

GRARA survey about Houses of Multiple Occupation (HMOs)

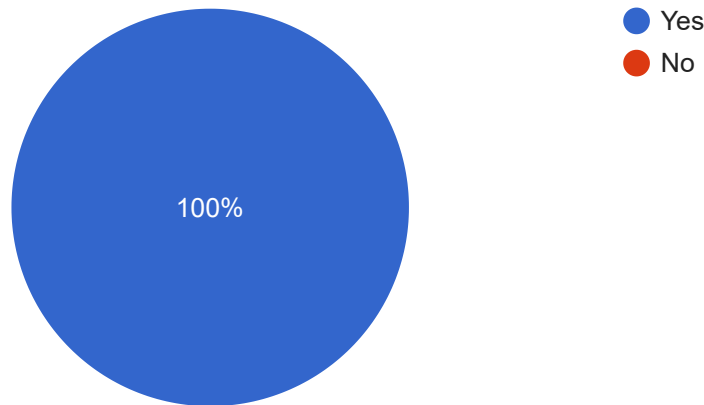
43 responses

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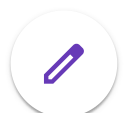
Do you live on Willis Road, Guest Road, Mackenzie Road, Collier Road or the odd numbered houses from 3 to 39 Mill Road? Only residents/owners of these buildings are invited to participate in this survey.

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43 responses



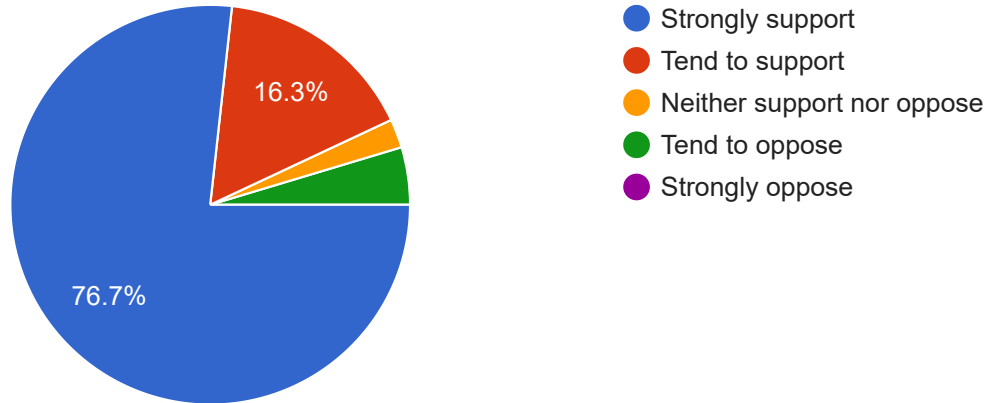
This survey is intended to capture whether or not residents and members of GRARA share the views of GRARA's committee and would support the introduction of a defined HMO threshold and Article 4 Directions, which would control HMO development in a particular neighbourhood (such as Petersfield).





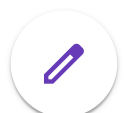
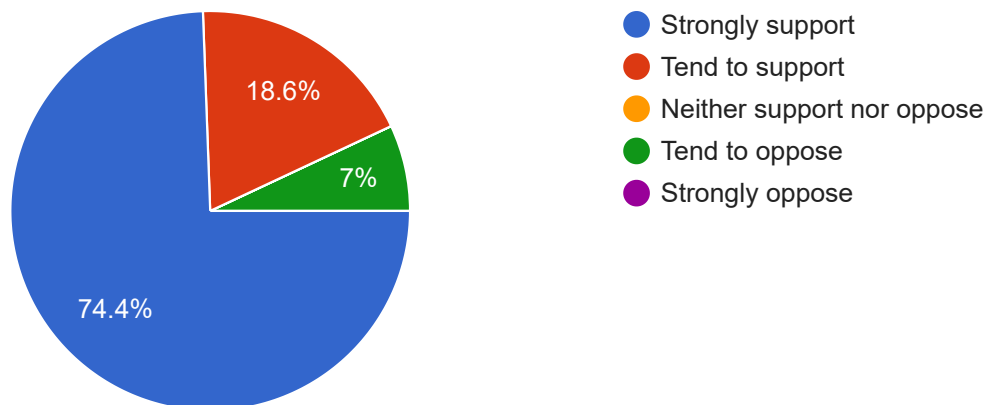
Do you support Cambridge City Council defining “over-concentration” of Houses in Multiple Occupation (HMOs) using a clear numerical threshold in the Local Plan (for example, a percentage of homes within a short distance)?

43 responses



Many UK councils, including Durham, Bristol, Brighton & Hove and Bath, use a 10% threshold for HMOs in local areas. To what extent do you support Cambridge adopting a similar 10% threshold?

