



HOUSE OF COMMONS

LONDON SW1A 0AA

Cllr John Clarke
Leader, Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

20th April 2022

Dear Councillor Clarke,

HOUSES OF MULTIPLE OCCUPANCY (HMOs) IN NETHERFIELD

Thank you for letter dated 12th April 2022 in response to my letter dated 3rd March 2022 for an Article 4 Direction in Netherfield.

Since I wrote to you with that request, Netherfield's County Councillor, Mike Adams, and I surveyed Netherfield residents to evaluate how prevalent HMOs have become and how they are affecting the community. There were 111 respondents. I attach at Appendix 1 the results of that survey (note that some answers might have more than 111 responses as residents have chosen multiple options).

Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 Direction in Netherfield. 40% told us that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours. 68% of those surveyed said an increase in HMOs is adding to the issues around lack of on-street parking.

As I originally wrote, most HMOs in Netherfield have been created by developers simply applying for a change of use from Class C3 single dwelling to a Class C4 HMO shared by up to six unrelated residents. This change is not subject to the usual full planning permission process, meaning Netherfield residents are not able to comment in support or object to the plans for individual property conversions and Gedling Borough Council's Planning Committee do not get to debate them.

As we have discussed, the Government has introduced powers to enable councils to activate an Article 4 Direction which requires property owners to apply for planning permission should they wish to convert a property into a HMO. The City of Nottingham and the Borough of Broxtowe have introduced an Article 4 Direction. I understand that Cllr Mike Adams will be tabling a motion during this evening's Full Council meeting of Gedling Borough Council, requesting that the Cabinet you lead introduces an Article 4 Direction in Netherfield.

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Tom Randall, MP
Member of Parliament for Gedling



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On behalf of Netherfield residents, I ask that you support this motion to enable the community of Netherfield to take back control of their neighbourhoods and help them continue to improve and I hope that this piece of work has been useful in helping to make a decision.

With best wishes,

A handwritten signature in black ink, consisting of a long diagonal line above the word "Tom" written in a cursive style.

TOM RANDALL, MP
MEMBER OF PARLIAMENT FOR GEDLING

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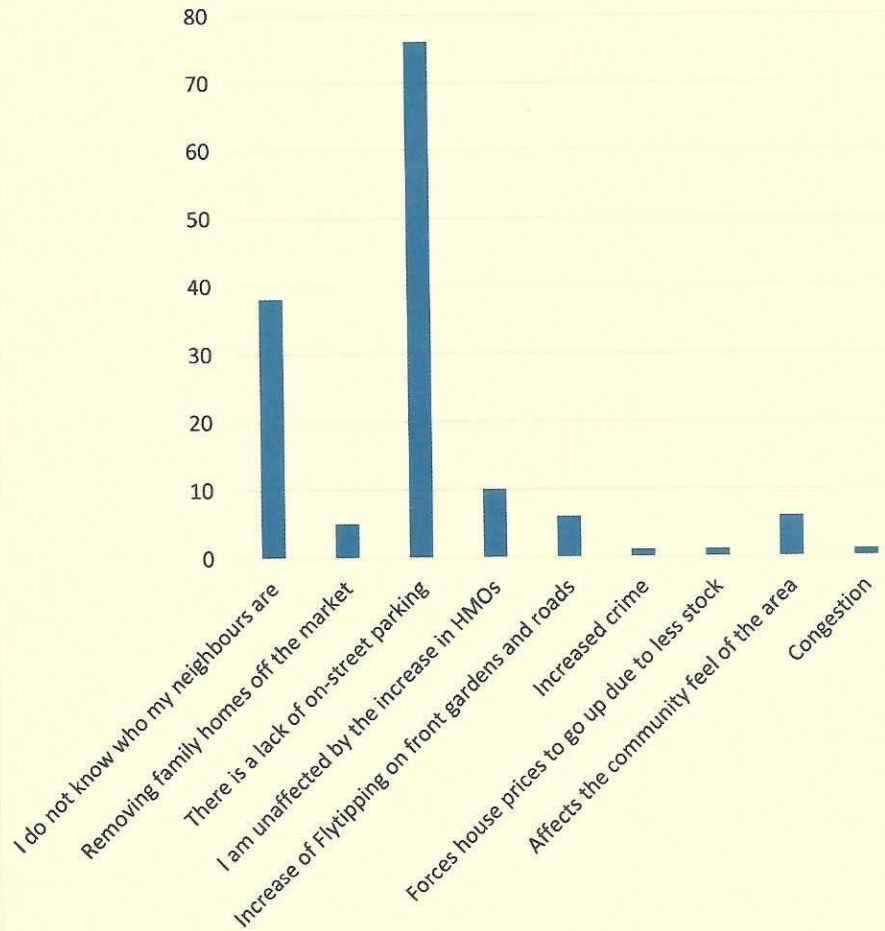


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APPENDIX 1

How does the increase in HMOs in Netherfield affect you?



