makes to meeting Southampton's accommodation needs, particularly for single people.
4. The HMO SPD identifies that the demand for single occupancy accommodation in Southampton is high and the Housing Strategy forecasts a significant growth (12.5%) in the 20-29 age range, an age group who are key HMO tenants.

5. In addition to the forecast population growth in Southampton, affordability of housing in the city and the change in housing benefits for single people under 35, where the level of benefit has been capped to the rental levels in a shared property, are also anticipated to stimulate demand for HMOs in the city. The development of purpose built student accommodation could however decrease demand for HMO accommodation from students (see appendices 4,5,6).
6. The HMO SPD makes reference to the impact a large number of HMOs in one area can have on the physical character of a residential area and the conflict with existing communities this can lead to.
7. To prevent the development of excessive concentrations of HMOs, and to encourage a more even distribution across the city, the Council, in March 2012, resolved to make an Article 4 (1) direction to remove the permitted development rights of house owners to convert a single dwelling house (class C3) into an HMO. Accompanying this the Council approved a Houses in Multiple Occupation Supplementary Planning Document (HMO SPD) to guide the interpretation of the policy and to ensure that HMOs were spread across the city with no area (within a 40m radius) having more than either 20% or 10% of properties as HMOs so communities were balanced (defined as the “tipping point”).
8. It has been over 18 months since the Council adopted the SPD. At this meeting the Panel will, after receiving information from a number of sources, consider how effective the Council’s Article 4 and Houses in Multiple Occupation Supplementary Planning Document (HMO SPD) has been in meeting the objectives identified above.
9. Dr Chris Lyons, Southampton City Council’s Planning and Development Manager, will provide the Scrutiny Panel with an overview of the HMO SPD and the outcome of HMO planning applications since the SPD was adopted. Details are attached as Appendix 2.
10. As one of the largest residents associations in Southampton, with extensive experience of dealing with planning issues, and HMOs in particular, representatives from Highfield Residents Association have been invited to present feedback to the Panel. A written response from Highfield Residents Association is attached as Appendix 3.
11. An invitation to present to the Panel has been extended to representatives from both the Southern Landlords Association and the National Landlords Association.
12. The Houses in Multiple Occupation Condition Survey (2008) found that 45% of HMOs in Southampton were occupied by students. Attached as Appendices 4, 5 and 6 is written evidence provided by Southampton Solent University, the University of Southampton and Southampton University Students’ Union. Written feedback from Southampton Solent University Students’ Union will be submitted to the February 2014 meeting of the Panel.

13. Following a request for feedback on the effectiveness of the Council's Article 4 and HMO SPD from all Southampton City Councillors, attached, as Appendix 7, is a collation of responses received by members, residents associations and residents.
14. The final appendix for information is an overview of the Councils HMO Licensing Scheme. This information, attached as Appendix 8, is taken directly from the HMO Licensing FAQ's on the Council's internet site.
15. The guests invited to present information at the meeting will take questions from the Panel relating to the evidence provided. Copies of any presentations will be made available to the Panel.

RESOURCE IMPLICATIONS

Capital/Revenue

16. None.

Property/Other

17. None.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

18. The duty to undertake overview and scrutiny is set out in Part 1A Section 9 of the Local Government Act 2000.

Other Legal Implications:

19. None

POLICY FRAMEWORK IMPLICATIONS

20. None

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	None directly as a result of this report
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SUPPORTING DOCUMENTATION

Appendices

1.	Houses in Multiple Occupation Supplementary Planning Document
2.	Southampton HMO Planning applications – Summary
3.	Response from Highfield Residents Association
4.	Response from Southampton Solent University
5.	Response from the University of Southampton
6.	Response from Southampton University Students' Union
7.	Feedback from Councillors, residents associations and residents
8.	HMO Licensing Scheme - FAQs

Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	Dependent upon forward plan item
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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