

Report of the Inner North West Area Committee

Date: 24th February 2011

Subject: Changes to HMO Legislation and Leeds City Council's Article 4 Direction

<p>Electoral Wards Affected: Headingley Hyde Park and Woodhouse Kirkstall Weetwood</p>	<p>Specific Implications For:</p> <p>Ethnic minorities <input type="checkbox"/></p> <p>Women <input type="checkbox"/></p> <p>Disabled people <input type="checkbox"/></p>		
<p>Council Function <input type="checkbox"/></p>	<p>Delegated Executive Function available for Call In <input type="checkbox"/></p>	<p>Delegated Executive Function not available for Call In Details set out in the report <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>

Executive Summary

It is recognised that Houses in Multiple Occupation (HMOs) can provide a type of affordable housing which contributes to the overall mix of housing types and tenures in an area. However, the rapid spread of HMOs and resulting high concentrations in some areas of Leeds has led to harmful impacts being created which have effected the sustainability, mix and balance of local communities.

The government has outlined these harmful impacts to include anti-social behaviour, noise and nuisance; imbalanced and unsustainable communities; negative impacts on the physical environment and streetscape; pressures upon parking provision; increased crime; growth in private sector at the expenses of owner-occupation; pressure upon local community facilities; and restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population.

The Council's powers to control the spread of small HMOs (between 3 and 6 occupants) through the planning system were removed following changes to legislation by government on the 1st October 2010. These 'small HMOs' fall under use class 'C4' of the Town and Country Planning (Use Classes) Order 1987. The government proposed that, in areas where high concentrations of HMOs were leading to the above harmful impacts, article 4 directions could be used by Local Authorities to manage the spread of C4 HMOs.

The Council's Executive Board, in a meeting on 5th January 2011 resolved to delegate powers to the Chief Planning Officer to introduce an article 4 direction in Leeds in a designated area. This area included the whole of the wards of Headingley, Hyde Park and

Woodhouse, Kirkstall and Weetwood in inner north west Leeds as well as the whole, or parts of, the wards of Adel & Wharfedale, Armley, Beeston & Holbeck, Bramley & Stanningley, Burmantofts and Richmond Hill, Chapel Allerton, City and Hunslet, Gipton & Harehills, Horsforth, Moortown, and Roundhay.

The Chief Planning Officer served notice of the article 4 direction (made on the 9th February 2011) on the 10th February 2011. The Inner North West Area Committee is asked to submit comments as part of the six week public consultation period which ends on the 23rd March 2011. Members are also asked to continue the use of the Community Planner resource to represent the INWAC in future discussions in relation to new local planning policy in relation to this issue.

1.0 Purpose Of This Report

- 1.1 This report is intended to inform the Inner North West Area Committee of the recent changes to planning legislation and advise on the progress of the recently announced article 4 direction made by the Council.

2.0 Background Information

Planning Policy Context

- 2.1 National planning policy guidance (PPS1¹ and PPS3²) provides the context for local planning policy to ensure that mixed and balanced communities are developed in the future, and to avoid situations where existing communities are becoming unbalanced by the narrowing of household types towards domination by a particular type, such as houses in multiple occupation (HMOs).
- 2.2 It is recognised that HMOs can provide an affordable type of housing and contribute to the overall mix of housing types and tenures available. However it is also recognised that high concentrations of HMOs can result in numerous harmful impacts.
- 2.3 The Government published a report, Evidence Gathering – Housing in Multiple Occupation and possible planning response³, which sets out how to respond to the challenges of high concentrations of HMOs. The report identifies the following impacts that occur as a result of high concentrations of HMOs:
- Anti-social behaviour, noise and nuisance
 - Imbalanced and unsustainable communities
 - Negative impacts on the physical environment and streetscape
 - Pressures upon parking provision
 - Increased crime
 - Growth in private sector at the expenses of owner-occupation
 - Pressure upon local community facilities and

¹ Planning Policy Statement 1 – Delivering Sustainable Development

² Planning Policy Statement 3 – Housing

³ Evidence Gathering: Housing in Multiple Occupation and possible planning responses - Final Report (September 2008)

- Restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population

2.4 In inner north west Leeds it is recognised that the above problems exist in relation to the large concentration of HMOs in the area. This is reflected in existing local planning policies. These policies include H15 (Area of Housing Mix) and H18 (HMOs) of the Leeds Unitary Development Plan (Review) 2006, the main local planning document in Leeds.

