Public consultation on a proposal to manage the growth of Houses in Multiple Occupation (HMOs) in Selly Oak, Harborne and Edgbaston

INFORMATION AND QUESTIONNAIRE
Consultation Period:
29 November 2013 - 31 January 2014
We would like your views
A number of residents and organisations have raised concerns about the growth in the number of former family homes, now being occupied by groups of single people (referred to as Houses of Multiple Occupation – HMOs). If too many of these cluster together, they can put pressure on local services and the environment, thus affecting the lives of the permanent residents.

Bournbrook, a popular location close to the University of Birmingham, is one such area, with the vast majority of its dwellings now being HMO’s. There is evidence that HMOs are now spreading into the surrounding areas of Selly Park, Selly Oak, Harborne and Edgbaston.

The council believes that any further increase in the number of HMOs needs to be carefully managed and as such is now consulting on a proposal to introduce an Article 4 Direction to help achieve this.

Details of the proposal are set out in this leaflet. Please read it carefully and let us know your views. Your views are important to us and form a key part of the process.

Proposed Article 4 Direction area within which we want to manage the spread of HMOs

Larger street-based map available on the website and at the venues listed overleaf.
What is proposed?
The council is considering the introduction of an Article 4 Area.

What is an Article 4 Area?
An Article 4 Direction removes certain ‘permitted development rights’ from property owners requiring them to apply for planning permission. If owners apply for planning permission to change the use of the property from a family dwelling to a small HMO (for example, for up to six independent people to live together), then the council has the ability to influence both how many further HMOs should be allowed and where they should be located.

Does this mean there will be no more HMOs within the Article 4 Area?
No, HMOs provide for an important sector in the housing market. What we hope to achieve is the avoidance of clustering or bringing an imbalance to the make up of an area.

Which area is proposed?
The map (left) identifies the area we are considering and consulting upon.

What happens next?
You will have until 31 January 2014 to make your views known. After that period the council will consider the results of the consultation exercise and decide if it still wishes to proceed and whether any changes need to be made to the proposed boundary.

If we proceed, a report will be made to Cabinet to confirm the Article 4 Direction. There is then a period in which owners have the opportunity to complete any works or business before the new rules come into force. If confirmed, the earliest date this will apply is 30 November 2014. After that date, all further proposed HMOs in the area will need to apply for planning permission.

Where do I find out more details?
A full list of frequently asked questions can be viewed and downloaded from our website at www.birmingham.gov.uk/hmoarticle4. Alternatively, you can request a copy by ringing Yousuf Miah on 0121 303 9890 or pick up a copy from the venues listed overleaf.
Before completing this questionnaire, you may find it helpful to read the report and frequently asked questions, available online and at the venues overleaf.

1. Do you support the introduction of an Article 4 Direction in this area?
   (Please tick)
   ☐ Yes ☐ No ☐ Don’t Know

   Please provide details

2. Do you have any comments or suggestions on the proposed boundary?
   (Please tick)
   ☐ Yes ☐ No ☐ Don’t Know

   If Yes, please provide details

3. Any other comments or suggestions on the proposal?

   If necessary, please use separate paper for your answers and return it to us using the freepost address.
Do you live in or own property in the proposed Article 4 Area
- Yes
- No
- Don’t Know

Your status: Are you a: (Please tick all boxes that apply to you)
- Resident/owner
- Student
- Landlord
- Business
- Other tenant
- Other (please state)

Which age group do you fall under?
- Under 25
- 26–45
- 46–65
- 65+
- Prefer not to say

Gender
- Male
- Female
- Other
- Prefer not to say

How would you describe your ethnic origin?
- Asian
- Asian British
- Black
- Black British
- White
- White British
- Other (please describe)

Are your day to day activities limited because of health problems or a disability?
- Yes
- No
- Prefer not to say

In compliance with the Data Protection Act 1998, all information will be treated confidentially and will not be passed on to other organisations. For more information see: www.birmingham.gov.uk/privacy
Public consultation on the proposed Article 4 Direction will run from 29 November 2013 to 31 January 2014.

You can view the public report, map and frequently asked questions in the following venues:

**Selly Oak Library**
669 Bristol Road, B29 6AE

**Harborne Library**
High Street, B17 9QG

**Guild of Students**
Edgbaston Park Road, B15 2TU

A series of drop-in sessions and meetings are planned and you are welcome to come along and speak to officers:

**Mon 9 December 2013**
10am–1pm
*Selly Oak Library*

**Sat 14 December 2013**
10am–1pm
*Harborne Library*

**Wed 8 January 2014**
10am–1pm
*Harborne Library*

**Sat 18 January 2014**
1pm–3.30pm
*Selly Oak Library*

**Sat 25 January 2014**
12noon–3.30pm
*Sainsbury’s Selly Oak*

**Mon 27 January 2014**
12noon–3pm
*Guild of Students*

If you want to find out more and to comment, you can do so in the following ways:

**Website**
www.birmingham.gov.uk/hmoarticle4

**Consultation Portal**
www.birminghambeheard.org.uk/development/article4direction

**Email**
consultation_P&Rsouth@birmingham.gov.uk

**Post**
You can post this questionnaire to:

FREEPOST
RSXB-ATZL-RTHU
Article 4 Direction
Planning and Regeneration – South
PO Box 28
Birmingham B1 1TU

If you have any other questions or queries, please contact: Yousuf Miah on 0121 303 9890.