

Bath & North East Somerset Council
HMOs
Summary of Consultation

Issue | 13 December 2012



This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number TBC

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1 Introduction

1.1 Background

A joint consultation is being run by the Planning and Housing Services as the Council is seeking to use available powers to gain extra control over Houses in Multiple Occupation (HMOs) in Bath to:

- control their future growth
- improve their standard and management

1.1.1 Planning Proposals

Following a consultation on the proposal to introduce an Article 4 Direction in Bath between May and July 2012, a further consultation is underway on the proposed Supplementary Planning Document (SPD), which sets out the policy that applications for new HMOs in the city would be assessed against. The consultation ran from 18th October to 30th November 2012.

1.1.2 Licensing Proposals

The Council has undertaken research to consider whether additional licensing is necessary and if so, which areas of the district would benefit most. The Wards of Widcombe, Westmoreland and Oldfield have been initially identified as areas that may potentially benefit from a scheme. A consultation ran on these proposals from 17th September to 30th November 2012.

1.2 Overview

To complement the online consultation, a number of events were held to further gather views on the proposals:

- Presentation to members of the National Landlords Association (NLA) of Wessex, 17th October
- Market Stall at Bath Spa University Students' Union, 18th October, 11am – 2pm
- Market Stall at University of Bath Students' Union, 23rd October, 11am – 2pm
- Open Event at One Stop Shop, Manvers Street, 23rd October, 6-9pm (with briefing presentations)
- Open Event at St Alphege's Parish Hall, Oldfield Lane, 24th October, 5.30-8pm
- Open Event at Oldfield Baptist Church Hall, Moorland Road, 25th October, 3-7.30pm
- Polish Community Information Event, St John's Catholic Primary School, 27th October, 1-4pm

2 Summary of Event Feedback

2.1 National Landlords Association

A presentation was made to approximately 70 members of the local Wessex branch of the National Landlords Association, giving an overview of the proposals and the consultation. Approximately 15 one-to-one conversations were held following the presentation.

The key issues raised were as follows:

Additional Licensing

- Additional licensing was perceived by many as a tax on good landlords; a bureaucratic and expensive process with nothing in return
- Not convinced on some of the criteria e.g. energy efficiency
- A way of the Council funding services that used to be free to landlords e.g. voluntary accreditation and not convinced how this will be enforced. Need better enforcement on bad landlords

Planning Controls

- Concern that this will bring inflexibility of rental to families/HMOs
- Agree a simple and clear approach is needed as otherwise this could slow down sales and purchase
- Many already have their property portfolios so this would not affect them. Those with 2 bed properties in the high concentration areas expressed that they were considering introducing an extra bedroom before the new planning controls came into effect.

2.2 Bath Spa University Students' Union



A market stall was held near the entrance to the Students' Union. We spoke to approximately 40 people, and Students' Union staff and sabbatical officers engaged with many more. The majority of visitors to the stall were students living in HMOs, but we also engaged with members of staff, some of whom were Oldfield Park residents.

Additional Licensing

- There was recognition of the negative quality of housing that many had experienced.

- There was a worry about costs passed on to students / tenants in rental prices, as the rental market is already expensive in Bath.
- Some questions were asked about particular conditions e.g. outside recycling receptacles – does not sound practical when most people don't use these. People were generally not supportive aesthetic improvements.
- There were concerns raised about enforcement and that bad landlords would stay “under the radar”

Planning Controls

- The two Universities' Students' Unions had created an online e-petition against the proposed Article 4 Direction. Many students supported this view.
- Many of these students were concerned about too much control about where students can live – there should be free choice and students like to live together otherwise can be isolating
- Some happy with approach – like the idea of more balanced community and do not want to live in a student ghetto.

2.3 University of Bath Students' Union



A market stall was held near the entrance to the Students' Union. We spoke to approximately 45 people, gave information to many more, and Students' Union sabbatical officers engaged with more still. The majority of visitors to the stall were students living in HMOs, but we also engaged with members of staff living in HMOs, landlords, and interested local residents.