Definition of Dwelling Houses and Houses in Multiple Occupancy

2.5 The Department for Communities and Local Government Replacement Appendix D to Department of the Environment Circular 9/95⁴ provides the following guidance on the use classes and the definitions for houses:

Use Class C3 Dwellinghouses – this class is formed of 3 parts:

- C3(a): those living together as a single household as defined by the Housing Act 2004 (basically a 'family');
- C3(b): those living together as a single household and receiving care, and
- Those living together as a single household who do not fall within the C4 definition of a house in multiple occupation.

Class C4: Houses in Multiple occupation (3-6 occupants) – The definition of a Class C4 use (contained in Circular 05/10) is a use by between three and six unrelated individuals occupying a property as their only or main residence and who share basic amenities (for cooking and/or personal hygiene).

Large houses in multiple occupation (those with more than 6 people sharing) are unclassified by the Use Class Order. They are *sui generis* (of their own kind). There is no change to this. Changes of use to a sui generis use require planning permission.

3.0 Timeline of Changes

6th April 2010

3.1 National government announced changes to the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995. These changes included the subdivision of the C3 (Dwelling Houses) use class to create a new use class; C4 (Houses in Multiple Occupation). The changes also meant that a change of use from a C3 (dwelling house) to a C4 (HMO) use required planning permission.

3.11 These changes followed a lengthy public consultation period during which substantial support for the proposals brought into effect was expressed. The changes in legislation were widely supported by local communities in inner north west Leeds who experience problems associated with high concentrations of HMOs. The changes, which brought into place an effective level of planning control over the spread of high concentrations of HMOs, were also supported by the Council as part of its wider objective to create mixed and balanced communities.

⁴ Department for Communities and Local Government Replacement Appendix D to Department of the Environment Circular 9/95: General Development Consolidation Order 1995 November 2010

17th June 2010

- 3.2 Grant Shapps, the new Housing Minister, announced the Government's intention to change planning legislation to replace the rules brought in on the 6th April 2010. The Government's stated aim was to replace "the current blanket requirement to submit planning applications for material changes of use from family houses to HMOs with a system which allows those areas experiencing problems with HMO development to take local action".
- 3.21 The new Coalition government undertook a limited informal consultation exercise with a handful of local authorities (including Leeds) and other interest groups taking part.
- 3.22 Leeds City Council response to the Government's consultation exercise outlined that the Council was strongly opposed to the changes proposed with the preferred option being to retain the system put in place on the 6th April 2010. Cllr Chastney, on behalf of the inner north west area committee, echoed the Council's comments in a separate consultation response.

7th September 2010

- 3.3 The Coalition Government confirmed that they intended to bring into effect the changes proposed on the 17th June 2010. The government also stated that additional guidance would be given to Local Planning Authorities in relation to the use of article 4 directions to control the spread of HMOs in problem areas.
- 3.31 An article 4 direction enables the Local Planning Authority to remove certain permitted development rights. In this case, it is the removal of permitted development rights for properties to be converted from a dwelling house (C3) to a HMO (C4), within a set geographical boundary. As such, this change of use would require express planning permission.
- 3.32 Following the Government's statement of the 7th September 2010 Milton Keynes Council, supported by other Councils, applied for an Interim Injunction in late September 2010 in an attempt to prevent the new legislation coming into effect on the 1st October 2010. The Judge refused the Milton Keynes Council application for Interim Injunction and Judicial Review. Following the Judge's decision Milton Keynes Council announced that they would pursue their application for a Judicial Review at an Oral Hearing in Court. This hearing took place on the 20th January 2010. At this hearing permission was granted to Milton Keynes Council to pursue their Judicial Review which is expected to take place before the end of the court term (ie, by 20th April 2011). The implications of this are discussed in paragraph 4.5 below.

1st October 2010

- 3.4 Government amended the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 1995 to allow a change of use from a C3 (dwelling house) to a C4 (HMO) use to be permitted development. Therefore from this date this change of use does not require planning permission.

