



**Preston**  
City Council

# **Review of Article 4 Direction and Planning Approach to Houses in Multiple Occupancy (HMOs)**

Removal of permitted development rights for the change of use from Use Class (dwelling-houses) to Use Class C4 (House in Multiple Occupation)

## **Consultation Outcomes Report**

May 2025

## Executive Summary

Planning Policy, on behalf of Preston City Council, wishes to thank all residents who shared their views in response to the public consultation. The Council has now reviewed and considered all representations received.

The Article 4 Direction HMO review consultation ran for 7 weeks from Monday 24th February to Monday 14th April 2025.

In response to the consultation, 79% of respondents were in-support of the Council’s proposal of a new city-wide Article 4 Direction HMO, 4% of respondents raised an objection to the proposal with a further 17% of respondents neither supporting nor objecting to the proposal.

Preston City Council will now move forward with the formal process of ‘making’ an Article 4 Direction. The Council intends to proceed through the non-immediate introduction route option and will engage in a further round of public consultation as required.

## Table of Contents

<b>Executive Summary</b> .....	1
<b>List of Figures</b> .....	1
<b>List of Tables</b> .....	1
<b>1. Context</b> .....	2
<b>2. Outcomes</b> .....	2
<b>3. Methods of Consultation and Publicity</b> .....	4
<b>4. Representations Received</b> .....	5
<b>5. Conclusion &amp; Next Steps</b> .....	15

## List of Figures

figure 1 Pie Chart Depicting Breakdown Of Representation Received .....	3
Figure 2 Proposed Article 4 Direction Hmo Area .....	15

## List of Tables

Table 1 General Consultation Events .....	4
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## 1. Context

- 1.1. Preston City Council, henceforth to be referred to as the 'Council', in a recent review found over 900no. licenced and licence exempt Houses in Multiple Occupation (HMOs) operating across the City. The majority of which were found to be operating within the inner-urban wards with the City Centre, Plungington and Deepdale wards being the most affected.
- 1.2. The Council considers the number of HMOs operating within the City to be detrimentally impacting upon the social cohesion, quality of life and residential amenity of Preston's residents and local communities.
- 1.3. The Council sought to gain the views of the community regarding the Council's proposal to introduce a new city-wide Article 4 Direction HMO as to remove permitted development rights relating to the change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4).
- 1.4. The Article 4 Direction HMO review consultation period ran for 7 weeks from Monday 24th February -to- Monday 14th April 2025.
- 1.5. The consultation period ran concurrent with that of the Regulation 19 Consultation of the Emerging Central Lancashire Local Plan. Within the emerging local plan, the Council have proposed a new policy approach (*Policy HS10 refers*) which will give Preston City Council greater planning controls over HMO proposals.

## 2. Outcomes

- 2.1 Representations were accepted via an online consultation form, hosted on the Council's Article 4 Direction webpage. Written representations posted to Planning Policy mailbox were also accepted.
- 2.2 A total of 25no. representations were received by the council via the online survey platform. Of the representation received, 2no. were submitted by the same individual, with the same content. As such, in total, the Council received 24no. unique representations to the consultation. The Council did not receive any written representations.
- 2.3 Of the representations received, 19no. (79%) representations were made in-support, 1no. (4%) representation objected, and 4no. (17%) representations neither supported nor objected as shown in Figure 1 overleaf.