Additional Licensing

- There was recognition of the negative quality of housing that many had experienced.
- There was a worry about costs passed on to students / tenants in rental prices, as the rental market is already expensive in Bath.
- There was some mis-understanding about how onerous and costly it would be to comply with the proposed licensing conditions (both on the part of landlords and tenants).

Planning Controls

- The two Universities' Students' Unions had created an online e-petition against the proposed Article 4 Direction. Many students supported this view.

- Many of these students were concerned about too much control about where students can live – there should be free choice and students like to live together, otherwise can be isolating.
- There was a feeling that students have a bad name and that the reality is not as bad.

2.4 One Stop Shop



A Drop-in session was held at the One Stop Shop on Manvers Street, with two briefing presentations. Fifteen people attended, and there was a mix of landlords, letting agents, residents' associations, and others.

Additional Licensing

- There were a variety of views, ranging from full support to various concerns about implementation, and a feeling that good landlords are already doing this.
- There was discussion about whether this could create a “black market”, with illegal sub-letting of rooms (i.e. an extra room being sub-let in two-bed house, to avoid being licensed.)
- There was some discussion about whether this would reduce the HMO market, with landlords choosing to let to families instead.
- There were requests made to minimise bureaucracy and paper work as much as possible.
- There was a concern that additional licensing could ruin good relationships the Council already has with landlords, and questions were raised over why it is being proposed.
- There was a comment that it should be extended to cover the whole of B&NES.

Planning Controls

- There was concern about accessibility by public transport to areas which might see a rise in numbers of HMOs as a result of the proposals.
- Many were positive about the aims of the proposals, but some concerns remained about whether the implementation would deliver these aims.

2.5 St Alphege's Parish Hall

A drop-in session was held at St Alphege's Parish Hall. Twenty-one people attended, mainly local residents, but also some landlords.



Additional Licensing

- There was general consensus in support of the licensing proposals, with some asking why it had not been brought in earlier.

Planning Controls

- Views were generally positive; with some disappointment it could not be retrospective.
- There was some discussion about the potential for specific roads to be exempted (Lorne Road), as residents are concerned about the saleability of family houses if these proposals are introduced.

2.6 Oldfield Baptist Church Hall



The drop-in event at Oldfield Baptist Church hall attracted over 80 people. These were mainly local residents, but also some local businesses, landlords and letting agents.

Additional Licensing

- Most people were supportive. Local residents were particularly supportive of the waste and gardening conditions.
- Landlords expressed concerns about the costs being too high, but some local residents felt costs were too low.
- Some comments were received that there should be conditions relating to noise and sound insulation.
- Views were expressed by both landlords and residents that there must be strong enforcement on the bad landlords.
- Some comments were received that licensing may not improve HMO quality.

Planning Controls

- Most people were supportive of the proposals.
- There were some attendees who felt the threshold should be lower than 25%.
- There were some questions raised about data reliability, and suggestions that council tax exempt properties but be a better source of data.

Other Comments

- Many people felt that landlords should be paying council tax, on student properties that would otherwise be exempt
- There were concerns raised about parking, and the fact that it will not be addressed by the proposals put forward. People did not necessarily think that it should be dealt with through planning or licensing.

2.7 Polish Drop-in Information Event



B&NES housing and planning officers were invited to a drop-in information event for the Polish Community at St John's Catholic School. A short presentation was given, on housing services generally, and the consultations specifically (with an interpreter). There was also a stand with information on the consultations.

Eight people attended from the Polish Community, and a total of over 20 people were present, including representatives from:

- Bath Racial Equalities council,
- Curo
- CAB
- BANES Family information service
- Avon and Somerset Police
- Sirona
- Chair of the Council – Rob Appleyard

There was concern raised that rents in and around Bath are already very high. A question was asked as to whether there would be a limit on the number of people who can live in a shared house.

A question was also raised as to whether the Article 4 Direction will apply retrospectively.

Appendix A

Licensing Questionnaire - tallies

A1 Licensing Questionnaire – tallies

Boards were put up at many of the events to gather responses to a set of questions relating to the additional licensing proposals. Attendees were given dots to respond to the questions as set out to the right.

The responses received are set out in the tables below.



