

# Houses in Multiple Occupation – demand and concentrations in Croydon

At Session 1 of the examination hearings for the Croydon Local Plan the Council agreed to provide a note for the Inspector on Houses in Multiple Occupation (HMOs) in terms of demand for them in Croydon and where they are concentrated in the borough.

## Demand for HMOs in Croydon

The Strategic Housing Market Assessment (LBC-02-305) does not identify the demand for HMOs in Croydon. It notes, in paragraph 6.44 and Table 9 that the number of HMOs in Croydon increased by 42% between 2001 and 2011, which is a symptom of under-provision of housing in the same period. The rate of increase was slightly above the national average (which was 38%).

The Strategic Housing Market Assessment also notes in paragraphs 10.69 and 10.87 the importance of good quality HMO accommodation for younger people (aged under 35) as potentially their only means of meeting their housing needs apart from living with their parents. In this context it recommends that a balanced approach to housing in terms of bedroom sizes and property types, along with high standards for Houses in Multiple Occupation (HMOs) will help younger households to access housing.

There is no other evidence that Croydon Council is aware of that sets out the need for HMO accommodation in Croydon.

## Concentrations of HMOs in Croydon

Analysis of licencing data of HMOs shows that over half of all licenced HMOs in Croydon are located within just five postcode sectors (out of 33 with any HMO in Croydon). This is shown on the two charts below.