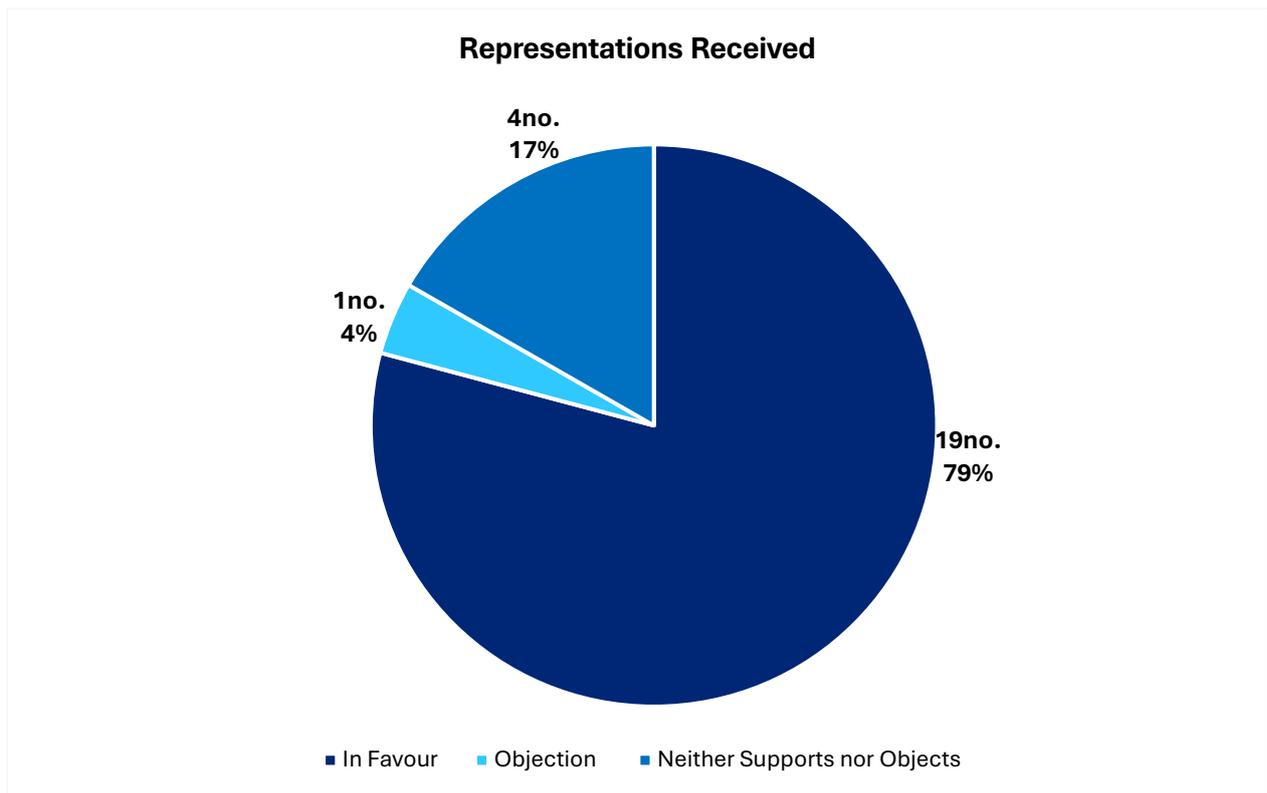


Figure 1 Pie Chart depicting breakdown of representation received to the Article 4 Direction HMO review consultation

2.4 The representations received have been summarised into key themes. These themes have been grouped where representations have either supported, objected or neither below.

**Key themes of those in support:**

- HMO’s result in high crime rates, antisocial behaviour, drug, and alcohol related issues and more as they often house ex-offenders and vulnerable people.
- The concentration of HMOs in an area makes it harder for these people to recover.
- Anti-social behaviour is causing residents to move homes.
- HMOs are not looked after as well as the homes of homeowners, resulting in the degradation of house prices in the area.
- HMOs are breaking up and causing the loss of communities.
- HMOs create more waste, requiring more bins and require more parking spaces which are already lacking in some areas.

**Key themes of those in Objections:**

- Compared to other cities Preston does not have a major HMO issue.
- Newer HMOs are well designed and maintained.

**Key themes of those who Neither Supported nor Objected:**

- Does the council have the capacity to receive an increased number of planning applications if the Article 4 is expanded?
- Will the proposed Article 4 Direction impact upon the freedom of residents?