A1.1 University of Bath

		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1.	The Council should proceed with additional licensing?	1	2	3	1	2
2.	Additional licensing will improve the condition of HMOs?	1	4	3	1	0
3.	Additional licensing will help improve the local area?	0	1	3	3	2
4.	Additional licensing will improve the management of HMOs?	1	5	2	0	1
5.	The Council is targeting the right properties for additional licensing?	1	0	2	2	4
6.	The Council is targeting the right areas for additional licensing?	1	1	0	5	2
7.	The proposed conditions will help improve how HMOs are managed?	1	3	3	1	1
8.	The proposed conditions will help improve the safety and quality of HMOs?	1	4	2	0	2

A1.2 St Alphege's Parish Hall

		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1.	The Council should proceed with additional licensing?	7	0	0	0	1
2.	Additional licensing will improve the condition of HMOs?	4	2	1	1	0
3.	Additional licensing will help improve the local area?	4	2	1	1	0
4.	Additional licensing will improve the management of HMOs?	5	2	0	0	1
5.	The Council is targeting the right properties for additional licensing?	6	0	2	0	0
6.	The Council is targeting the right areas for additional licensing?	6	0	1	0	0
7.	The proposed conditions will help improve how HMOs are managed?	4	0	2	1	0
8.	The proposed conditions will help improve the safety and quality of HMOs?	4	3	1	0	0

A1.3 Oldfield Baptist Church Hall

		Strongly agree	Agree	Neutral	Disagree	Strongly disagree
1.	The Council should proceed with additional licensing?	18	3	0	1	0
2.	Additional licensing will improve the condition of HMOs?	19	0	0	1	0
3.	Additional licensing will help improve the local area?	10	6	1	1	0
4.	Additional licensing will improve the management of HMOs?	10	5	0	1	0
5.	The Council is targeting the right properties for additional licensing?	5	3	0	2	0
6.	The Council is targeting the right areas for additional licensing?	12	0	0	2	0
7.	The proposed conditions will help improve how HMOs are managed?	8	3	0	0	0
8.	The proposed conditions will help improve the safety and quality of HMOs?	8	5	0	1	0

These tables show that local residents tended to be in favour of additional licensing; believing that they would improve the condition of HMOs, and help improve the local area. Views at the University of Bath were more mixed. Many of those who felt that the Council was not targeting the right areas wanted to see it introduced across a wider area of the city.

Appendix B

Leaflets and posters

B1 Council Leaflet

Bath and North East Somerset produced a leaflet to encourage people to attend the consultation events, or to respond to the consultation in other ways. The approximate numbers of leaflets distributed on two occasions is set out below.

Places Visited to Distribute Leaflets, 11/10/12

Ralph Allen - North Road

Camomile Clothes x 5 and 1 in window

Bath Bakery North Road x 10

Pet Shop x 1 in window - £2

North Road Pharmacy x 10

Widcombe Parade

Roundabout Baby Clothes x 8

Widcombe Rental Solutions x 6

Widcombe Health Foods Shop x 5

Widcombe Pharmacy x 5

Widcombe Surgery and Pharmacy x 8

Kindling Coffee Shop x 8

Mcolls Widcombe x 1 in window £3

Locksmith x 8

Lennie's Coffee Shop x 8

Laundrette x 8

Roman City x 8

Bath Property Shop x 10

Widcombe Baptist Church x 5

Moorland Road

Baptist Church x 4

Post Office x 5

Velo Lounge x 5

Herbie's Fish and Chips x 5

Bath Bakery Café x 4

Sainsbury's Local x 2

Freshlets Agents x 8

New Leaf Health Foods x 5

Kingsway

Tesco Express x 1 on notice board

Lower Bristol Road

The Lunch Company x 5

Café 84 x 5

Sainsbury's Notice Board x 1

Green Park Notice board x 1

Lime Lounge x 5

Out to Lunch x 5

Trustease x 8

Twerton

Boots Pharmacy x 8

Time Bank Volunteer Shop x 2

Co-op x 2

Bakery x 4

Pub in central high street Twerton x 5

Chelsea Road

Post Office x 2 - Cost £5 – have receipt

Andrews Estate Agents x 10

Other Estate Agent x 10

Bath Bakery x 10

Laundrette x 10

Chelsea Café x 10

Bear Flat

Bear Flat Pharmacy x 6

Andrews Estate Agents x 8

Co-op x 8

The Bear Pub Notice Board x 2

Bear Flat Tesco Express x 2

Fidalius Letting x 5

Business premises visited - 26th November 2012.

