

Liberal Democrat Group amendment to Failsworth Independent Party motion: Regulation of HMOs

Proposed by: Councillor Chris Gloster

Seconded by: Councillor Sam Al-Hamdani

Under "This Council Notes" **INSERT:**

- That last year, the Liberal Democrat Group recommended the restriction of HMOs in their written submission to Oldham's Local Plan and additionally raised the issue at the full council meeting in November 2021 - outlining the need for action with regards to the proliferation of HMOs across the Borough
- That there has been insufficient progress since the Liberal Democrat Group's intervention last year and the administration must now act to control HMOs

Under "This Council resolves to", **AMEND** point two as follows:

- pursue the removal of automatic development rights from HMOs of up to six occupants, and to require planning permission for an HMO of any size (enforcing an Article 4 direction), and to seek to enforce HMO licensing on properties which are currently excluded as having too few residents;

Under "This Council resolves to", **AMEND** point three as follows:

- limit the number of HMOs in the Borough, and each area within it;

Under "This Council resolves to", **AMEND** point four as follows:

- conduct consultations with neighbouring residents when development opportunities are sought by landlords to develop HMOs, and afterwards should there be concerns about ASB introduced with the HMO;

The amended motion to read:

With an ever-growing number of HMOs 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 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.

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. They do after all 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. We want more for the areas we live. We want our residents to remain proud of where they live. 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.

This Council notes

- That last year, the Liberal Democrat Group recommended the restriction of HMOs in their written submission to Oldham's Local Plan and additionally raised the issue at the full council meeting in November 2021 – outlining the need for action with regards to the proliferation of HMOs across the Borough;
- That there has been insufficient progress since the Liberal Democrat Group's intervention last year and the administration must now act to control HMOs;
- Council tax is per property and does not reflect the number of adults in each HMO property;
- HMOs 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;
- HMOs can cause the loss of S106 monies on houses that are not being built to meet the demand of areas in the borough.

This Council resolves to:

- gather the evidence to monitor the situation, paying attention to minimise any potential negative impacts HMOs are having on areas. Also, to work with Councillors and residents to protect the interests of the residents, in the future development of HMOs;
- pursue the removal of automatic development rights from HMOs of up to six occupants, and to require planning permission for an HMO of any size (enforcing an Article 4 direction), and to seek to enforce HMO licensing on properties which are currently excluded as having too few residents;
- limit the number of HMOs in the Borough, and each area within it;
- conduct consultations with neighbouring residents when development opportunities are sought by landlords to develop HMOs, and afterwards should there be concerns about ASB introduced with the HMO;
- 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.

Liberal Democrat Group
Oldham Council
2 November 2022