

Appendix One

1.0 Scale and location of HMOs in Sunderland

- 1.1 The City Council holds data in relation to the numbers and distribution of HMOs, drawn largely from Health, Housing and Adult Services and Council Tax records. However, these records do not afford a comprehensive record of all HMOs and there is a strong likelihood of the actual numbers being significantly greater than the records indicate in some areas. Given the fluid nature of HMO uses, the precise number of properties in HMO use will also tend to fluctuate over time.
- 1.2 Current City Council information provides evidence that in November 2011 there were at least 856 HMOs (licensed and unlicensed) within the City. It is clear from the available evidence that there are insignificant numbers of HMO's outside the former Sunderland County Borough area. The vast majority of HMOs are recorded within the Barnes (6.7%), Hendon (13.0%), St Michael's (21.3%), Millfield (37.9%), and St Peter's (13.8%) wards (see Table 1). The actual number of HMO's is likely to be considerably higher than this as evidenced by the 2001 census which indicated that there were some 3526 HMO's in the city with the highest concentrations in Hendon (10.9%), St Michael's (14.21%) St Peter's (7.47%), Millfield (7.8%) and Barnes (3.9%). Whilst information from the 2011 Census is beginning to percolate down the detail is not available in detail at this moment. Some streets within these wards have very high concentrations of houses not in use as single dwellinghouses, for instance Roker Avenue (66%) in St Peter's ward. To some extent these concentrations can be related to the presence of Sunderland University and the Chester Road and St Peter's campuses in Millfield and St Peter's wards respectively.
- 1.3 The available data provides evidence of high concentrations of HMOs in some areas, a significant presence in others and an indication of a continuing upward trend in student occupation of the general housing stock in some parts of the City, creating on-going pressure on the availability of housing for other types of occupiers including families.
- 1.4 Mapping and associated data available to the City Council illustrates the extent of known HMOs across the city, both licensed and un-licensed at March 2011 and student distribution across the city for the 2010/2011 academic year. This data shows that the highest numbers of HMOs and students are located within the central wards, in particular St Michael's, Pallion, Hendon, Barnes and Millfield together with St Peter's ward the latter which includes the University's St Peter's campus. The high number of students in Pallion is a reflection of the purpose built student accommodation in that ward and not a proliferation of the use of dwelling houses for HMOs.

Table 1. HMOs by Ward Sunderland 2011

Ward	All Properties	HMO Mandatory License Properties	HMO Non-Licensable Properties	All HMOs
Barnes	4,903	1	56	57
Castle	4,962	0	0	0
Copt Hill	5,166	0	2	2
Doxford	4,384	0	0	0
Fulwell	4,937	1	6	7
Hendon	6,395	35	76	111
Hetton	5,313	0	4	4
Houghton	5,215	0	5	5
Millfield	4,894	46	278	324
Pallion	4,459	2	9	11
Redhill	5,089	0	0	0
Ryhope	4,648	0	1	1
Sandhill	5,134	0	0	0
Shiney Row	5,658	0	3	3
Silksworth	4,813	0	2	2
Southwick	5,277	1	19	20
St Annes	4,719	0	0	0
St Chads	4,663	0	0	0
St Michaels	5,436	35	147	182
St Peters	5,194	38	80	118
Washington Central	5,008	0	1	1
Washington East	4,613	0	3	3
Washington North	5,332	0	4	4
Washington South	4,374	0	1	1
Washington West	4,864	0	0	0
	125,450	159	697	856

Source: Sunderland City Council 2011

1.5 The locations of the highest numbers of HMOs and students largely correlate with the existing 2001 Census data for 'Other households', which include HMOs.

2.0 Evidence from the Community

2.1 The initial prompt for the designation of an Article 4 Direction came following discussions with local residents and ward members in early 2011, particularly in the Roker Avenue area of St Peter's ward. There were particular concerns about:

- Poor management of refuse and recycling;
- Poor condition of properties including un-tended gardens;
- Front garden areas sterilised by creation of hard standing for parking or low maintenance hard landscaping;
- Disproportionate car ownership associated with HMO occupancy;
- Anti-social and criminal behaviour;
- Quiet residential character and visual character of the area undermined;
- Social cohesion and community spirit undermined.
- The number of HMO's in the street,
- The reluctance of HMO residents to utilise the off street parking facilities provided

2.2 Residents of St Peter's ward and particularly the Roker Avenue area have already requested that officers prepare an Article 4 Direction as quickly as possible to help put some control on the change of use of properties to HMO's because of the adverse impacts on the community. There has also been opposition recently to planning applications for student accommodation and larger HMO's expressing concerns at the effects of concentrations of such uses in the both St Peter's and St Michael's wards.

Table 2. Houses in Multiple Occupation wards

Wards	Total	%
Hendon	624	10.9
St Michael's	577	14.2
St Peter's	375	7.47
Millfield	341	7.8
Sandhill	289	5.52
Barnes	192	3.9
Southwick	125	2.3
Shiney Row	103	1.97
Ryhope	80	1.82
Washington North	78	1.51
Fulwell	75	1.58
Washington Central	75	1.55
Pallion	74	1.55
Houghton	68	1.39
Copt Hill	65	1.26
Hetton	60	1.22
Castle	59	1.18
St Anne's	51	1.14
Silksworth	48	1.05
Redhill	43	0.87
St Chad's	34	0.74
Washington West	27	0.61
Doxford	21	0.46
Washington East	21	0.45
Washington South	21	0.49

Source: 2001 Census