169 information leaflets were delivered by hand.

Areas included:

- Moorland Road – all premises
- Shaftbury Road – all premises
- Wells Road – all premises
- Wellsway
- Pulteney Road – Royal Oak,

- Coronation Avenue – all premises
 - Claverton Street – all premises
 - Lower Bristol Road – all retail outlets and small medium business from Twerton to Widcombe (within proposed area)
 - North Road – McColls, Co-Operative, Dudley Taylor Pharmacy, Coombe Down Hardware, Bath Bakery, Seafood, Chip shop, Forester and Flower
 - Widcombe Hill – Widcombe Social Club, Mitchell Taylor Workshop, Naturel Theatre, White Hart Pub,
 - Kip McGrath, education centre, Bath, Jews Lane
 - St Mark’s Community Centre, St Mark’s Place
 - Bath MOT Centre
 - Methodist Free Church, High Street, Twerton
- Homemaker, Widcombe Church of England Primary School, Widcombe Baptist Church
 - Rosemary Place industrial units (off Lower Bristol Road)
 - The Victoria, Millmead Road
 - Artistic Plastercraft, Lyndhurst Road
 - Marko photography, Dorset Close
 - Charmbury Arms, Brook Road
 - Genesis Furniture project, Oldfield Park
 - Bronzeduke, Bellotts Road
 - Partisan, Burnham Road
 - Christian Science Church, Claverton Street
 - Digital Print, Lorne Road
 - Moorfields Inn, Wellsway

Ethnic food outlets

- Ruposhi – Widcombe
- Mint Room – Claverton Street
- Happy Garden – Coronation Ave
- Royal Dragon – Coronation Ave
- Adel’s takeaway – Shaftbury Road
- Panahar – Moorland Road
- Polski shop – Moorland Road
- Cheong Sing
- Peking Chef
- Mouchuck Wells Road

Have your say!

We want your views on new planning and licencing controls over houses in multiple occupation (HMOs) within Bath

Find out more and respond online at
www.bathnes.gov.uk/hmo



**Bath & North East
Somerset Council**



Bath and North East Somerset
Local Development Framework

This joint public consultation is being run by the Council's Planning & Housing Services. Bath & North East Somerset Council is seeking to use available powers to gain extra control over houses in multiple occupation, to:

- control their future growth
- improve the standard and management of these properties

The Planning Control proposals

- "Article 4 Direction" which will mean planning permission will be needed to change use from a family home into a small house in multiple occupation from 1st July 2013
- Introduce detailed policy to determine these planning applications. Neighbourhoods with high existing concentrations of houses in multiple occupation will have future restrictions imposed.
- Planning controls cannot be applied to existing houses in multiple occupation

The draft Houses of Multiple Occupation in Bath: Supplementary Planning Document outlines the proposed policy approach and will show whether your house/ street will be affected by the future planning controls.

The consultation on this Supplementary Planning Document is subject to Cabinet approval of the draft document for public consultation. The Cabinet meeting to decide this will be held on 10th October 2012.

The Housing Licencing proposals

- The Council is considering extending its current licencing scheme to require all shared houses in multiple occupation centred around Oldfield, Westmoreland and Widcombe to be licensed.
- Landlords will have to apply for a licence from the Council which will contain conditions to improve standards and management.
- This will be applied to new and existing houses in multiple occupation.
- This consultation will run from the 17th Sept – 30th Nov

The additional licencing consultation document outlines all the proposals in detail including the draft licencing criteria and a map of the suggested area to be covered.