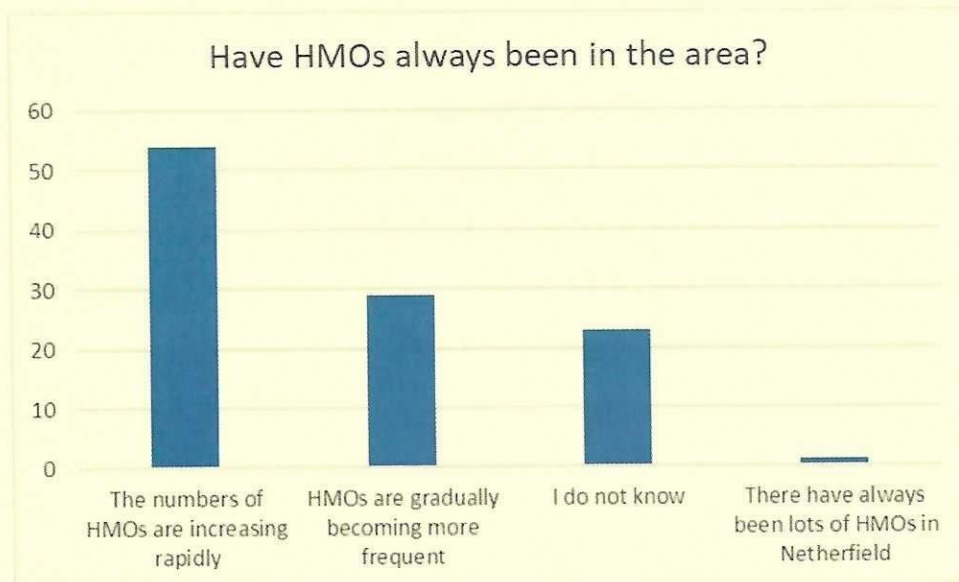
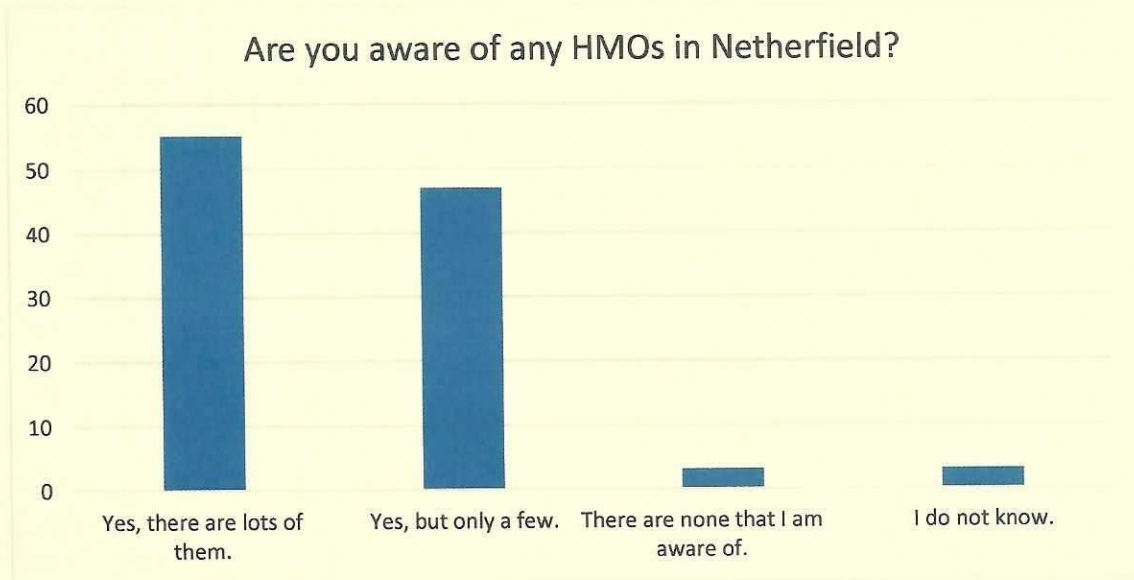
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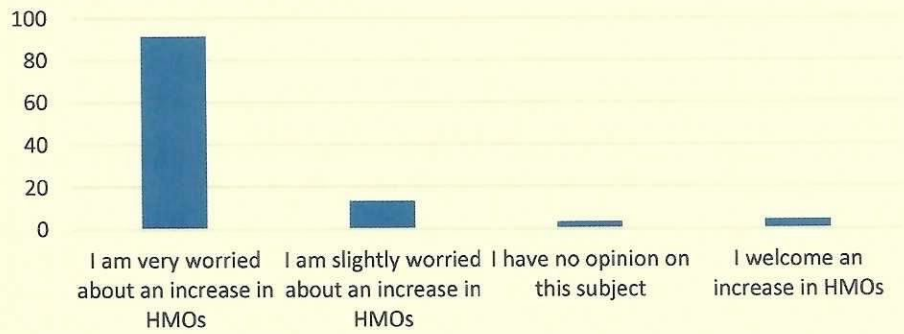
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How do you feel about an increase in HMOs in Netherfield?



Gedling Borough Council could introduce an 'Article 4 Direction' that will require property owners to apply for planning permission should they wish to convert a property into a HMO. Would you like to see this introduced in Netherfield?

