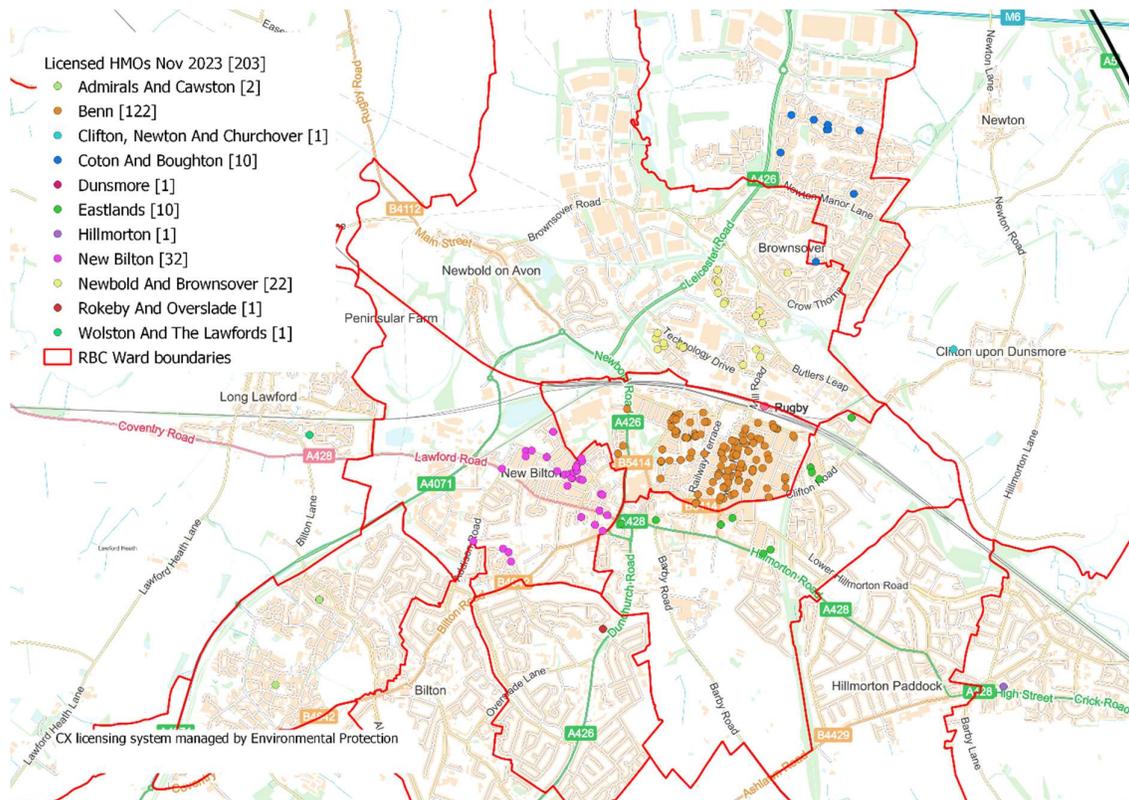


## Evidence base - HMOs in Rugby

### Where are current HMOs within Rugby?



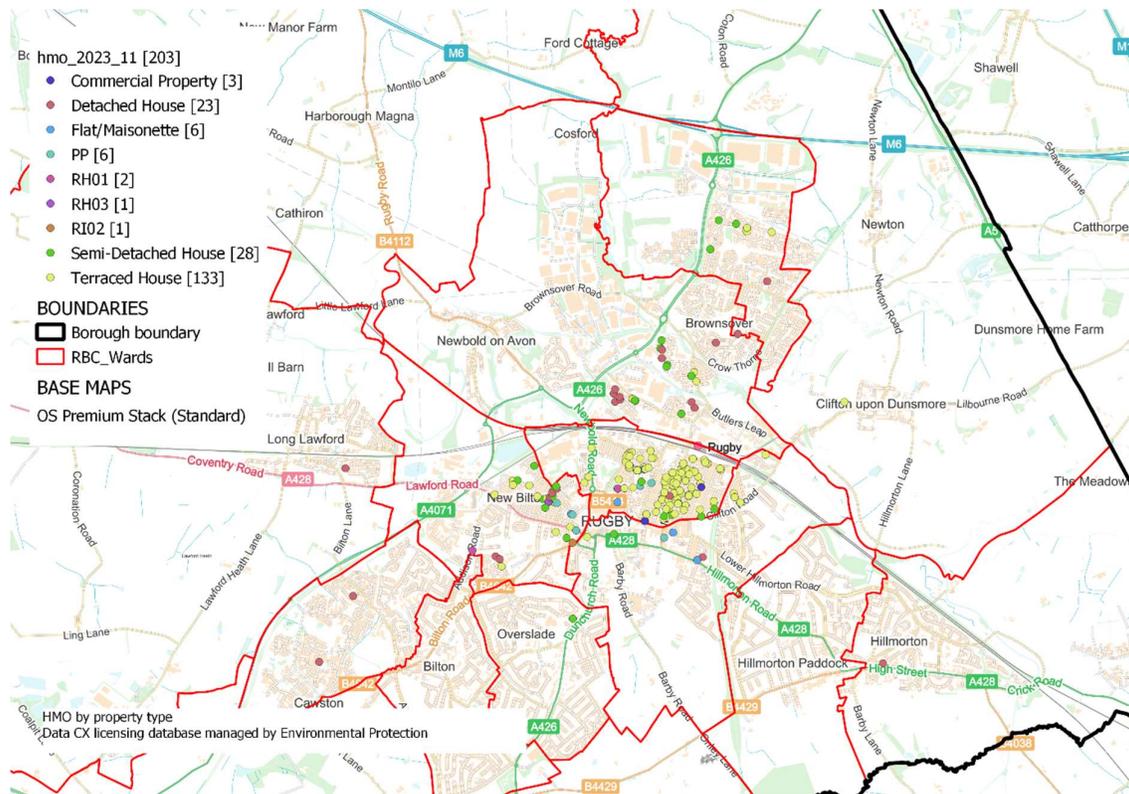
The above map, clearly highlights where the greatest concentrations of licensed HMOs are located at the time of writing. Benn Ward has the highest concentration by some margin, incorporating 122 licensed HMOs. The number of smaller HMOs which do not require a license is challenging to quantify as they are not currently considered through planning or licensing processes, which means that the total number of HMOs in Benn Ward, and surrounding wards is likely to be higher than the above figures.

New Bilton has the second highest number of licensed HMOs (32), followed by Newbold and Brownsover (22), Coton and Boughton (10), and Eastlands (10).

### Why are these locations popular?

There is anecdotal evidence that the principal focus of HMOs in close proximity to Rugby town centre is influenced by accessibility to the services and amenities in the town centre. It is thought that occupants of HMOs are largely single people, and that demand is driven to a significant degree by employment opportunities around the town including Rugby Gateway, and Daventry International Rail Freight Terminal. Rugby Gateway is also thought to be the principal reason behind a smaller cluster of HMOs in the northern area of Rugby.

The type of property in central locations may also contribute to demand for HMOs, particularly in the central area. Edwardian and Victorian properties have larger room sizes and often lend themselves to conversion. The map below illustrates that licensed HMOs are most commonly in terraced properties.



## Why is there concern about concentrations of HMOs?

The maps above demonstrate that licensed HMOs are clustered in central areas of Rugby town. We do not have reliable data on numbers and locations of smaller HMOs as they do not currently require planning permission or a license, and 2021 census estimates appear to be underestimated (based on comparing census estimates for larger HMOs with licensing data). However, the geographical preference for these central and northern areas of Rugby is thought to apply equally to smaller HMOs; namely access to services and facilities in the town centre, and access to employment opportunities in and around Rugby.

Community feedback highlights concern about HMOs generally across parts of Rugby. Feedback regularly highlights issues such as:

- Lack of available parking
- Noise
- Inadequacy of bin storage
- General maintenance and of the appearance of the property

