

IFRA

Iffley Fields Residents Association

Policy on Houses in Multiple Occupation (HMOs)

IFRA recognises that for many young people renting a room in a shared house is their only option and welcomes them to our community.

The IFRA planning subgroup views a number of planning applications each year for change of use from C3 (a 'dwelling house' i.e. family house) to C4 (House in Multiple Occupation -HMO). HMOs require planning consent and a renewable license from the Council, though there are few realistic grounds to oppose the license or its renewal.

Frequently planning applications for change of status are sought retrospectively, which may be a way of forcing the Council's hand. IFRA will oppose such retrospective applications and urges the Council to introduce sanctions to discourage this behaviour

Each application for HMO status will be considered by IFRA on its merits. Our main concerns are to:

- Ensure that it has change of use has been Ensure the accommodation is an acceptable standard, in particular we have concerns about overcrowding and lack of shared space.
- Take account of the impact on the area if too many houses become HMOs. The City Council has a policy that no area should have more than 20% of houses as HMOs and we support this.

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