4th November 2010

3.5 Revised Government guidance in relation to the use of article 4 directions to control the spread of HMOs was released. The guidance states that article 4 directions could now be used where the exercise of permitted development rights (in this instance a change of use from a C3 dwelling house to a C4 HMO) would 'undermine local objectives to create or maintain mixed communities'.

3.51 The revised guidance failed to address the Council's concerns in relation to:

- The costs associated with introducing an article 4 direction for this purpose. This includes the officer time and resources of introducing and monitoring the direction, particularly given that a planning fee would not be required for an application which sought to change the use of a property from C3 to C4 in an article 4 direction area;
- The need to pay compensation to affected parties if a 12 month notice period is not observed; and the loss of planning control during this period which is likely to incentivise landlords to convert additional properties in anticipation of the changes coming into effect; and,
- That the changes which came into effect on the 1st October 2011 have left the Council with no effective planning control over the spread of HMOs in problem areas.

17th November 2010

3.6 At the meeting of Full Council on the 17th November Cllr Hamilton proposed that the Council "take decisive action and minimise the financial risk of compensation claims [by giving] consideration to the introduction of an article 4 direction immediately in the Area of Housing Mix, areas of selected licensing and in other affected areas of the city following a 12 month notice period".

5th January 2011

3.7 A report was presented to the meeting of the Council's Executive Board on the 5th January 2011 which recommended that members of the board approve, in principle, the preparation and serving of an article 4 direction which would cover an area agreed upon at this meeting. The agreed area (shown in Appendix 2) includes the whole of the inner north west area incorporating the wards of Headingley, Hyde Park and Woodhouse, Kirkstall and Weetwood. The agreed area also includes the whole, or parts of, the wards of Adel & Wharfedale, Armley, Beeston & Holbeck, Bramley & Stanningley, Burmantofts and Richmond Hill, Chapel Allerton, City and Hunslet, Gipton & Harehills, Horsforth, Moortown, and Roundhay.

10th February 2011

3.8 Notice of an article 4 direction in Leeds was served. The Direction will come into effect in Leeds on the 10th February 2012, after a 12 month notice period has been observed. This date is also the first date of a six week consultation process during which comments are invited from interested parties. This consultation process will end on the 23rd March 2011.

4.0 Main Issues

The Case for an Article 4 Direction in Leeds

4.1 It is recognised that HMOs often provide a valuable source of low cost housing which allow entry into the housing market for those who cannot afford home

ownership. However, where high concentrations of HMOs exist this can lead to harmful impacts which effect the ability to maintain and create sustainable communities. Paragraph 2.3 recognises the harmful impacts that can occur as a result of a high concentration of HMOs in a particular area.

- 4.11 Leeds City Council welcomed the government's changes to planning legislation on the 6th April 2010. These changes gave the Council powers to manage the spread of C4 HMOs through the planning system. This was achieved by judging planning applications for a change of use from C3 to C4 against national and local planning policy. These powers allowed the Council to work towards its wider aim of promoting mixed and balanced communities. The changes brought into effect on the 1st October 2010 removed the ability of the Council to manage the spread of C4 HMOs through the planning system.
- 4.12 The introduction of an article 4 direction in Leeds will allow the Council to regain control over the spread of HMOs falling under the C4 use class in a designated area. The principle of introducing an article 4 direction and the area to be covered by the direction was agreed by members of the Council's Executive Board on the 5th January 2011. The supporting evidence contained within Appendices 3 to 6 are reproduced from the report submitted to Executive Board. Appendix 2 shows the article 4 direction boundary which was agreed upon at the Executive Board meeting.
- 4.13 The article 4 direction area includes the whole of the inner north west Leeds area with the wards of Headingley, Hyde Park and Woodhouse, Kirkstall and Weetwood being included in their entirety. The inner north west wards, alongside the other areas to be included in the article 4 direction boundary, are recognised to be suffering from some, or all, of the harmful impacts identified in paragraph 2.3 or be likely to suffer encroachment of HMO concentrations due to their proximity to existing areas of high concentrations.