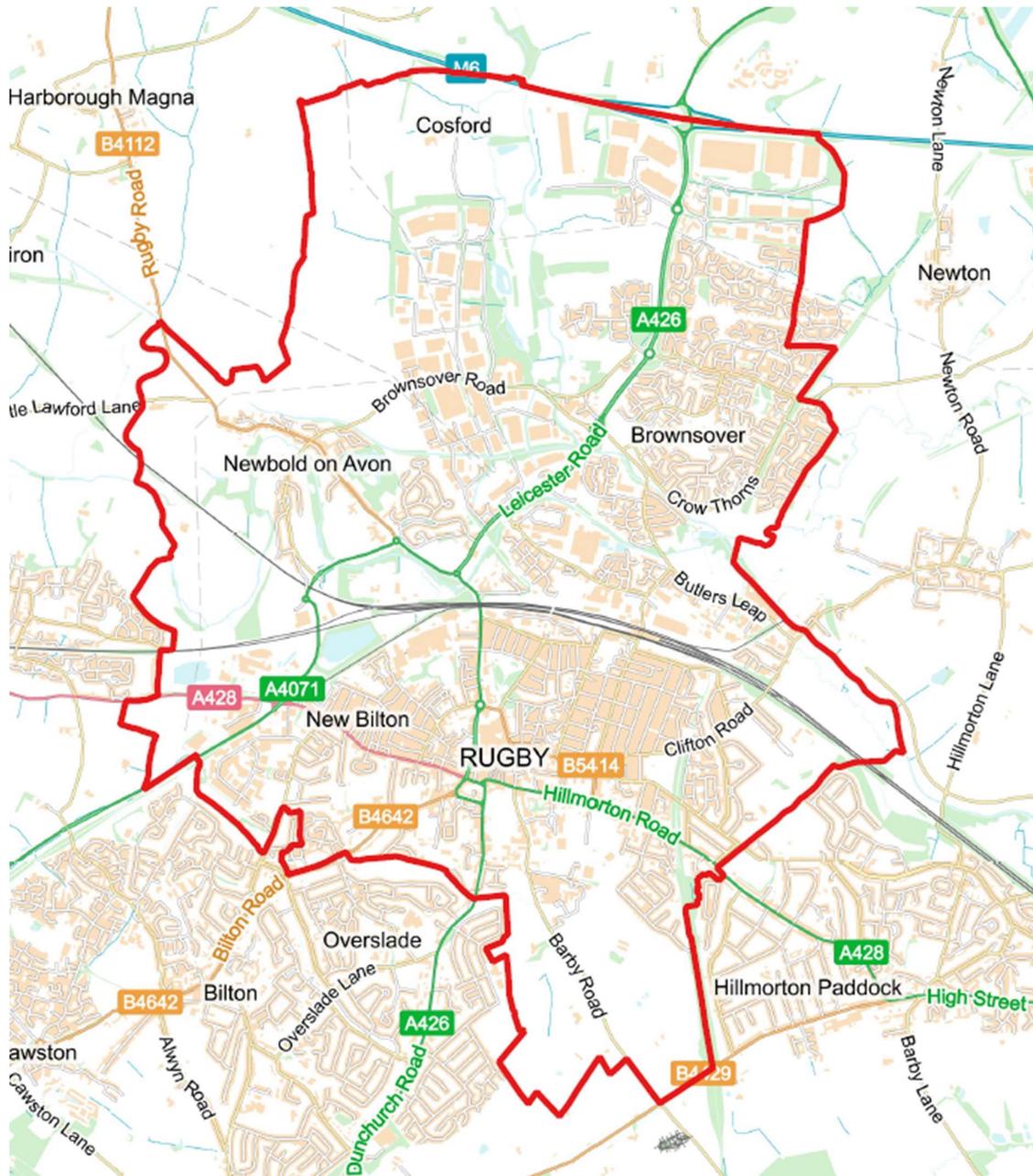
These issues can have a negative impact on local amenity, and that impact can be exacerbated where HMOs are clustered in a geographical area.

## **The proposed area for the Article 4 Direction**

The map below outlines the proposed area being put forward to Cabinet and Council for a new Article 4 Direction, to require a planning application for changes of use from C3 (dwelling house) to C4 (small HMO).

This area includes 5 wards:

- Benn
- Brownsover and Newbold
- Coton and Boughton
- Eastlands
- New Bilton



### Why have officers defined this area?

There are a number of reasons why the proposed area has been defined as above:

- Article 4 Directions are generally designed based on ward or parish boundaries
- The 5 wards included already have the highest numbers of licensed HMOs in the town
- Whilst the numbers of HMOs varies markedly between the 5 wards identified, there is concern that in defining the area too tightly (to just Benn ward for example), there may be a risk that demand for converting dwelling houses to small HMOs may be displaced to other nearby locations where such development would still have deemed consent.