### 3. Methods of Consultation and Publicity

3.1 The Council engaged a variety of methods of public engagement as to promote and raise awareness of the consultation.

3.2 The following methods of consultation were utilised by the Council over the course of the 7-week period:

- **On deposit** – The Council made physical copies of all material relevant to the consultation (inclusive of the Article 4 HMO Evidence Document and Map) available to view at the Town Hall during normal business hours.
- **Council Webpage** – The Council made digital copies of all material relevant to the consultation (inclusive of the Article 4 HMO Evidence Document and Map) available to view on the Article 4 Direction webpage at: [Article 4 Directions - Preston City Council](#)
- **Social Media** – The Council’s social media accounts were used to promote the consultation and released reminders of the consultation in-person events.
- **Article** – The Council released an article on the Council News webpage on 26 February as found at: [Review of Article 4 Direction and Planning Approach to Houses in Multiple Occupancy - Preston City Council](#)
- **Email Notifications** – Emails notifying statutory consultees, general and public consultees (including the Local Plan consultation database) and all Councillors were sent out at the start of the consultation period.
- **In-person Consultation Events** – A total of five in-person drop-In events were held over the 7-week period of consultation which were held in-conjunction with the CLLP Regulation 19 consultation as shown in Table 1 below.

Table 1 General Consultation Events

Date of Event	Time of Event	Venue	No. of attendees
26/02/2025	11-2pm	Preston Markets	23
5/03/2025	3-6pm	UCLan Cottam Campus	15
6/03/2025	3:30-6pm	Grimsargh Village Hall	3
13/03/2025	3-7pm	Preston Town Hall	11
20/03/2025	3-7pm	Fulwood Free Methodist Church	6

## 4. Representations Received

4.1 As to demonstrate how the Council has considered each representation, this section details a summary of each of the comments received during the consultation period and provides the Council's response to the representation.

4.2 The representations below are presented in order of receipt.

ID:	1
Name:	Public
Representor comments:	
Increased noise levels, excessive foot traffic, parking difficulties, overflowing bins, potential disruption to the neighbourhood character, and concerns about overall property value due to higher tenant turnover and potential disturbances.	
Summary:	In Favour.
Council Comments / Actions:	
Response noted.	

ID:	2
Name:	Public
Representor comments:	
The plan looks good, and I think it is a good idea to ensure the planning procedure for HMO's is regulated properly. One other suggestion would be to restore and utilise the empty buildings within the city before building more new buildings.	
Summary:	In Favour.
Council Comments / Actions:	
Response noted, suggestion is outside of the scope of an Article 4 Direction.	

ID:	3
Name:	Public
Representor comments:	
HMO can be a problematic, as it causes nuisance for more traffic, parking, bins and may not be suitable for some area where there is parking is very limited.	
Summary:	In Favour.
Council Comments / Actions:	
Response noted.	

ID:	4
Name:	Public
Representor comments:	
Preston City Council appear to use a watered-down definition of an HMO. Nationally an HMO is A house in multiple occupation ( HMO ) is a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the	

bathroom and kitchen. It's sometimes called a 'house share'.

Preston use an entire house, bungalow, flat or any kind of accommodation which is let to more than four unrelated occupiers, who form two or more households and who share a basic amenity. So stories of toughening up are false, they have even removed their definition off their website. HMOs are the ruining of our area. Can't walk up the road for bins, rubbish dumped. P.C.C. are destroying Preston's heritage.

Summary: In Favour.

Council Comments / Actions:

Commented Noted. Preston City Council defines a HMO as "a property rented out by at least three people who are not from one 'household' but share toilet, bathroom, and kitchen facilities."

The definition of a HMO can vary depending upon different contexts. The evidence document highlights this variation in definitions.

ID: 5

Name: Public

Representor comments:

Can the Council also do the same for the unprecedented increase of applications for change of use from residential family homes to children's homes? There appears to be at least one application per week for these changes. When you consider the charges associated with these houses of anything from £3000 to £6000 per child per week being levied on LCC it's just astonishing how many applications there are and PCC have very little option but to accept the change of use.

Summary: Neither Supports nor Objects

Council Comments / Actions:

The comment refers to an unrelated topic to the consultation. PCC and LCC are aware of the rising number of children homes, this is a county-wide issue across Lancashire and not restricted to Preston. This is outside of the scope of this consultation, however the response has been noted.

ID: 6

Name: Public

Representor comments:

A lot of the HMOs in Preston are really poor quality so the council will not use them so the providers bring in people from East Lancs and Blackpool. A lot of these people have issues with addiction and criminal acts and they quickly get evicted from their HMOs but stay strong in Preston because the Foxton Centre and other charities support mainly out of area people.

Summary: In Favour

Council Comments / Actions:

Response noted.

