

**COUNCIL MEETING 18/01/23**  
**MEMBER QUESTION NO. 1**

Question asked by: Councillor Mark Ingleby

Relevant Directorate: Jennifer Daothong

Member to reply: Councillor Sophie Davis

**Question**

What is the total number of HMO's – registered and under investigation - in the area of Hither Green Ward that includes Verdant Lane, South Park Crescent, Pasture Rd, Sedgeway and Further Green Rd?

In relation to this number, what is the criterion for the extent of 'neighbourhood' in relation to Article 4 implementation when considerations of 'density' of HMO's are made for a local area?

**Reply**

Licensed HMOs

Verdant Lane - 11

South Park Crescent - 3

Pasture Road - 2

Sedgeway - 0

Further Green Road – 0

HMO license applications in pipeline

Verdant Lane - 1

South Park Crescent - 1

Pasture Road – 0

Sedgeway - 0

Further Green Road – 0

Open HMO complaints under investigation

Verdant Lane - 3

South Park Crescent - 7

Pasture Road - 0

Sedgeway - 0

Further Green Road – 1

Please note, we cannot at present produce reports on numbers of suspected HMOs we are currently investigating, as distinct from numbers of complaints about HMOs. Predictive modelling undertaken to support the case for a borough wide Article 4 predicted that there were 620 HMOs in Hither Green ward as of May 2022. Verdant

Lane, South Park Crescent, Pasture Road, Sedgeway and Further Green Road are within the former Whitefoot ward. There have been 11 planning enforcement cases related to unauthorised HMOs in that area between 2018 and 2022.

'Neighbourhood' is not a criterion for Article 4 implementation. National Planning Policy Guidance requires an Article 4 Direction to be applied to the smallest geographical area possible and based on robust evidence. This could be as small as an individual property or parade but where there is strong enough evidence, it can be applied at ward or even Borough level. The Council considers concentration of HMOs. It is generally accepted that 10% of the local housing stock being an HMO would be an overconcentration. The Council have taken the view that 7.5% is the appropriate measure and is an indicator that an area is at risk of overconcentration to justify our Borough wide Article 4 Direction.