

## Decision Referral

**To:**

The Head of Policy, Communications and Governance

**Decision making body**

Strategic Planning and Infrastructure Committee

**Decision made**

24. Article 4 Directions

Decision: Article 4 Direction

Minute 174 RESOLVED: That

1. Work on prioritising Conservation Areas and getting the management plans in place be completed, before proceeding with Article 4 Directions.

**Reason for referring the decision**

We wish to call in the following decision from the meeting of SPI on the 8<sup>th</sup> February 2022

24. Article 4 Directions

At this meeting it was decided not to prioritise work on Article 4 Directions or looking into the extent of Houses of Multiple Occupancy in the Fant Ward.

This decision is the decision which needs to be reviewed. It is completely against the decision made at the Council meeting in September 2021 where the recommendations were agreed unanimously by the full Council. The Council resolution was referred to the SPI Committee which at its meeting on 9<sup>th</sup> November 2021 unanimously resolved:

That the Head of Planning and Development be requested to:

1. Begin the work required to implement an Article 4 on Fant Lane and Hackney Road;
2. Produce a list of proposed sites where it may be appropriate to implement article 4 directions, to be presented to the committee at a later date; and
3. Explore the possibility of an SPD and review this.

Subsequently in consultation with Fant Ward members the review area was moved to the Charles Street area. Work had started and to assist the process we started to compile a list of HMO in the sample area.

There therefore seems no logic or rationale to the decision of the SPI Committee on the 8<sup>th</sup> February 2022 to stop all work, there was no or only minor discussion of the HMO or Fant issue at that meeting. This is a further reason why we are calling for a decision referral.

Since the motion was considered there have been a considerable number of new HMO's made in Fant. This is an important issue which needs to be worked on now, every month which goes by sees on average a further residential property being converted to a HMO (C3 to C4) and the character of the neighbourhood of East Fant to the east of St Michaels Road is continually being eroded and made less pleasant for a decent family life and environment which the residents are entitled to.

As a result of continuing concerns residents independently have been sending in lists of known HMO's to the Fant Councillors and we are constantly adding more HMO's to our list which already contains over 50 properties in a small area.

**Desired outcome (please give full details)**

The outcome we are seeking is for the officer report and recommendations to be agreed and implemented, in accordance with the expressed wishes of the full Council.

With the continuing removal of family housing in favour of HMO's at an escalating rate as evidenced from residents there is an urgent need to complete the review of Charles Street and the surrounding area.

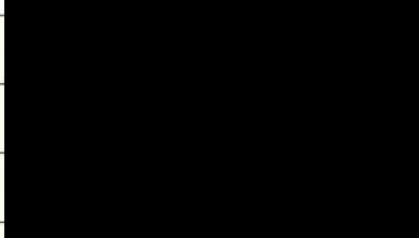
The author of the report to SPI recommended that work is completed on the appropriateness of article 4 direction(s) in relation to HMOs in the Fant area. This with a number of other pieces of work were estimated to cost under £10,000.

There is a very high level of concern by residents in this area and also in neighbouring areas that the Council is not interested in preserving a good quality of life and that decisions are made which are not subject to public accountability.

Therefore as stated there is an urgent need to complete the review process on the area of Fant, local Councillors and residents are able to assist in identifying small HMO's (those made under permitted rights) from local knowledge. Once the review is completed then to review the process to implement an Article 4 Direction over a defined area within East Fant to ensure that HMO conversions are subject to a full planning application process.

**Members referring the decision**

**Signed:**

<b>1. Paul Harper</b>		
<b>2. Margaret Rose</b>		
<b>3. Patrick Coates</b>		
<b>4.</b>		
<b>5.</b>		

**(3 signatories are required to refer a decision of a Service Committee to the Policy and Resources Committee. However, a decision of the Policy and Resources Committee for referral to Council requires 5 signatories in accordance with the Constitution's rules of procedure). Any of the signatories making such a referral shall attend the meeting.**

**Please note that should new and relevant information come to light, or a more acceptable course of action be proposed which may resolve the matter to the satisfaction of the Committee, then a Committee Chairman, at the request of any three Councillors in writing, may choose whether to call another meeting of the original Committee to re-consider the decision within five working days of receipt of a referral. The referral to Policy and Resources or the Council would then fall away and the matter would be treated as having been dealt with by the original Service Committee. No further referral of the matter would be permitted.**

**Committee (or Council) responsible for examining this decision**

**Policy and Resources Committee**