ID:	7
Name:	Public
Representor comments:	
Ashton has far too many HMO's which is bringing the tone of the once peaceful & safe neighbourhoods down to drug deals, amongst the drug users, habituating in these properties taking place on the streets in broad daylight. The burglary and petty crime rates increasing and the general anti-social behaviour which infringes on an otherwise decent area being Ashton. Please take my observations into consideration.	
Summary:	In Favour
Council Comments / Actions:	
Response noted.	

ID:	8
Name:	Public
Representor comments:	
Summary- This member of the public supports the proposal to implement the Article 4 direction for HMO's, particularly in Ashton on Ribble. Ashton has a high concentration of unprofessional HMO's, bail hostels, halfway houses, refuges, drug hostels and more. Resulting in increasing antisocial behaviour, drugs issues, high crime rates, untidiness, litter and more. Homeowners living in the area for a long time feel their homes are becoming devalued, they feel unsafe, and are moving away to other areas and homes that would once be family-homes are being bought by people to convert them into unprofessional HMO's.	
Summary:	In Favour
Council Comments / Actions:	
Response noted.	

ID:	9
Name:	Public
Representor comments:	
I believe that the council have an extremely hard time battling ASB in the city and that a review on the policies of HMO's may be wise if a more stringent implementation would reduce levels of antisocial behaviour which unfortunately appear to be rife in such properties. It would also give the council more leverage with regards to heritage protected properties and vacant properties which may be used in other ways which would also be fruitful for the city.	
Summary:	In Favour
Council Comments / Actions:	
Response noted.	

ID:	10
Name:	Public
Representor comments:	

As an Ashton resident of more than 37 years, I can see the damage the exponential rise in HMOs, bedsits, recovery homes, and bail hostels has done to the area. Many of these properties are housing extremely vulnerable people, who are not getting the help they need or, have been promised. Some of these properties are not safe or suitable for some of those residents either. There has been a rise in anti-social behaviour, drug dealing, drunken fights and even deaths in and around these houses and flats. Streets don't feel safe any more. Fly tipping, increased litter, and parking problems are blighting some streets and affecting house prices. We need proper enforcement and a dedicated team to inspect and ensure these properties are safe and that landlords are adhering to their licenses and planning submissions.

Summary: In Favour

Council Comments / Actions:

Comments Noted.

ID: 11

Name: Public

Representor comments:

I don't believe there's a genuine issue with HMOs in Preston. I have lived in several similar sized cities across the UK and Preston is in a considerably better position than anywhere else. I believe a lot of the opposition to HMOs are from the traditional view that they are often run-down, with tenants being exploited. It seems that nowadays they're all done to a high standard, improving the quality of housing in our city which we shouldn't complain about! We are a long, long way off from being in a position to be concerned about the number of HMOs.

Summary: In Opposition.

Council Comments / Actions:

Response noted. The evidence shows, there is a rising number of HMO's in the city. Controlling planning permission would be effective in addressing issues related HMO's such as anti-social behaviour, vulnerable tenants, impacts upon residential amenity as outline in the evidence document.

ID: 12

Name: Public

Representor comments:

I think that HMOs should be used sparingly. They cause planning issues, carving up once family homes into shared boxes. They cause parking issues, 12 people, 12 cars, 1 drive. They cause changes to neighbourhoods, removing family homes and changing it to single people. They promote loneliness and isolation, as well as potential exploitation by unscrupulous landlords. There are plenty of buildings in the city centre more suitable for single living. Convert unused offices into flats for example.

Summary: In Favour.

Council Comments / Actions:

Response noted.

