

Environment

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Our Ref:
Your Ref:
Enq to: Mark Maitland
Direct Line: 01962 848 518
Email: mmaitland@winchester.gov.uk

Date:

Dear Sir/Madam,

Re: Housing survey to establish the number of Houses in Multiple Occupation (HMOs) in Stanmore.

I am writing to inform you that the Council has commissioned David Adamson Group to carry out a survey of residential properties in Stanmore.

The survey is intended to establish the number and location of HMOs in the neighbourhood. The Council is seeking this information because it has used its planning powers to make an Article 4 Direction which comes into effect in May 2016. This Direction means that it will no longer be possible for properties in Stanmore to change from single family homes to HMOs, without requiring planning permission from the Council.

The survey will record how the property is being occupied, including details of the nature of the accommodation (number of bedrooms, bathrooms etc...), and whether it is owner occupied or rented, but we will not be asking residents for any personal information.

We decided to make the Direction in this area of Winchester to bring within our control the formation of new HMOs, with the aim of maintaining a mix of residential accommodation in the neighbourhood. This was in response to considerable concern locally that the number of HMOs in Stanmore was increasing and reaching a point where it was detrimentally affecting the stock of family accommodation.

Please note that the Direction does not affect HMOs which existed before May 2016. The controls imposed by the Direction will only be relevant to the formation of new HMOs. The Council has also included a policy in its emerging Local Plan Part 2 (Policy WIN.9) which is designed to limit the number of HMOs in the neighbourhood as a whole and to avoid over-concentrations in particular locations. Details of the policy can be found at:

<http://www.winchester.gov.uk/planning-policy/local-plan-part-2/>



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Simon Finch Assistant Director, Environment



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Your co-operation in participating in the survey would be much appreciated, as it will help the Council to assess planning applications which come forward for new HMOs, once the Direction comes into force, and to consider such proposals against Policy WIN 9. The surveyors from David Adamson Group should identify themselves to you when calling at the property and will have appropriate ID. If you are uncertain about the identity of the surveyor, please do not supply any information to them and contact the Council.

We anticipate that the survey will be carried out in January and February 2016. If you have any queries, please contact Mark Maitland on 01962 848 518 or email mmaitland@winchester.gov.uk

Please also feel free to share this letter with your landlord, or letting agent, if you are not the owner of the property.

Yours sincerely,

Simon Finch

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