Events in Bath

Market Stalls

Bath Spa University Student Union

18th October, 11am – 2pm

University of Bath Student Union

23rd October, 11am – 2pm

Open Events

Drop-in at anytime during the session

One Stop Shop, 2 – 4 Manvers Street

23rd October, 6 – 8.30pm

Briefing presentations will be run at 7pm and 8pm

St Alphege's Parish Hall, Oldfield Lane

24th October, 5.30pm – 8pm

Oldfield Baptist Church Hall, Moorland Road

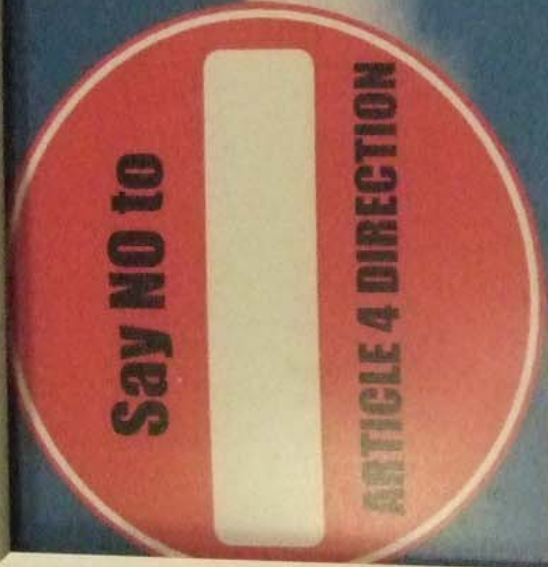
25th October, 3 – 5pm

Both consultations run until 30th November 2012.

You can make comments and find out more online at www.bathnes.gov.uk/hmo
Or contact Council Connect
01225 394041

B2 Leaflets and posters

A selection of the leaflets and posters that were used by others to advertise the events and the consultations are shown below.



STOP plans to DICTATE where STUDENTS can LIVE!

Help by signing this petition

www.bathspasu.co.uk/article4petition

For more info go to the SU Website or email

su-welfare@bathspa.ac.uk



FOCUS

... on Westmoreland

www.sharonball.org.uk



Edited by Cllr Sharon Ball and Sarah Moore

Welcome to the Area

Councillor Sharon Ball and Local Liberal Democrat Campaigner Sarah Moore would like to welcome all the new residents to the area.

We are keen to ensure all residents enjoy their community and would like to ask you to take time to get to know your neighbours and us. If you experience any issues we would like you to contact us to discuss them.

Look out for further leaflets through your door shortly inviting you to meet with Sharon and Sarah, or check on-line at westmorelandcommunitynews.blogspot.co.uk.



Residents consultation on Bath HMO growth controls

The first formal consultation on this issue revealed strong public support for the existence of an HMO (Houses in Multiple Occupation) planning policy.

Cllr Sharon Ball said: I am pleased that the Lib Dem Cabinet has agreed to take this to the next stage of formal consultation as there is clear public support for measures of control.

The proposals for Article 4 planning policy are in brief:

Planning permission will be required for future changes of use from family houses into HMOs across Bath from 1 July 2013. A two stage process will flag up whether a change of use is likely to be permitted at the earliest stage.



- At stage 1, if a property is located within an area with 25% or more existing HMO planning permission is likely to be refused for a change of use from a family house to an HMO and a more detailed stage 2 assessment is triggered. Sharon continued: "(We persuaded Cabinet to increase the percentage from 20% as recommended by the councils consultant as we believe this would be much fairer)."

- Where a property is not located within an area of 25% or more HMOs then change of use is likely to be granted subject to other planning considerations.

Lib Dem campaigner Sarah Moore said: "it is very important that all residents have their say in the consultation process on the Article 4 Planning Policy & the Housing Licensing Policy that is also out for consultation from now until 30th November."

To make your views known go online www.bathnes.gov.uk/hmo or write to Planning Policy, Planning Services, Bath & North East Somerset Council, PO Box 5006, Bath, BA1 1JG



Sharon Ball and Sarah Moore - working with the community



**The council are planning to change
student housing.**

This will affect YOU!



**Come and talk to them TODAY
between 11am-2pm in the SU.**

Do you trust local and national politicians with our future?

OUTDATED EDUCATION SYSTEM
POLITICIANS TURNING
THEIR BACK ON PLEDGES

ATTACKS ON
INTERNATIONAL
STUDENT VISAS

£9000 FEES

RECORD GRADUATE UNEMPLOYMENT
STUDENT HOUSING RESTRICTIONS
LACK OF POSTGRADUATE FUNDING

DO YOU FEEL POLITICAL SYSTEMS ARE FAILING US AS A GENERATION OF STUDENTS?

