



Ministry of Housing, Communities & Local Government

Baroness Taylor of Stevenage
Parliamentary Under-Secretary of State for
Housing and Local Government
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22nd July 2025

Dear Shelley,

Thank you for your letter of 16 April regarding the rights of Houses of Multiple Occupation (HMO) renters. To confirm, your letter was received via post on 2 July. I have been asked to reply, and I am grateful to you for making representations on behalf of Oldham MBC.

Houses in Multiple Occupation provide relatively low-cost accommodation for rent and can play an important part in the housing market. Under the planning system, national permitted development rights allow a C3 dwellinghouse (a house) to change use to a C4 House in Multiple Occupation for up to six people sharing facilities without the need for a planning application. Larger Houses in Multiple Occupation require planning permission.

Local authorities have planning powers to limit the proliferation of Houses in Multiple Occupation within their locality. Where there is sufficient evidence of the need to do so, a local planning authority may withdraw a permitted development right in a specific area using an Article 4 direction, after consultation with the local community. This would mean any change of use to both large and small Houses in Multiple Occupation would require an application for planning permission, which has to be determined in accordance with the development plan for the area, enabling local people to comment.

The Government continues to keep permitted development rights under review.

Thank you for your letter on this matter.

Yours sincerely,

BARONESS TAYLOR OF STEVENAGE
Parliamentary Under-Secretary of State for Housing and Local Government