Figure 1: HMOs by postcode sector showing percentage breakdown

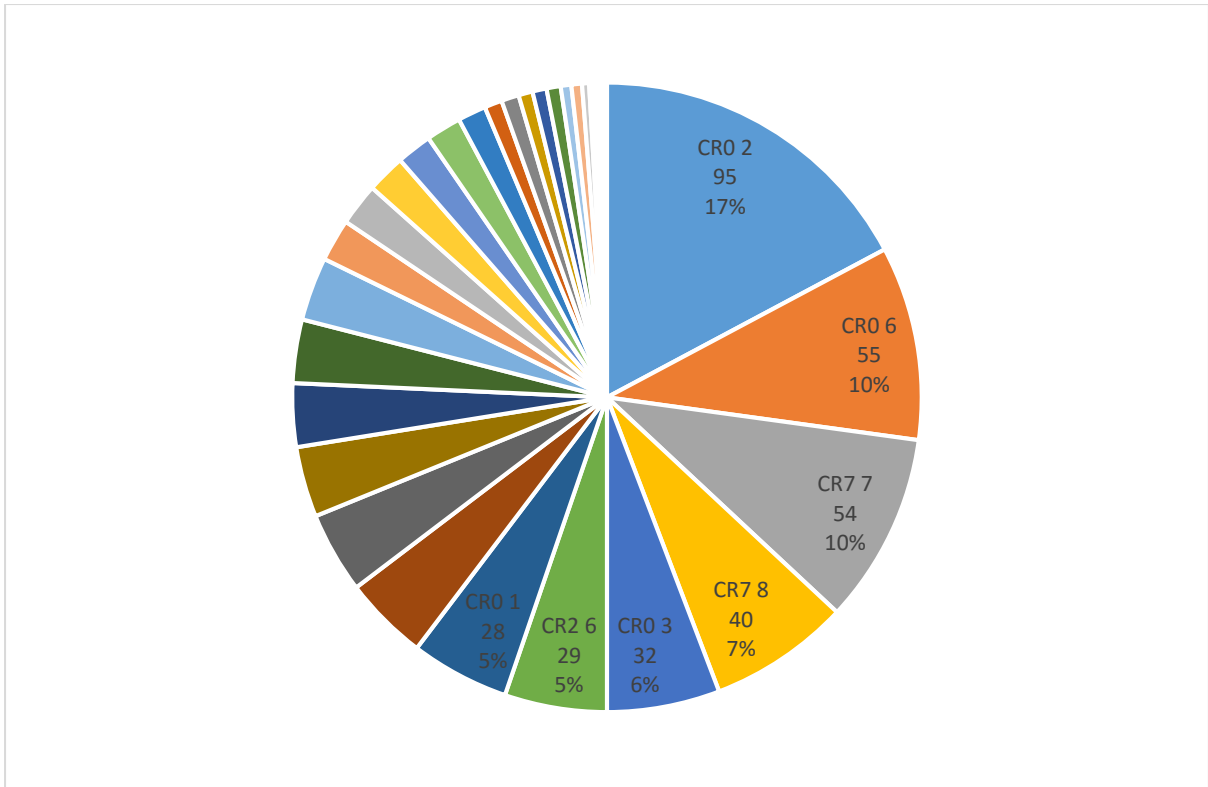
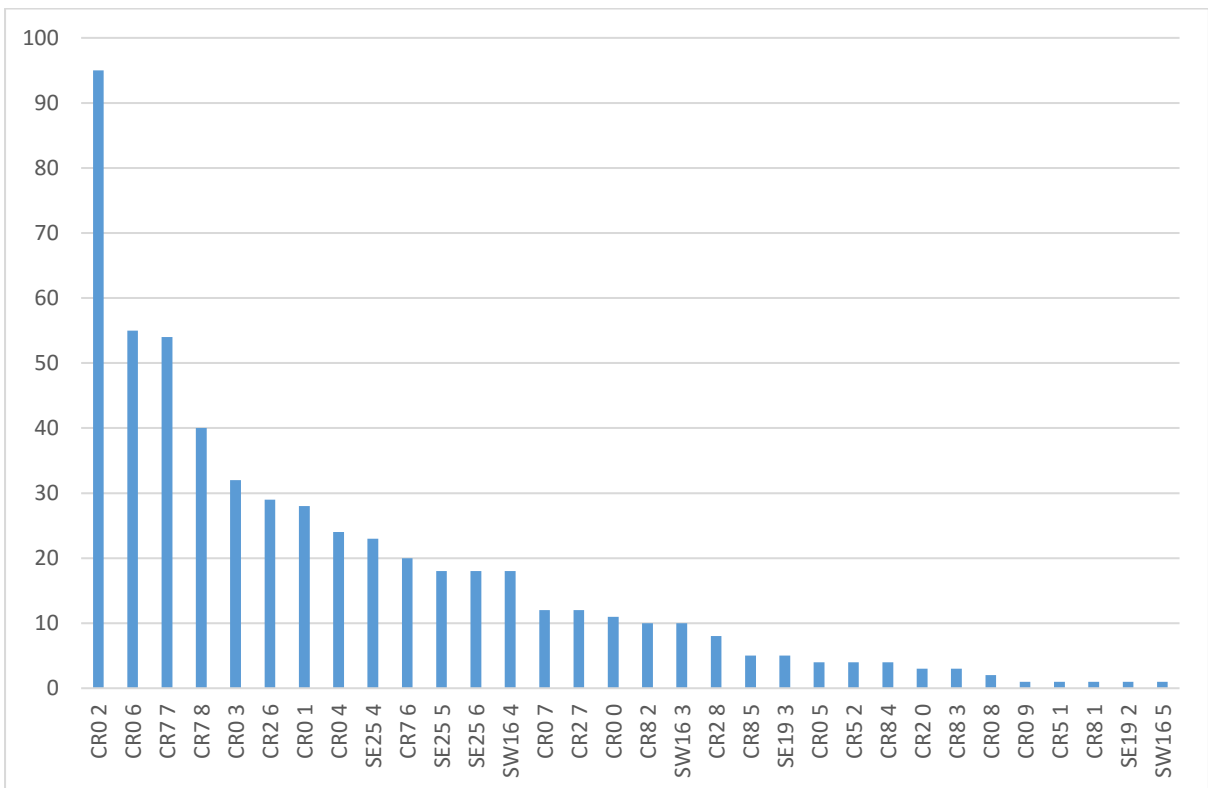


Figure 2 HMOs by postcode sector showing absolute numbers



This indicates that any potential issues associated with HMO accommodation will be more acutely felt in certain areas of the borough, particularly those with a CR0 2, CR0 6, CR7 7, CR7 8 and CR0 3 postcode.

In terms of the Places of Croydon most affected the highest concentrations of HMOs are in Broad Green & Selhurst and in Thornton Heath. This can be seen on the map below.