ID:	13
Name:	Public
Representor comments:	
<p>Summary: When I first moved into my property in Ashton-on-Ribble, we had great neighbours. However, one house was sold to a developer converting a 3 bedroom terrace into a 7 bedroom HMO which is now socially rented, and is populated by addicts, with the company running it specialising in 'recovery housing.'</p> <p>In the time we have lived next door to this property, we have experienced serious antisocial behaviour. Including high noise levels, rubbish thrown into our garden, robberies, people found unconscious, aggressive and threatening behaviour and urination in the front garden and more.</p> <p>The wider area is also saturated with HMOs, mostly for social rent being used to house vulnerable people. As a result, drug dealing and antisocial behaviour often occurs on the street outside. Many of the HMOs in this area are unregistered. Many tenants are often drunk or high causing a nuisance and intimidating people.</p> <p>The need to house and care for vulnerable people is evident and without doubt. However, it has led to all the issues listed above and makes it harder for vulnerable people to recover when surrounded by this.</p> <p>In the immediate area, there is a 30 bed 'recovery' housing HMO that has opened in the last year or two, causing endless problems for residents in its immediate vicinity. There are dozens of terraced houses on the street that have been made into 6, 7 or even 8 bed HMOs.</p> <p>It is at the point where owners of occupied homes on this street are a vast minority. We are left with no option but to move house.</p>	
Summary:	In Favour.
Council Comments / Actions:	
Response noted.	

ID:	14
Name:	Public
Representor comments:	
<p>Summary:</p> <p>I feel HMO's can end a community. HMO's are filled with people who do not care about the area, ex-prisoners or foreigners who do not integrate with the community. They don't support local shops and do not drink in pubs.</p> <p>There are too many vape shops, barbers and car washes, it is hard on individuals who care about the community but cannot afford to move.</p> <p>It depends on who they fill them with, I don't want any more in the area filled with ex-prisoners or these boat men from France. I feel anxious enough already.</p>	
Summary:	In Favour.

<b>Council Comments / Actions:</b>	
Response noted, there are no objections in principle, the individual is mainly concerned about who is housed in the HMO's than the number of them.	

<b>ID:</b>	15
<b>Name:</b>	Public
<b>Representor comments:</b>	
Why Ashton.	
<b>Summary:</b>	Neither Supports nor Objects
<b>Council Comments / Actions:</b>	
Not enough context.	

<b>ID:</b>	16
<b>Name:</b>	Councillor James Hull (x2no.)
<b>Representor comments:</b>	
<p>I am not resident in Ashton, I represent Ashton as a City Councillor. Thus my interest is not as a resident, but as the elected representative of residents as their Councillor.</p> <p>The major problem in Ashton is with crime and disorder contingent to HMOs and houses let by negligent landlords. This is a major concern to those who have made strong representations to Councillors of how their lives are negatively impacted by HMOs, and other premises let to people who engage in drugs, noise and anti-social behaviour.</p> <p>How this is policed by the Council, Lancashire Constabulary, Housing Associations or other parties is a major concern to residents. If creating a Conservation Area (CA) over the whole footprint of Ashton Ward will remedy the problem and concern of residents, whilst not causing them further unexpected problems with planning issues if they want to alter their premises as owners, then it must be a good thing. My concern is that some residents might have their freedom to change their houses without planning permission compromised, but the problem of anti-social behaviour will not be eradicated by the change.</p> <p>If the whole of Ashton is made a conservation area, will that remedy anti-social behaviour enough for residents to sacrifice the freedom to change their premises without planning permission where they currently may? If so then it is obviously a good way forward.</p>	
<b>Summary:</b>	Neither Supports nor Objects
<b>Council Comments / Actions:</b>	
<p>Concerns noted. The expansion of the Article 4 is a restriction on the permitted change of use from Class C3 dwellinghouses to Class C4 and does not affect the minor changes within homes which do not require planning permission under Permitted Development Rights. The consultation does not relate to or propose any changes to the boundary of the Ashton CA and only relates to the Article 4 Direction HMO area. There is an extant Article 4 Direction HMO covering a large portion of the Ashton CA, however, this would be repealed and replaced with the newly proposed Direction.</p>	

ID:	17
Name:	Public
Representor comments:	
There are far too many HMOs in the Ashton area of Preston. It is changing the make up and culture of an historic part of the city. HMOs should be limited to a certain number and spread evenly across the city.	
Summary:	In Favour.
Council Comments / Actions:	
Comments Noted.	

ID:	18
Name:	Public
Representor comments:	
I believe HMOs are really bad for Preston, especially in the historical areas where beautiful buildings are being vandalised and chopped up to cater for people who don't give a damn about saving Preston's heritage or the neighbourhood they're living in. They promote antisocial behaviour and really drag areas down, and Preston has far too many of them already.	
Summary:	In Favour.
Council Comments / Actions:	
Comments Noted.	

