

PORTFOLIO HOLDER – HOUSING, INFRASTRUCTURE AND TRANSPORT

DATE	24 th March 2025
REPORT OF	Cllr Philip Jackson Portfolio Holder for Economy, Net Zero, Skills and Housing
RESPONSIBLE OFFICER	Carolina Borgstrom, Director for Economy, Environment & Infrastructure
SUBJECT	Response to Petition – To revoke or stop a House of Multiple Occupancy Licence for a property on Douglas Road and other Houses in Multiple Occupation
STATUS	Open
FORWARD PLAN REF NO.	

CONTRIBUTION TO OUR AIMS

The paper supports the following aims and objectives;

- All people in North East Lincolnshire enjoy good health and well-being
- All people live in a safe environment, can have their say about things that are important to them and participate fully in their communities.

EXECUTIVE SUMMARY

This report provides an update in relation to the petition received by the Portfolio Holder for Economy, Net Zero, Skills and Housing, on 26th March 2024 (now known as Portfolio for Housing, Infrastructure and Transport) to address residents' concerns specifically in relation to a recently converted HMO on Douglas Road, Cleethorpes. The petition asked for the conversion to be either revoked or stopped and that measures were put in place to limit the number of future HMO conversions in the area.

RECOMMENDATIONS

It is recommended that the Portfolio Holder notes the report, and that this petition should be forwarded to the recently established Cabinet Working Group, who are considering a number of housing issues including HMO's in this area.

REASONS FOR DECISION

To address the concerns raised by the petitioners, the Council need to understand their concerns and assess the impact on residents, a perceived increase in HMO's has on the local area. Since the petition, the Council have established a Cabinet Working Group who are tasked with considering and understanding the issues arising from an increase in the number of Houses of Multiple Occupancy, and how to address these issues using housing enforcement and planning tools

1. BACKGROUND AND ISSUES

- 1.1 A petition was presented to North East Lincolnshire Council from residents of Douglas Road, Grimsby and the surrounding areas, concerning a single dwelling which had recently been converted to a HMO. The residents raised their concerns that the use of the property as a HMO would have a negative impact on the lives of other residents living in the road and surrounding areas.
- 1.2 The petition also asked if permission could be revoked/work stopped and that controls put in place to stop future HMO's being developed in the area.
- 1.3 The property has been purchased and converted from a single-family home to a four bedroom property with shared living areas including bathrooms and a kitchen. We can confirm that the property highlighted in the petition currently has not breached any planning or housing laws. Therefore, the Council are unable to stop works.
- 1.4 Since the petition was received, the Council have established a Cabinet Working Group which will explore options to stem the number of HMO's created by developers, converting existing single-family houses into multiple occupancy homes.
- 1.5 The Cabinet Working Group will feedback to Cabinet and Scrutiny with recommendations for next steps and present an options appraisal, considering the legislative options available.

2. RISKS AND OPPORTUNITIES

- 2.1 Houses converted into HMO's can have an impact on the community through additional parking, noise and household waste if not managed correctly.
- 2.2 Houses converted to HMO's reduce the number of affordable family homes in the borough.
- 2.3 Houses converted to HMO's do provide affordable housing for single households, where there is an identified shortfall in accommodation.
- 2.4 Managed correctly, HMO's provide a vital housing resource for our Homelessness Service which, like many other areas is dealing with an increase in demand.

3.0 REPUTATION AND COMMUNICATIONS CONSIDERATIONS

- 3.1 There are potential positive and negative reputational implications for the Council resulting from this report. The Council has taken positive action by completing a review of the concerns raised through the petition process and arranged for several different enforcement teams to inspect the property to ensure legislative compliance. The review confirmed the refurbishment works which have been completed to a good standard with all relevant approvals obtained.
- 3.2 The Council are committed to reviewing the role HMO's play in the borough,

reviewing their impact on the local community. A report will be presented to cabinet with recommendations. The Council are listening to residents concerns and will publish the final report.

4.0 FINANCIAL CONSIDERATIONS

4.1 There are no immediate financial considerations.

5.0 CHILDREN AND YOUNG PEOPLE IMPLICATIONS

5.1 Homes converted to provide shared living space, can provide homes for care leavers and young people.

6.0 CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

6.1 The Government expects Local Authorities to develop ambitious strategies, targets, retrofit homes to be improved and reduce energy usage. Homes refurbished will need to be compliant with current building regulation standards, and therefore will support improving energy efficiency of homes.

7.0 CONSULTATION WITH SCRUTINY

7.1 No consultation with Scrutiny has been undertaken.

8.0 FINANCIAL IMPLICATIONS

8.1 There are no financial implications arising from the recommendation in this report.

9.0 LEGAL IMPLICATIONS

9.1 As this is an update report there are no legal implications arising.

10.0 HUMAN RESOURCES IMPLICATIONS

10.1 There are no direct HR implications

11.0 WARD IMPLICATIONS

11.1 This impacts on all areas of the borough.

12.0 BACKGROUND PAPERS

12.1 Copy of the petition

12.2 Terms of Reference – Cabinet Working Group

13.0 CONTACT OFFICER(S)

13.1 Paul Evans, Assistant Director of Infrastructure, North East Lincolnshire Council. Tel: 01472 323029

CLLR STEWART SWINBURN
PORTFOLIO HOLDER FOR HOUSING INFRASTRUCTURE AND
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