Article 4 Direction Background

- 4.2 Article 4 directions can either be served immediately or non-immediately. An immediate article 4 direction removes permitted development rights with immediate effect. The direction must then be confirmed by the Local Planning Authority within six months following a local consultation exercise. If a Local Planning Authority serves an immediate article 4 direction they are liable to pay potentially significant compensation to affected parties. The Council⁵ estimated that the compensation costs in relation to the Area of Housing Mix⁶ alone could equate to around £4 million over a 12 month period.
- 4.21 A non-immediate article 4 direction would avoid a Local Planning Authority's liability to pay compensation costs to affected parties. A non-immediate article 4 direction comes into effect after a 12 month notice period has been observed. Within this twelve month period a Local Planning Authority would hold a local consultation exercise.

⁵ Leeds City Council Consultation Response – Houses in Multiple Occupation: Consultation in Respect of Changes to Planning Rules – 27th July 2010

⁶ Area of Housing Mix – Leeds Unitary Development Plan (Review) Policy H15 (Volume I)

- 4.22 Leeds City Council's Executive Board, in the meeting on the 5th January 2011, resolved to introduce a non-immediate article 4 direction to avoid the requirement to pay significant compensation costs to affected parties.
- 4.23 In practice this will mean that until the Direction comes into effect there will be an 'implementation vacuum' during which the Council will not have any powers to control the spread of C4 HMOs. During this period landlords are able to convert a property falling under the C3 use class to a C4 HMO without the need for planning permission.

Article 4 Direction Process and Timeframe

- 4.3 Leeds City Council made an article 4 direction on the 9th February 2011. Notice of the article 4 direction was served on the 10th February 2011. This was also the start date for a six week consultation period (ending on the 23rd March 2011) during which comments from interested parties will be invited. In order to advertise the article 4 direction a notice has been posted in the local press, site notices displayed in the town and local centres of the affected areas, and further information has been made available on the Council's website to advise people of the changes and give them the opportunity to make representations.
- 4.31 Following the completion of the local consultation period the Council's Executive Board will take into consideration any representations received and will then take one of three courses of action:
1. Executive Board can resolve to delegate powers to the Chief Planning Officer to confirm the article 4 direction to come into effect on the 10th February 2012, 12 months after the notice was served.
 2. Executive Board could resolve to amend the article 4 direction boundary. This will mean the article 4 direction made on 9th February 2011 will be cancelled and a new article 4 direction would be made. The new article 4 direction would come into effect 12 months after the new notice had been served.
 3. Executive Board can resolve not to confirm the notice of the article 4 direction.

Planning Policy Response

- 4.4 An article 4 direction enables the Local Planning Authority to remove certain permitted development rights. An article 4 direction would not serve as a justification for refusing planning applications for a change of use from a C3 dwelling house to a C4 HMO. It does however ensure that express planning permission is required for this change of use within the designated area. Planning applications which are then received for this change of use would be judged against national and local planning policy. The existing national and local planning policy context in this instance is discussed in section 2 above.
- 4.41 The Council recognises the need to create new local planning policies in response to the introduction of the article 4 direction. The Unitary Development Plan (Review) 2006, the main local planning document, is in the process of being superseded by the Local Development Framework (LDF). It is the intention of the Council to include new local planning policies within the LDF. It is anticipated that this will be in the form of a new policy to be included in the revised Draft Core Strategy and an accompanying Supplementary Planning Document (SPD). The process of

formulation, publication, and consultation in relation to these documents will be a separate process to that of the article 4 direction.

- 4.42 It is anticipated that the revised draft Core Strategy will be subject to public consultation in the summer of 2011. It is anticipated that an SPD on 'Houses in Multiple Occupation' would be subject to public consultation in the winter of 2011/2012. It is noted that these dates are subject to change.

Milton Keynes Council Judicial Review

- 4.5 Paragraphs 3.32 and 3.33 discuss the background to this matter. Milton Keynes Council have stated that one of their intended outcomes of the Judicial Review process would be a quashing of the legislation changes brought into effect on the 1st October 2010. If Milton Keynes Council are successful in achieving this outcome the legislative framework would revert back to that of 6th April 2010. Therefore planning permission would be required for a change of use from a C3 dwellinghouse to a C4 HMO. The Council would need to take further legal advice as to what next steps to take in the event that this occurred.

