

Houses in Multiple Occupation – Overprovision Policy
DRAFT for Communities, Housing and Infrastructure Committee – 24 January 2017

Aim

To prevent excessive concentrations of Houses in Multiple Occupation (HMOs) in the city.

Applicability and Threshold

This policy applies *to be determined* [specific neighbourhoods/citywide].

The overprovision threshold applies if there is a concentration of HMOs in any one particular Neighbourhood in excess of XX% of qualifying residential properties in that Neighbourhood.

The Licensing Committee may refuse granting of HMO licences in Neighbourhoods where HMOs exceed XX% of qualifying residential properties.

The provision level will be verified fourteen days prior to the Licensing Committee meeting at which an application will be considered and it is on the basis of this information that the Committee will make their determination.

The Council will not refuse to accept an application for a licence on the basis of overprovision. It will be for the applicant to determine whether they wish to submit an application and where necessary to seek to convince the Licensing Committee that there are exceptional circumstances in their case which would justify the policy not being applied.

Exemptions from the Policy

[Insert – any Neighbourhoods that the policy does not apply]

New-build, purpose built HMO accommodation such as student residences and developments covered by Section 75 agreements under the Town & Country Planning (Scotland) Act 1997 which restricts their use to HMO accommodation.

Non mainstream accommodation.

Competent renewals of existing HMO licences.

Existing licensed properties which change ownership and have a competent application lodged within one month of the change in ownership.

Neighbourhoods

Neighbourhoods are localities defined by Community Planning Aberdeen, a community planning partnership under the terms of the Community Empowerment (Scotland) Act 2015.

Licensing Committee

Where more than one application for a licence in the same Neighbourhood is being considered at the same meeting of the Licensing Committee, they will be considered in the order in which the applications were lodged. Applications will be submitted to Committee for determination once the subject premises are compliant with the required standards for HMOs.