

# Nottingham City Council

## Sustainable Communities & HMOs: A Future?

Tuesday 5<sup>th</sup> February 2008

# **Nottingham City Council**

## **NAG**

### **University of Nottingham**

- |                           |   |
|---------------------------|---|
| <b>Cllr. Dave Trimble</b> | <b>— Portfolio Holder</b>                   |
| <b>Maya Fletcher</b>      | <b>— Nottingham Action Group on HMOs</b>    |
| <b>Shane Neville</b>      | <b>— Services Director: Planning</b>        |
| <b>Mike Cole</b>          | <b>— Student Strategy Manager</b>           |
| <b>Melanie Futer</b>      | <b>— Manager Off-Campus Student Affairs</b> |



# Studentification:

***“If the great majority of the population changes from one year to the next, the number of settled, long-term residents is too few to sustain, try as people will, the community organisations and sense of neighbourhood – the social capital, as it is called in the academic jargon – that makes our communities work.”***

John Denham MP, House of Commons, 5<sup>th</sup> June 2007

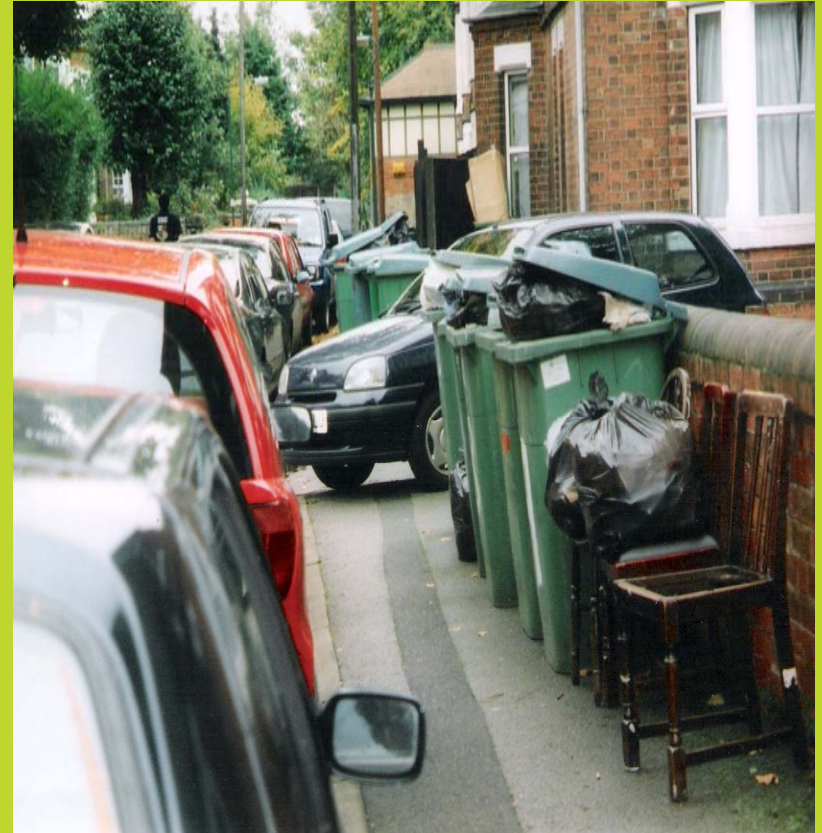


# Growth in Student Numbers:

1991: 18,000

2006: **45,000**

- Dunkirk & Lenton Ward
  - **More than 50% students**
- Wollaton East & Lenton Abbey Ward
  - **More than 50% students**
- Radford & Park Ward
  - **More than 30% students**
- Arboretum Ward
  - **More than 30% students**
- Some streets
  - **More than 90% students**



## Equals Unbalanced Communities



Nottingham  
City Council

# Adverse Impact on Local Communities:

- Transient populations
- Decline in local facilities
- Established residents left feeling
  - isolated & alienated
- Environmental issues
- Some services over-whelmed
  - Cleansing, Policing, Housing, Planning
- others under-whelmed
  - Schools



**“Ghettos and Ghost Towns” — A national as well as a Nottingham problem**



# HMOs:



# HMOs:



# Nottingham's Response: Building Balanced Communities

- Key policy in Nottingham Local Plan
- Nottingham: Building Balanced Communities SPD
- Appointment of Student Strategy Manager
- Comprehensive Student Housing Action Plan
- Working with partners

**But changes in legislation will help  
achieve more**



# Nottingham's SPD

## Key Objectives:

- Provision of purpose designed student accommodation
  - **good progress**
- Improve physical quality of student housing
  - **new licensing regime**
- Restrict % of further student housing in areas of concentration
  - **limited planning powers through Use Classes Order.**

**A change in planning legislation will support these objectives**



# **Use Classes Order: Class C3, dwelling house**

- **Part (a) Family residence**
- **Part (b) Household, up to 6 residents living communally (including students)**
- **Class C3, structured in the 1980s to cater for “Care in the Community”**



# Possible Changes to Class C3:

- **Alter Part (b) to:**
  - Reduce number of residents  
**Community care problems**
  - Exclude students  
**Human Rights issues**
- **New Part (c): HMOs have a distinct land use with different characteristics from other house types**
  - Not discriminatory**
  - Flexibility to deal with different housing needs & markets**
  - Legislation already enacted in Northern Ireland**

**Need to update 1980's legislation**