5.0 Implications For Council Policy And Governance

Policy Implications

- 5.1 As is discussed in section 4 above it is the intention of the Council to create a local planning policy framework against which future planning decisions can be judged.

6.0 Legal And Resource Implications

- 6.1 The introduction of an article 4 direction will remove permitted rights granted under the Town and Country Planning (General Permitted Development) Order 1995, as amended. This will mean that a change of use from a C3 dwelling house to a C4 HMO will require planning permission. A change of use from a C3 dwelling house to a HMO with seven or more occupiers (a sui generis use) will continue to require planning permission as is currently the case.
- 6.2 The article 4 direction process and introduction of a local planning policy framework will be managed by the Forward Planning and Implementation team. There will also be input from officers from Development Management (formerly Development Control) and the Inner North West Community Planner where appropriate.
- 6.3 Planning applications which are required for a change of use from a C3 dwellinghouse to a C4 HMO within the article 4 direction area once an article 4 direction comes into effect will not require a planning fee. This is likely to lead to a significant impact on Council resources if a significant number of planning applications are received. The Council submitted representations to government in January 2011 in relation to a national consultation exercise⁷ on planning fees. The Council's comments included a request that the relevant legislation be changed to allow Councils to charge a fee for planning applications for a change of use from C3 dwellinghouses to C4 HMOs within an article 4 direction area.

7.0 Conclusions

⁷ Proposals for changes to planning application fees in England: Consultation; DCLG 15 November 2010

- 7.1 The introduction of an article 4 direction in Leeds will, in combination with new local planning policy, allow the Council to manage the spread of C4 HMOs in the designated area. This will allow the Council to further its wider aim of creating mixed and balanced communities.
- 7.2 It is noted that the Council's preferred option would have been to maintain the previous system brought into effect on the 6th April 2010. This would have avoided the implementation vacuum which will be experienced until the article 4 direction comes into effect. This would have also meant that the Council would have been able to charge a planning fee for planning applications for a change of use from a C3 dwelling house to a C4 HMO.
- 7.3 However, it is considered that the introduction of an article 4 direction in the designated area represents the most effective method to control the spread of C4 HMOs in the current legislative environment.

8.0 Recommendations

- 8.1 Members are asked to note the contents of the report and the Chair is asked to submit comments on behalf of the Inner North West Area Committee to the Council as part of the local consultation exercise in relation to the introduction of the article 4 direction.
- 8.2 Members are asked to continue the use of the Community Planner resource to work on behalf of the Inner North West Area Committee to support the Forward Planning and Implementation team, where appropriate, in the creation of new local planning policies to address issues surrounding Houses in Multiple Occupation.

9.0 Background Papers

- 9.1 **Appendix 1:** Copy of Leeds City Council's article 4 direction to remove permitted development rights to convert C3 properties to C4 HMOs.
Appendix 2: Map showing Leeds City Council's article 4 direction area.
Appendix 3: Map showing location of HMOs across Leeds (source: Council Tax data)
Appendix 4: Table showing the percentage of properties that are let as HMOs either to students or groups of people
Appendix 5: Table showing the number of complaints received by Environmental Health by Ward regarding issues that can be associated with high concentrations of HMOs
Appendix 6: Burglary rates by ward (March 2009-2010)

Appendix 1: Copy of Leeds City Council's article 4 direction to remove permitted development rights to convert C3 properties to C4 HMOs.

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 AS AMENDED**

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

WHEREAS Leeds City Council being the appropriate Local Planning Authority within the meaning of article 4(4) of the Town and Country Planning (General Permitted Development) Order 1995, are satisfied that it is expedient that development of the description(s) set out in the schedule below should not be carried out on the land shown edged red on the attached plan unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Change of use from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C4 (houses in multiple occupation) of that Schedule being development comprised with Class 1 of Part 3 of Schedule 2 to the said Order and not being development comprised within any other Class.

The Article 4 Direction will come into force on 10th February 2012.

