

Article 4 Direction (Houses In Multiple Occupation (HMO)) - Protecting The Borough's Housing Stock And Preserving Neighbourhood Fabric

This Council meeting notes:

- The Sunday Times recommendation of Stockport after naming the Borough in its 'best and up and coming areas to invest in' list for 2022 on Sunday June 19th.
- The creation of Class C4 in 2010 by the Coalition Government, as part of the deregulatory 'Red Tape Challenge for Planning', creating increased permitted development rights for landlords and speculative developers. This currently allows landlords to apply for planning permission to let a family home (C3) as a small House in Multiple Occupation (HMO) (C4) to between three and six unrelated occupants.
- The increasing threat to this Borough's inner town residential areas from speculator developers purchasing, and outbidding with ease, domestic dwellings designed for housing young families, further pricing them out of the Borough.

This Council meeting recognises that:

- There is growing concern from local residents about the increasing harm the conversion of domestic dwellings designed for family housing are having on the fabric of residential streets and the overall neighbourhood.
- Clusters of HMO premises that are emerging in inner town neighbourhoods within the Borough due to the utilisation of permitted development rights.
- The resolution passed at Central Area Committee on 5th August 2021 that the Council investigates the feasibility of introducing an Article 4 Direction with regard to increasing concentrations of Houses in Multiple Occupation in Central Stockport as a matter of urgency.
- The existence of Article 4 Directions in other local authorities, introduced in the 2010s.
- The need for the Borough to perform a more regulatory role in protecting its existing housing stock from speculators to reflect the positive investment Stockport is receiving.

This Council resolves ~~to~~ as a matter of urgency to ensure:

~~(a) As a matter of urgency ensure that~~ an Article 4 Direction is considered within the Borough as part of the draft Local Plan framework to ensure local residents and Members have democratic oversight over when residential-to-HMO conversion planning proposals occur in our respective neighbourhoods.

~~(b)) that an Article 4 Direction is also considered as part of the Council's Housing Strategy.~~

~~(c) that a report is brought to the relevant Scrutiny Committees within the next 6 months on progress made.~~

Proposed by: Cllr Matt Wynne

Seconded by Cllr David Meller