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It has been reported that a 30% reduction in budget for B&NES Council has been predicted over the next four years. Alongside this, by law, any planning applications submitted under an Article 4 Direction must be processed free of charge to the applicant. Therefore, if you decide to implement an Article 4 Direction for Bath, all future applications to create a HMO will be processed using BaNES funds, diverting money from important council initiatives which will have more substantial benefit for all residents of B&NES.

The feasibility study says that B&NES are aware of 3000 HMOs across B&NES, and 2221 in the city of Bath. This is unlikely to include all the HMOs that currently exist. The majority of "known" HMOs, which has been used to estimate a cost, is mainly based on student properties, as these are the only occupants who are easily identifiable. It is therefore reasonable to assume that Bath will see an increase in numbers of HMOs when all occupant groups are identified. Oxford city council found a 270% increase in HMOs that they were unaware of and B&NES could experience a similar increase in numbers.

The cost figures in the consultation are based on 2221 HMOs, however based on Oxford's findings there could be up to 5996 HMOs in Bath therefore the introduction of a planning policy that has not been tried and tested by other councils, with a resource implication that is unknown, could prove to be a costly mistake.

The wider economic effects of an Article 4 Direction are also largely unknown, however included with the feasibility study from the 14th February 2012 (appendix A), Ian Bell the Executive Director of the Bath Chamber of Commerce submitted a letter opposing an Article 4 Direction stating it could cause; 'a reduction in supply and increase in price and an exodus of young talent – the very opposite of what we need for the long term success of our community'.

This coincides with the wider contradiction of the current council aim of increasing graduate retention within the city.

At various points, the positive and negative effects that students play on more out of town economic areas, such as Moorland Road have been brought into question. It would seem that on points such as these, there is an argument both for and against an Article 4 Direction, depending on what is perceived to be a benefit. Would Moorland Road benefit from having a lower concentration of adults shopping all year round or is it actually well supported with the knowledge of the key spending patterns that a student cycle brings, replacing household objects on an almost yearly basis?