Made under the Common Seal of Leeds City Council thisday of February 2011

The Common Seal of Leeds City Council was hereunto fixed to this Direction.
In the presence of:

..... Authorised Signatory

Bob Pritchard
Section Head Development

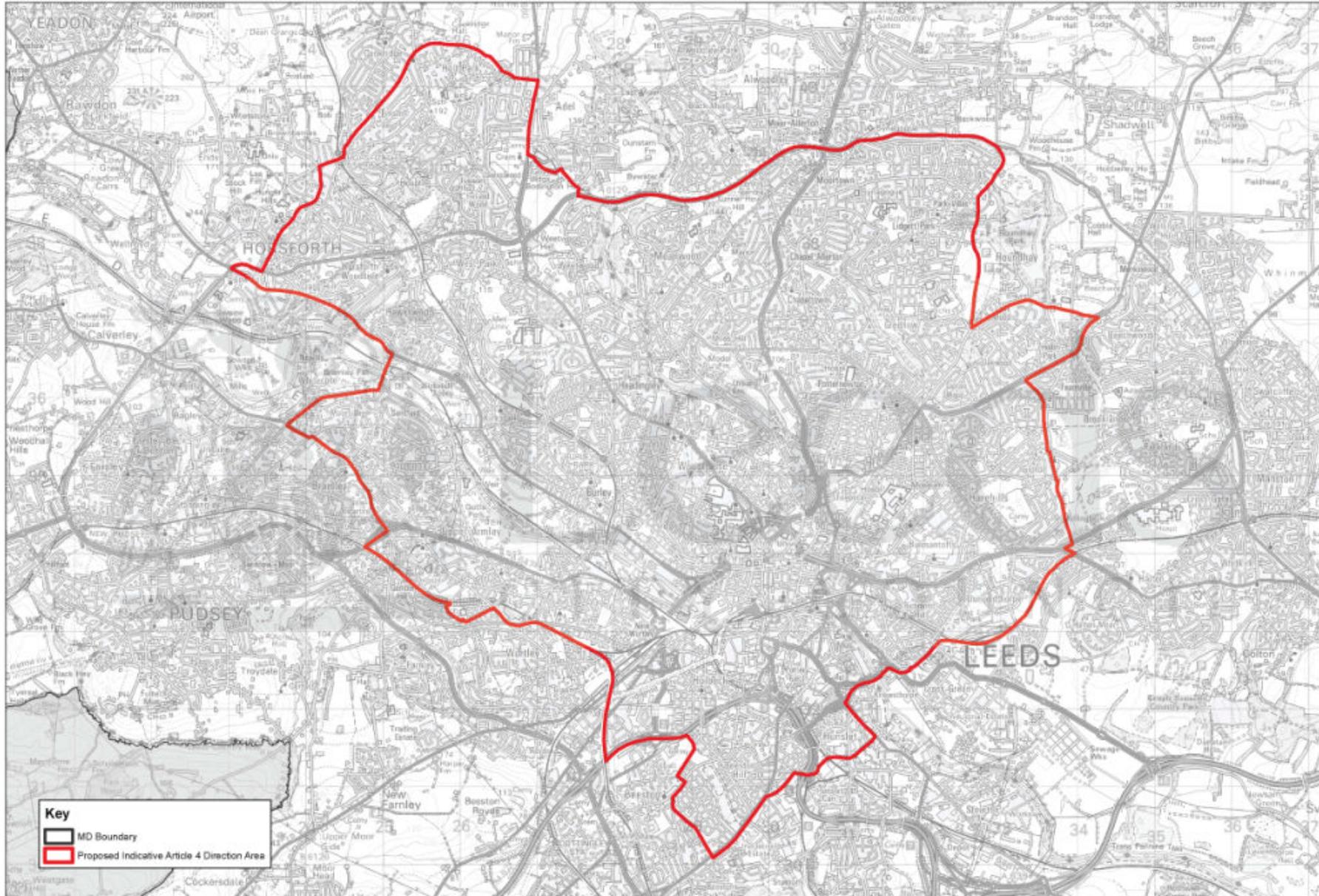
Confirmed under the Common Seal of Leeds City Council thisday of 2011

The Common Seal of Leeds City Council was hereunto fixed to this Direction
In the presence of:

.....