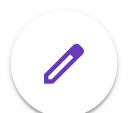
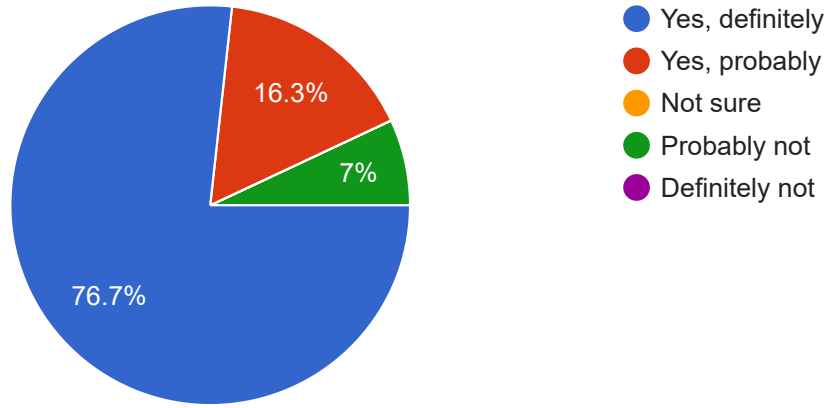
43 responses





In your view, would a defined HMO threshold help protect the character, balance and residential amenity of established neighbourhoods in Cambridge?

43 responses



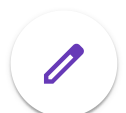
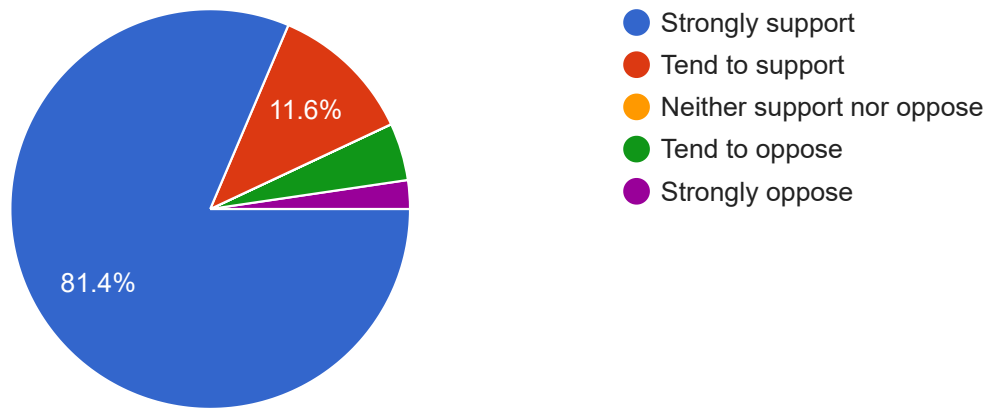


Do you support the introduction of an Article 4 Direction to manage further HMO and short-term let conversions in central Cambridge areas where HMO concentrations are already high?

At the moment, change of use from a dwelling house to what is defined as a 'small HMO' (ie a property shared by **3 to 6 unrelated people** from different households) does not require planning permission.

In areas where there are large concentrations of HMOs and there is a need to control HMO development, 'Article 4 directions' can be used by councils to remove national permitted development rights and require planning applications for such changes of use.

43 responses



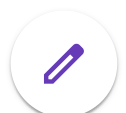
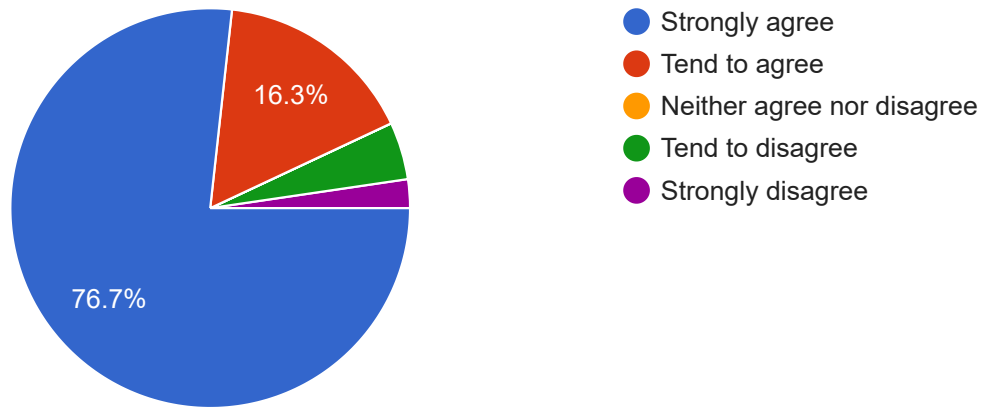


Specifically for Petersfield, do you agree that an Article 4 Direction is needed to prevent further loss of family housing and protect the existing residential community?

At the moment, change of use from a dwelling house in Petersfield to what is defined as a 'small HMO' (ie a property shared by **3 to 6 unrelated people** from different households) does not require planning permission.

If introduced in Petersfield, 'Article 4 directions' could be used by councils to remove national permitted development rights and require planning applications for such changes of use.