What can you do?

1. Sign the petition against limitations on shared housing in BathStudent.com/article4.
2. Come along to Question Time with Don Foster (MP for Bath) and other key political figures - Friday 26th October 5:15pm EB 1.1.
3. Vote if you think Bath should support #Demo2012 - BathStudent.com/demo2012 from 26th October.

"The national demo on November 21st is a vital part of shifting the momentum on to creating an alternative plan which works for our generation. In Bath local and national politicians have been turning their back on students and you need to use your voice to say that this is not good enough"

Liam Burns, NUS President

**OUR FUTURE
YOUR CHOICE**

University of Bath
Students' Union

Do you think local politicians should be allowed to make decisions which force rents up and restrict where you can live?

The Council are pushing through strict controls (Article 4 Direction) which would stop houses becoming shared homes.

Did you know that as a student, this could:

- Restrict your housing choices and limit your right to rent where you want
- Increase rent prices
- Force you to rent properties in parts of Bath with fewer bus services and fewer amenities
- Bring a lower quality of housing standards due to less competition
- Endanger students and force us to walk home further through potentially unlit areas
- Force students to live in expensive purpose built accommodation instead of experiencing real independence
- Also affect graduates, workers such as nurses and teachers on low income and anyone else sharing a house
- And more...

WHAT CAN YOU DO TO STOP THIS DISCRIMINATION?

- Sign the petition:
BathStudent.com/article4
- Get your friends to sign the petition by sharing the link on Facebook and Twitter!
- Come along to Question Time with Bath MP Don Foster and other key political figures - Friday 26th October 5:15pm EB 1.1

**OUR HOUSING
YOUR VOICE**

 University of Bath
Students' Union



Information Event

for the Polish Community

**Information
Stalls**

FREE

**Refreshments
available**

Saturday 27th October 2012

Drop in between 1 and 4 pm

**St John's Catholic Primary School
Oldfield Lane, Oldfield Park, Bath, BA2 3NR**

Speakers Include:

**The Chair of B&NES Council, Cllr. Rob Appleyard,
The Police, Curo Group, CAB, GMB
Family Information Service, Housing Standards.**

**Interpreters on the day
Easy parking nearby**

Organised by the Bath & North East Somerset Racial Equality Council, Tel: 01225 787918
With funding from: Lloyds TSB

HERE 12.00 - 14.00

Have your say!

We want your views on new planning and licencing controls over houses in multiple occupation (HMOs) within Bath



Find out more and respond online at www.bathnes.gov.uk/hmo

Bath & North East
Somerset Council

L D F

Bath & North East Somerset Council
Local Democracy Framework

12:11:41 | 23 October 2012

Appendix C

Free text comments

NLA meeting
17/10/12

working together for health & well-being

Public Consultation

Proposals for additional licensing
of Houses in Multiple Occupation (HMOs)

Housing Services
Bath & North East Somerset Council
PO Box 3343, Bath BA1 2ZH

Telephone: 01225 477000
(main switchboard)

www.bathnes.gov.uk
www.banes-pct.nhs.uk

Free comments form

The council should consider reducing the licensing fee for re-licensing especially if there are no substantial changes to the property.

Good, compliant, landlords should be rewarded and a discount given to those transferring from the Accreditation system.

Perhaps if not monetary awards cannot be afforded heavy discounts could be given for "wheelie" bins or any article that could help smooth implementation of additional proposals

The council needs the goodwill of landlords and it is imperative to get them on board

working together for health & well-being

Public Consultation

Proposals for additional licensing
of Houses in Multiple Occupation (HMOs)

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Bath & North East Somerset Council
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www.bathnes.gov.uk
www.banes-pct.nhs.uk

Free comments form

The Council should publish full
accounts re. HMO licensing so
landlords can see when their
money is going.

- To prove non-profit making.
- Transparent accounts needed.