ID:	19
Name:	Public
Representor comments:	
There are hundreds of families looking for properties. Most properties do not have sufficient parking for more than one or two cars, which causes problems. I have seen some HMOs that are badly managed and contain dubious persons.	
Summary:	In Favour
Council Comments / Actions:	
Comments Noted.	

ID:	20
Name:	Public
Representor comments:	
The document appears to be an attempt to reduce the link between property prices and regional migration of people with additional support needs.  I don't believe the Article 4 direction will solve the problem of lack of affordable homes and inadequate support but, as part of a wider package, it could help differentiate between unscrupulous profiteering and genuine reasons for owning and renting properties.	

Overall, city/district and county councils need to be much more proactive, cooperative and creative, both in the solutions they develop and their effectiveness of their engagement with central government & private sector for funding & legislative support.

Student housing – the reliance of students on investor-led private sector housing is a high risk strategy – for the students themselves, but also for government finances through student loans that are used to pay uncontrolled and unaffordable rents. Instead, universities should be obliged to manage enough suitable and affordable housing for the number of students they take on (with funding to support this) – this could be by acting as letting agent to private landlords in return for a capped rent and support for students to deal with any financial or behavioural issues that students experience, and/or by owning a range of suitable buildings.

Social housing – if there is more supply than demand then there needs to be more social housing, with support packages for the residents that need it. This could be by offering incentives to private landlords to sell to housing associations or other community housing groups (e.g. exemption from capital gains tax or linked to pensions or the right to buy/rent back a retirement property at an affordable price some point in the future), or long-term lease for a guaranteed but capped rent in return for property renovations. Housing Association tenants then need access to support services – especially NHS physical and mental health, debt management, legal support, SEND educational support, paid employment trials (without risk to benefits or other eligibility), affordable travel etc...and community mediation for ASB / neighbour disputes (as a rapid first response for low-level issues, without resorting to law enforcement and penalties unless necessary). It is not right if, as the report suggested, people are relocated then left without a structured support network and a clear route back to financial independence.

Community housing and self-build plots – there needs to be proactive support from the councils for individuals or community groups to develop affordable housing that is not linked to the property market. With the right support and coordination, this could relieve some of the pressure on social housing for people that need affordable housing but don't need any additional support beyond what is available already to all Preston residents. It could also provide housing for key-workers, e.g. through partnerships with NHS.

Some of the things that are missing: clear advice on property law to ensure long-term protection from property investor profiteering, suitable sites and public infrastructure, coordination of construction industry and training to eliminate the risk of unreliable supply chains and building defects, future-proofing energy efficiency & building standards. All these things would be a worthwhile investment alongside HMO Regulation.

In summary, alongside legal controls targeted at unscrupulous profiteering HMO landlords, also provide an alternative lower risk lower profit way for existing landlords to support the provision of affordable housing in the city, advocate for more funding and legislative improvements from central government to support properly-thought-through holistic solutions to the housing & health crises and provide more visible and coordinated

leadership for communities & individuals that need more affordable energy-efficient homes.	
Summary:	In Favour.
Council Comments / Actions:	
Concerns Noted.	

ID:	21
Name:	Public
Representor comments:	
Does the planning department have the capacity to process the additional planning applications for the larger HMO area? Otherwise this will just redirect the blame back to Preston City Council for failing to enforce planning law. And will this also affect the capacity of the council to deal with other planning applications? If so, it could further affect the affordable housing crisis as existing planning consent conditions are not enforced, the council is under pressure to approve applications even if they are flawed, and future applicants don't get the benefit of early site-specific discussions with the council.	
Summary:	Neither Supports nor Objects
Council Comments / Actions:	
Concerns Noted.	

