

## Lab amendment to FIP Motion

Moved by Cllr Kyle Phythian & Seconded by Cllr Peter Dean

1) Delete: "We are aware of the extra congestion these properties cause and that good, essential family homes are being removed from the current market. Currently in Failsworth we have an historic area being swamped with such developments and the character and appeal to this historic place is being lost on a rapid scale."

Insert: We are aware of residents concerns on the potential impact of HMOs.

2) Delete: "They do afterall pay a high premium with their council tax for the pleasure of living in this Borough. It's to the detriment of local residents that the adverse impacts of the HMO's saturating areas causing doctors, dentists and other services to be strained. We are not increasing services to cope with the increased number of residents we are allowing to reside, at a fraction of the cost to those who live in family homes."

Insert: Residents are rightly proud of where they live, and we all want the best for our neighbourhoods and key public services. We regret that public services have been decimated by austerity and that home ownership remains out of reach for many young Oldhamers.

3) Delete: "Typically, HMO residents aren't taking part in community life, we want to encourage to build on existing communities and see the next generation grow where their parents intended them to."

Insert: We want to encourage Oldhamers to stay in the Borough and build their own families here as their parents did.

4) Delete: "HMO's cause the loss of affordable family homes and this council recognises the need to keep decent family homes available to the market for families to purchase"

Insert: HMO's can cause the loss of affordable family homes and this council recognises the need for decent and affordable homes available to the market for families to purchase.

5) Delete: "HMO's cause the loss of S106 monies on houses that are not being built to meet the demand of areas in the borough"

Insert: The burden of evidence to impose an Article 4 direction is too high, and that because of this more HMO's are created due to the government's decision when implementing the Town and Country Planning Order (General Permitted Development) (2015)

6) Delete: "Gather the evidence to monitor the situation, paying attention to minimise any potential negative impacts HMO's are having on areas. Also, to work with Councillors and residents to protect the interests of the residents, in the future development of HMO's."

Insert: Continue to Gather the evidence to monitor the situation, paying attention to minimise any potential negative impacts HMO's are having on areas. Also, to work with Councillors and residents to protect the interests of the residents, in the future development of HMO's.

7) Delete: **That automatic development rights are removed for HMO's of up to six occupants and that they are to seek planning permission for a HMO of any size. Enforcing an Article 4 direction**

Insert: That automatic development rights for HMOs of up to six occupants be removed IF and WHEN the threshold for an Article 4 Direction is met. So developers are required to seek planning permission for a HMO of any size.

8) Delete: **Limit the number of HMO's in the Borough and certain areas within it**

Insert: Recognise that when managed by good landlords HMO's meet the housing needs of some Oldhamers, but that residents have concerns around the number of inadequate landlords converting decent homes into HMOs solely for profit in particular neighbourhoods.

9) Delete **"A consultation takes place with neighbouring residents, when development opportunities are sought by landlords to develop HMO's"**

Insert Where HMOs are developed that require Planning Permission, the council will continue to consult with neighbouring residents, when development opportunities are sought by landlords to develop HMO's

10) Delete **"Write to the Secretary of State for levelling up, housing & Communities, requesting changes to the current HMO legislation, to enable local authorities to have more control"**

Insert That the Chief Executive will write to the Secretary of State for Levelling Up, Housing & Communities and request that the current planning regulations are reviewed and insist that local planning authorities are able to have more control over developments and changes of use in their boundaries.

#### Amended Motion to Read:

With an ever growing number of HMO's popping up across the borough, all Councillors must be aware of the increased frustration caused to neighbouring residents and the place they live. We are aware of residents concerns on the potential impact of HMOs.

It can only be seen as a positive thing that we have residents who look upon their community favourably and want certain standards to be upheld where they live. Residents are rightly proud of where they live, and we all want the best for our neighbourhoods and key public services. We regret that public services have been decimated by austerity and that home ownership remains out of reach for many young Oldhamers.

We want more for the areas we live. We want our residents to remain proud of where they live. We want to encourage Oldhamers to stay in the Borough and build their own families here as their parents did.

### **This Council Notes**

- Council tax is per property and does not reflect the number of adults in each HMO property.
- HMO's can cause the loss of affordable family homes and this council recognises the need for decent and affordable homes available to the market for families to purchase.
- The burden of evidence to impose an Article 4 direction is too high, and that because of this more HMO's are created due to the government's decision when implementing the Town and Country Planning Order (General Permitted Development) (2015)

### **This Council resolves to:**

- Continue to gather the evidence to monitor the situation, paying attention to minimise any potential negative impacts HMO's are having on areas. Also, to work with Councillors and residents to protect the interests of the residents, in the future development of HMO's.
- That automatic development rights for HMOs of up to six occupants be removed IF and WHEN the threshold for an Article 4 Direction is met. So developers are required to seek planning permission for a HMO of any size.
- Recognise that when managed by good landlords HMO's meet the housing needs of some Oldhamer's, but that residents have concerns around the number of inadequate landlords converting decent homes into HMOs solely for profit in particular neighbourhoods.
- Where HMOs are developed that require Planning Permission, the council will continue to consult with neighbouring residents, when development opportunities are sought by landlords to develop HMO's.
- That the Chief Executive will write to the Secretary of State for Levelling Up, Housing & Communities and request that the current planning regulations are reviewed and insist that local planning authorities are able to have more control over developments and changes of use in their boundaries.