17.10.12

Public Consultation

Proposals for additional licensing
of Houses in Multiple Occupation (HMOs)

18/10/12

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Bath & North East Somerset Council
PO Box 3343, Bath BA1 2ZH

Telephone: 01225 477000
(main switchboard)

www.bathnes.gov.uk
www.banes-pct.nhs.uk

Free comments form

- Resident of Bath - Lives near the Oval
- Generally a good idea.
- Give students piece of mind.
- Raise standards

working together for health & well-being

Public Consultation

Proposals for additional licensing
of Houses in Multiple Occupation (HMOs)

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www.banes-pct.nhs.uk

Free comments form

23.10.12.

- Unnecessary costs & paper work.
- Fees & paper work to make a simple variation is excessive.
- there should be different degrees of variation fees.
- Object to AL.
Object to Cost to Landlords to licence properties under Proposed Schemes.

working together for health & well-being

Public Consultation

Proposals for additional licensing
of Houses in Multiple Occupation (HMOs)

23/10/12.

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www.bathnes.gov.uk
www.banes-pct.nhs.uk

Free comments form

→ Everyone deserves quality housing, so
the jurisdiction of AL should be
widened to incl. flats & other areas
of Bath.

⌘

Public Consultation

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Free comments form

- Agree with additional licensing
- Problem of ~~the~~ family house shortage is more to do with house prices than students.
- Universities good for Bath's economy.

Public Consultation

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Free comments form

Add. Licens fees should be higher
to include the visits once a term
+ extra numbers of staff employed
to do this

We must have a breakdown
of the fees made public

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Free comments form

Landlords should pay council tax.

More should be done to control parking

- Residents parking (max. 2 cars per household).

- Buy-to-let market keeps house prices too high.
Young people in the area are unable to afford houses locally.

working together for health & well-being

Public Consultation

Proposals for additional licensing
of Houses in Multiple Occupation (HMOs)

Housing Services
Bath & North East Somerset Council
PO Box 3343, Bath BA1 2ZH
Telephone: 01225 477000
(main switchboard)
www.bathnes.gov.uk
www.banes-pct.nhs.uk

Free comments form

By placing constraints on HMOs you will reduce the amount of affordable housing for all young people (students, graduates & recreational employees). Licensing HMOs won't suddenly produce more affordable housing for families.

Landlords who have invested in good housing don't let it fall into decay. Students don't destroy the places they live in.

It is all a matter of give & take?

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Free comments form

25.10.12.

- Proposed licence fees are far too low & should be higher
- Tenants are paying for properties, & landlords are paying nothing.
- Landlords are making lots of money from their houses.

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Free comments form

25.10.12

- Area proposed should be extended
- Noise is a real problem from hmo's that needs to be dealt with.
- noise/^{sound} insulation should be included as a condition
- Universities should pay for & manage their students better

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→ Proposed area should be extended to include Twerton which is highly populated by students & HMOs.

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Free comments form

This must go ahead to save our
community.

£750 licence every 5 years is
not enough to charge. They are
not contributing to our area, just
making money

THEY SHOULD BE PAYING
COUNCIL TAX!

planning_policy@bathnes.gov.uk

Article 4

~~Response~~

Source URL: <http://www.bathnes.gov.uk/services/planning-and-building-control/planning-policy/houses-multiple-occupation-bath-article-4-dir>

Think worth over 70%² appx.

For so high.

Wait Janis back in.

No neighbours

No children

No community.

2x Agree all Article 4 proposal.

Problem of noise

& washing vomit away

working together for health & well-being

Public Consultation

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hmo_licensing@bathnes.gov.uk

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Free comments form

Local Resident

1. Agreed with Article 4.

2. Agreement on additional licensing.

Amount of space per individual student is important
Recent example from student & family from Wex.
Regulation needed to certain ~~amount~~ amount
of space

Current problem experienced by dumping of rubbish
between 14. Keldas & Herbert Rd. Some rubble
down L1L & same from student. Alley.

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24.10.12.

Free comments form

* Landlords need to be responsible for
maintaining their properties.
→ especially the outside

→ Noise issues.

→ Outside appearance of hmo's

→ Dustbins - untidy & unsightly.

→ Some landlords don't care about their properties

→ Black bags left outside for a fortnight - now smelling