ID:	22
Name:	Public
Representor comments:	
Summary: I think any further developments of ANY HMO properties, irrespective of the maximum number of rooms, should be banned.	
Main concerns: especially in the Avenham and Winckley Square Conservation Areas, are the lack of parking and the unsightly bins.	
Bins: Properties are converted, usually by non-locals, only concerned with financial reward. Tenants do not move bins from the front yards to the back yards. Apart from being unsightly and overflowing, the bins are causing obstructions and are also attracting vermin and domestic animals.	
Parking: is the main issue with HMO properties- From evidence gathered on Bairstow Street especially, many of the HMO tenants own a vehicle. Cars are also being parked on Bairstow Street from Starkie St, Regent Street, Ribblesdale Place, the surrounding streets and as far away as Winckley Square. There is nowhere to park. A designated area in one of the nearby car parks could be reserved for resident parking? This has been done successfully in Poulton-le-Fylde.	
Homeowners and residents in the area have objected to many plans for properties to be converted into HMOs but all been ignored. Again, we are asked to comment, but we ask ourselves, "what is the point"! These objections fall on deaf ears whilst the beautiful area	

we invested in many years ago is being let down by allowing these overcrowded HMO properties.	
Summary:	In Favour.
Council Comments / Actions:	
Support for the expansion of the Article 4 Direction noted.	

ID:	23
Name:	Public
Representor comments:	
<p>The expansion of HMOs throughout central Preston – particularly in the city centre and Avenham area – has become a major problem for residents and homeowners. The city centre is already overcrowded with the development of HMOs, notably around Winckley Square and adjacent streets. This overcrowding continues to have a massive impact on the parking situation: local residents regularly struggle to find available parking spaces given that many visitor permits are issued to occupants of HMOs (hence increasing the number of individuals vying for spaces).</p> <p>I live on Bairstow Street and over the last few years there have been numerous occasions when the refuse lorry has been unable to gain access to the street due to ‘inconsiderate’ parking. This has resulted in the non-collection of rubbish. Not only has this been an inconvenience for residents, it is also a hazard for anyone who may need the emergency services such as an ambulance or the fire brigade.</p> <p>Unfortunately, many HMOs seem to be managed by 'absentee' landlords or property companies and as a result, many of these properties are neglected or poorly maintained. During lockdown there were several HMOs developed in Bairstow Street despite objections from residents - our concerns were ignored.</p> <p>As a homeowner and long-term resident of Bairstow Street I would like to see a tightening of the regulations governing the development of HMOs in this conservation area.</p>	
Summary:	In Favour.
Council Comments / Actions:	
Support for the expansion of the Article 4 Direction noted.	

ID:	24
Name:	Councillor Lynne Brookes
Representor comments:	
<p>I agree with the proposal to make it possible to refuse permission for a HMO when it is clear there are reasons to do so. In the past I have felt permission has been granted to the detriment of neighbouring residents and the potential HMO residents due to a lack of powers to refuse. There are areas of the city centre which have become saturated in HMOs and the problems of HMOs are magnified harming the general character and appeal of the area. Overflowing bins and anti-social behaviour are common factors that may be related to a lack of community belonging due to the transient nature of many HMO residents and the poor living standards many HMO residents experience. There is clearly a need for</p>	

HMOs and hopefully this change will bring about improvements to residents of HMOs and there neighbours by refusing unsuitable HMO proposals.

Summary: In Favour.

Council Comments / Actions:

Support for the expansion of the Article 4 Direction noted.

## 5. Conclusion & Next Steps

- 5.1 The representations received in response to the consultation highlights broad public support for the proposed approach.
- 5.2 The representations support the Council's own findings, as set out in the 'Article 4 Direction HMO: Evidence Document February 2025' published alongside this consultation, in that the number of HMOs operating within Preston's main urban area are detrimentally impacting upon the social cohesion, quality of life and residential amenity of Preston's residents and local communities.
- 5.3 In achieving broad public support, the Council will now commence the introduction of the proposed Article 4 Direction HMO through the non-immediate route option. The council aims to 'make' the proposed Article 4 Direction HMO in summer 2025 and will commence consultation following the decision to 'make' the direction.

### Next-Steps

- 5.4 The introduction of an Article 4 Direction is a two-stage process. At the first stage, the Council will vote to 'make' the direction. The proposed direction area is shown in Figure 2 below.

