

**Decision Maker:** EXECUTIVE

**Date:** Thursday 15 July 2021

**Decision Type:** Non-Urgent Executive Non-Key

**Title:** HOUSES IN MULTIPLE OCCUPATION

**Contact Officer:** Tim Horsman, Assistant Director (Planning)  
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**Chief Officer:** Director of Housing, Planning, Property and Regeneration

**Ward:** (All Wards);

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1. Reason for report

For Executive to consider updated information and recommendations on the potential making of an Article 4 Direction in respect of permitted development to convert residential properties into Houses in Multiple Occupation (HMOs) following deferral of the previous report on 30<sup>th</sup> June.

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2. **RECOMMENDATION(S)**

**Executive consider the recommendations of the Development Control Committee and the Renewal, Recreation and Housing Policy Development and Scrutiny Committee in respect of the potential Article 4 Direction for HMOs which were:**

**1 - The impacts of HMOs identified in the report and accompanying evidence base document at Appendix 1 be noted;**

**2 - Evidence relating to HMOs in the Borough, including seeking more information on smaller HMOs borough wide and within existing and developing clusters, continue to be monitored and kept up-to-date with further reports to be submitted to future meetings of the DCC;**

**3 - A non-immediate Article 4 Direction be introduced across the entire Borough (to avoid compensation claims) and that Licensing colleagues be asked to review arrangements for all sizes of HMOs including those with three or more occupants;**

**4 - An immediate Article 4 Direction be introduced for Biggin Hill and Darwin wards given the timing of public transport; and**

**5 - Recommendations 3 and 4 be referred to the Executive for consideration.**

## Impact on Vulnerable Adults and Children

1. Summary of Impact: None
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## Corporate Policy

1. Policy Status: N/A
  2. BBB Priority: Quality Environment, Excellent Council, Healthy Bromley
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## Financial

1. Cost of proposal: No Cost
  2. Ongoing costs: N/A
  3. Budget head/performance centre: Planning Policy and Strategy
  4. Total current budget for this head: £0.568m
  5. Source of funding: Existing Revenue Budget for 2021/22
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## Personnel

1. Number of staff (current and additional): 10fte
  2. If from existing staff resources, number of staff hours: N/A
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## Legal

1. Legal Requirement: N/A
  2. Call-in: Not Applicable
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## Procurement

1. Summary of Procurement Implications: None
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## Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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## Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: Ward Councillors' views have been presented to DCC and RR&H PDS and in particular Wards they have requested an immediate Article 4 Direction for HMOs

### 3. COMMENTARY

- 3.1 This matter was deferred from Executive on 30<sup>th</sup> June 2021 for Officers to clarify timescales for the 2021 Census results so that Members could consider whether they wished to wait for these before approving an Article 4 Direction, and whether there was further evidence which suggests that additional planning controls may be necessary. The matter was also to be subject of further consultation with RR&H LDS and DCC.
- 3.2 The expected timeframe for the 2021 Census results is around 12-18 months plus, and so if Members are concerned about the impacts of the increase in HMOs at this point, it may be prudent to consider the evidence currently available rather than waiting. At this point Officers have no additional evidence other than that presented to the committees previously.
- 3.3 RR&H PDS and DCC Members have been asked to provide their further views if any in writing and these will be reported to the committee. The original reports are appended.

### 4. POLICY IMPLICATIONS

The Policy implications are set out in the appended DCC report

### 5. FINANCIAL IMPLICATIONS

The potential for compensation for immediate Article 4 Directions is set out in the appended DCC report

### 6. LEGAL IMPLICATIONS

The legal implications are set out in the appended DCC report

<b>Non-Applicable Sections:</b>	IMPACT ON VULNERABLE ADULTS AND CHILDREN PERSONNEL IMPLICATIONS PROCUREMENT IMPLICATIONS
Background Documents: (Access via Contact Officer)	Development Control Committee report, 21 May 2020, HOMES IN MULTIPLE OCCUPATION - <a href="http://cdslbb/documents/s50081785/Houses%20in%20Multiple%20Occupation.pdf">http://cdslbb/documents/s50081785/Houses%20in%20Multiple%20Occupation.pdf</a>