

MOTION ON NOTICE



Date of Council Meeting: 27 March 2023

Title of Motion:

Addressing impacts of rising Houses in Multiple Occupation (HMOs) numbers in Plymouth

Motion Narrative and Action Required:

This council notes that certain parts of Plymouth have experienced a significant increase in the number of Houses in Multiple Occupation (HMOs) in recent years, placing additional burdens on parking, waste collection, street cleanliness, and other local infrastructure. This is felt particularly acutely in parts of Drake, Compton, and St Peter & The Waterfront wards.

This council wants to see rented housing supply, which meets the needs of the residents of Plymouth - with high quality housing which is properly regulated and with enforced standards.

This council also notes the challenges many families have in finding good and affordable homes, particularly given the hike in mortgage costs and interest rates following the disastrous decisions of former Conservative Prime Minister Liz Truss.

This council resolves to request that Cabinet:

1. outline a clear policy on how areas with high HMO rates approaching the 10% limit set by the Joint Local Plan will be supported and what guardrails are in place to ensure that areas do not exceed 10%
2. remind all property owners with an HMO licence of the standards required and their responsibilities towards their tenants and to their local area
3. addresses landlords with bad practices and publicise the penalties for not following the rules
4. Direct the waste and refuse team undertake additional efforts on meeting additional refuse collection needs on streets which have seen an increased number of HMOs in recent years
5. review whether the level of resourcing for enforcement of HMO standards is sufficient to meet the increase in HMO numbers across the city
6. through the Leader, write to the Housing Secretary to ask for new legislation which mandates platforms like Airbnb share their data on lets with local authorities and that medium and long term Airbnb lets are brought in scope of current HMO legislation (and do not serve as a potential loophole for landlords seeking to avoid HMO rules) as well as Bed and Breakfast legislation, noting the additional impact that unregulated airbnbs are having on Plymouth's hospitality industry

7. support community-led initiatives like “Love Greenbank” which seek to bring diverse communities together in areas with high HMO rates to help with community cohesion and tackling anti-social behaviour

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