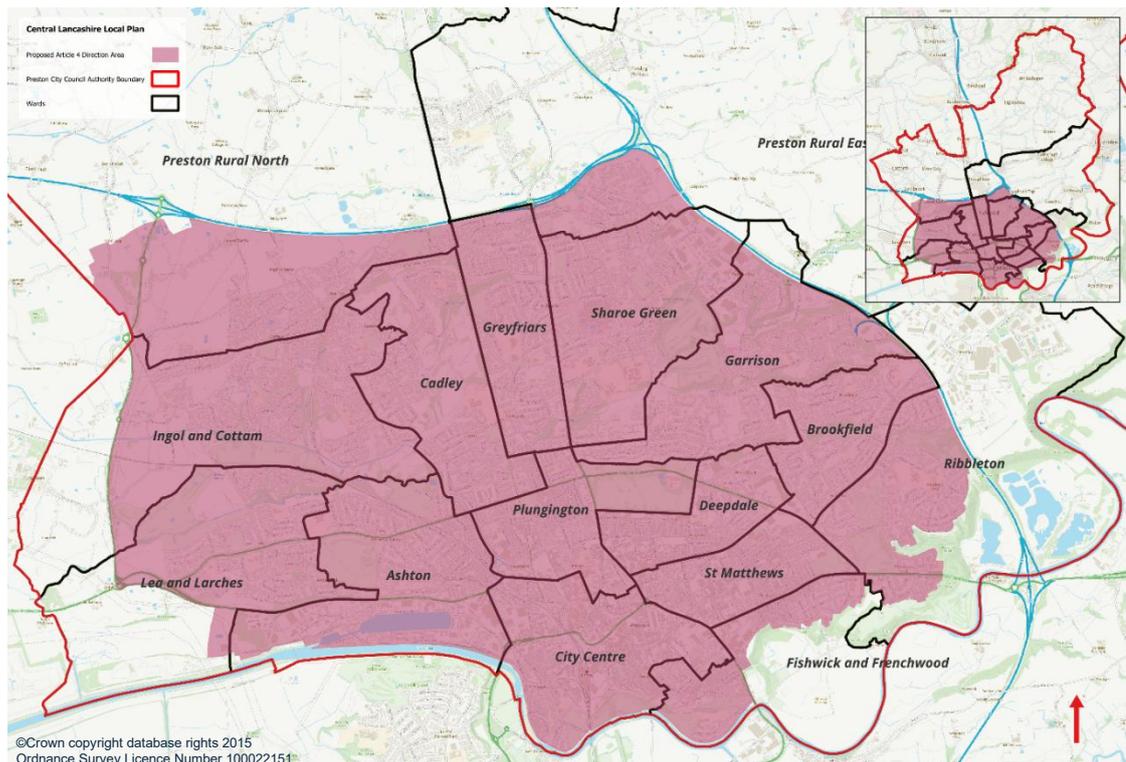


Figure 2 Proposed Article 4 Direction HMO Area

- 5.5 Once 'Made' the Council will commence a further 6-week consultation period within the areas where the proposed Direction will take effect. The consultation is carried out in accordance with Schedule 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 and the Councils Statement of Community Involvement (SCI), this provides the opportunity for interested parties to make representations.
- 5.6 Following the conclusion of the consultation period, the Council will consider all representations received as part of the consultation period. An outcomes report will be made available post-consultation summarising the consultation responses received and the Council's response. If material changes are deemed necessary following the review of the consultation changes, then a further consultation may be required to consult on the significant amendments.
- 5.7 The second and final stage of the processes is the 'confirmation' of the Direction by the Council.

#### **Non-Immediate Route**

- 5.8 An Article 4 Direction can either be introduced with or without immediate effect.
- 5.9 Due to the financial implications of the procedures required to introduce the direction with immediate effect, the Council have made the decision to take the direction without immediate effect.
- 5.10 Financial implications that would be incurred by the Council (should the immediate effect route be taken) include the dispensation of compensation to parties who would be financially impacted as a result of the immediate introduction. Given the significant geographic area to be covered, as shown in Figure 2 (above), this route is not considered financially viable for the council to undertake.
- 5.11 As the non-immediate route is to be taken, there is a 12-month lead-in period from the date the Direction is 'confirmed' to the date it takes effect. This route means the Council does not pay financeable compensation.
- 5.12 A Council has the power to 'confirm' an Article 4 Direction, although the Secretary of State will be notified in line with the legislative requirements and will intervene if deemed necessary.

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