43 responses



If you wish, please briefly explain your answer or describe how HMOs or short-term lets have affected your road or neighbourhood.

23 responses

I'm dead against HMOs and strongly oppose them.

I think HMOs add to the character of the area. We are a busy, urban area, and I enjoy the vibrancy that small HMO housing brings to the neighbourhood.

We have up to 9 students living next door. Lots of coming and going, slamming doors late at night, we can hear conversations (often late at night) as party wall has poor sound insulation. Sound carries from their back kitchen to bedroom above, often disturbing my elderly mother. We can also hear conversations at front of house. Privacy issue here as they can most probably hear ours. On several occasions, normally past 11pm, we have needed to ask them to be quieter. Landlord has been made aware of the problem.

HMO's have their place andf serve a useful purpose.

However, as everyone knows, once their concentration in an area exceeds a certain threshold they erode the character of the neighbourhood. This is bad for everyone, even for HMO residents and existing HMO owners. The common good requires regulation. Hence my responses to the questionnaire.

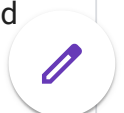
We already experience significant negative impact of increasing HMOs in: parking availability for residents, refuse (numerous problems including overflowing bins, dumping of refuse), noise levels, and security concerns.

Noise, anti social behaviour, inappropriate bin use, parking issues

The main problem in the area is AirBNBs (short lets). We are concerned that they are not covered by HMO regulations.

HMOs have detrimental impoacts on both the physical quality of the neighbourhood (e.g more bins, frequently not well managed and often overfilled) as well as diminishing the sense of community that comes from having a preponderance of long term family residences

HMO tend to not contribute to the neighborhood, because of constant change in occupancy. This has led to neglect. For example, garbage bins are not collected and are cluttering the sidewalks. Back alley gates are not properly closed, attracting thieves to the neighborhood. There is little participating in Grara.



Less sense of community, knocking on door for package delivery, deliveroo drivers, problems with rubbish and noise.

Litter, bins, fly tipping, parking.

Within this area, there is a very high concentration of HMO's. This puts an intolerable burden on local services such as waste collection, litter, parking. Family housing is being lost and the character of the area is changing away from being a predominantly family area to an area of transient people dominating the local area. This strains the local facilities such as medical provision for GP surgeries, et cetera. There is increased strain of refuse and street cleaning. Within this area there was a very high concentration of HMOs already way in excess of the amount permitted by many other local authorities. In this respect Cambridge needs to up its game otherwise the character of local areas will be permanently lost. in this area in particular there's an over concentration of HMOs. This is a conservation area and over population with HMO's puts conservation at risk.

There seems to be no control (including in Article 4 directions) to control short term lets (airbnbs). In my opinion these are even more detrimental to the local area than HMOs.

The area is "highly desirable " for companies that run HMO business. We are in real danger of too many of these, and we need to manage this carefully. Local residents should have a voice through the planning process.

HMOs bring more litter including things like mattresses that dont get removed. They also overwhelm parking in already challenging parking environment. There is constantly lots of noise from building works. The area needs more family homes. There aren't enough in cambridge. We do'nt need more HMOS.

HMO's unfortunately tend to lead to an increase in problems with rubbish, noise and parking, all of which are upsetting in a mainly residential area. Also unfortunately HMO tenants do not join in community activities, either those designed to improve the environment (eg litter picking) or purely social ones (eg street party) which do so much to ensure community cohesion. They do change the area, and not for the better

There remains an on-going problem with waste disposal from HMOs and very high frequencies of deliveries traffic

I think Cambridge could benefit from higher-density housing, and I don't want to prevent that: students and single adults need affordable places to live, too, and I'm not sure central Cambridge should be mostly single-family homes. But it would be great to see a limit on Airbnbs or other short-term lets with leases less than a year



because people staying in such places are here for only a very short amount of time (maybe just days) and tend to not contribute as much if at all to the local community.

We have a lovely family based community. Too many HMOs are changing the feel of the neighbourhood. There is not enough parking to support it.

I'm in favour of dense housing, but landlords who run HMOs are often very irresponsible and don't keep their tenants well-informed. It makes it difficult to tackle local issues in the neighborhood. In addition, short-term lettings like Airbnb properties leave a lot of rubbish. I'd be more in favour of purpose built housing rather than converting existing family housing into expensive HMOs.

There is already a shortage of residents' parking in our area but this becomes far worse with HMOs. They can buy large quantities of visitors' parking permits which just exacerbates the problem.

We've had many issues with litter and bins as a result of all the HMOs near our house. The HMOs have been known to divide their rubbish up between all the neighbours bins, to allow overflowing rubbish from their own bins to pile up and most recently a stack of around 6 old mattresses were left in full public view. It has taken a month (and lots of emails) to get them all disposed of.

HMOs can contribute to a more diverse and vibrant community in our area

I hope we can retain the current residential character of our neighbourhood of individuals and families (owners and renters). We have enough parking and bin problems without squeezing more people into the limited space.

