

RUGBY BOROUGH COUNCIL

QUESTION PURSUANT TO STANDING ORDER 10

COUNCIL – 17 NOVEMBER 2021

QUESTION B

Councillor Mrs O'Rourke to ask the Deputy Leader of the Council, Councillor Poole (in the absence of the Leader of the Council):

“Can the Leader of this Council tell Benn Ward residents what he is going to do about the over concentration of HMOs in Benn Ward?”

Councillor Poole, Deputy Leader of the Council (in the absence of Councillor Lowe, Leader of the Council), to reply as follows:

“Thank you Cllr Mrs. O'Rourke for your question. I refer you to the report to Environment and Growth Scrutiny Committee on 15 July 2019 where a comprehensive review of the legislation was discussed.

Since this question was previously raised at Full Council, the Council commissioned a report to understand the issue of Houses in Multiple Occupation (HMOs) in Rugby and to consider methods by which Rugby Borough Council may manage the issue going forwards. The report has been prepared with reference to both qualitative and quantitative data and has been considered against the current criteria outlined within the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG). The report has just been received and will be reported to the next Planning Services Working Party in January 2022.

Nevertheless, as before, please note HMO licences are governed by The Housing Act 2004 which is separate from planning legislation. A decision to grant a HMO licence under the Housing Act 2004 will have no bearing on any decisions made in the planning process and that decision is mainly based on the safety and welfare of occupants.

While we are aware of a number of issues associated with them e.g. parking, and issues with specific HMOs, the majority provide safe and cheap accommodation for the local workforce and others in need and cause no more significant problems than other accommodation including owner occupied and rented. Our officers will investigate any allegations against specific HMOs and will continue to work with landlords to minimise any impact they may have on local residents.”