

P-04-684 We Demand Better more Effective Welsh HMO Planning Laws and a New Use Classes Order.

This petition was submitted by Nortridge Perrott, having collected **11** paper signatures.

Text of the Petition

Bring forward a new use classes order –A C5 ORDER– to specifically capture HMO's–Houses in Multiple Occupation in Wales who meet the definition of a HMO specified in Part 7 Housing Act 2004 in conjunction with Schedule 14 Housing Act 2004.

We also call for a density threshold to be enacted by means of allowing Planning Authorities to remove permitted development rights in Areas of Wales operating an Additional Licensing scheme–or on a City Wide basis whichever is most appropriate such that a "material change of use " between Use Classes in Wales–would require a Planning consent for Change of Use .

We believe that Welsh Government should actively incentivise HMO landlords who are considering "flipping" their property under both Housing /Planning Act HMO provisions along the lines of a Welsh Houses to Homes scheme such that HMO landlords be allowed to bid for SME grant help to revert the HMO property back to sole domestic use.

Additional Information:

This campaign will run through to the 2016 Assembly election and requires Welsh Government to use its enhanced legislative powers to harmonise the legal definitions under Housing/Planning Law and further enact the ability for Local Planning Authorities to use specific HMO DENSITY criteria applied to a community or City Region to limit HMO proliferation where adverse impacts and consequence are identified or anticipated.

The petition asks for an incentive within Wales to encourage HMO Landlords to revert the properties back to sole domestic use and thus improve the stock of available Affordable Housing.

Assembly Constituency and Region

- Swansea West
- South Wales West