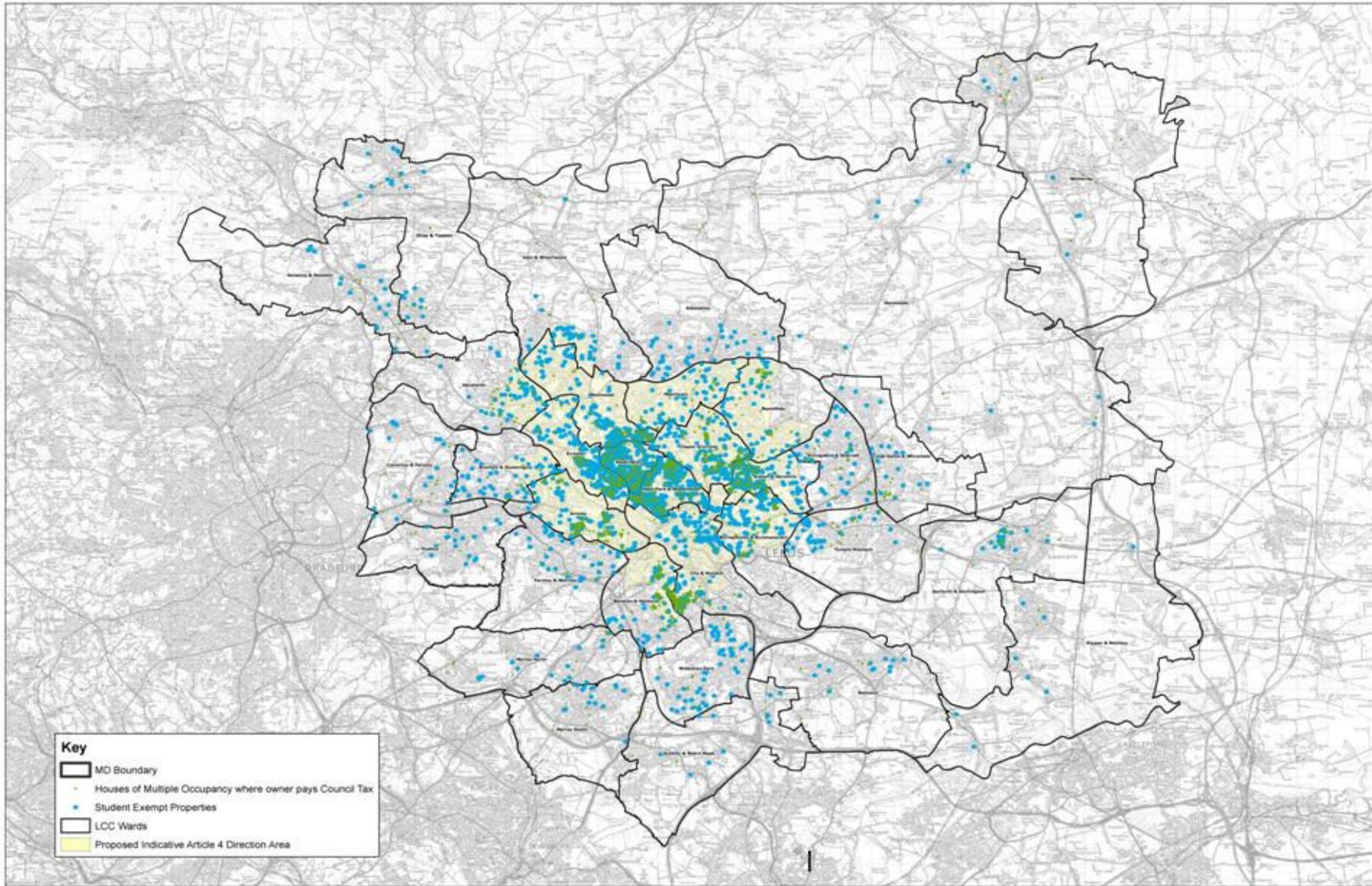
Bob Pritchard
Section Head (Development)

Appendix 2: Map showing Leeds City Council's article 4 direction area.



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Appendix 3: Map showing location of HMOs across Leeds (source: Council Tax data)



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Appendix 4: Table showing the percentage of properties that are let as HMOs either to students or groups of people

WARD_NAMES	Total Properties	Properties occupied by Students	Percentage	Properties empty longer than 6 months	Percentage	Properties marked as Owner liable (HMO) in CTAX	Percentage
Adel & Wharfedale	8929	53	0.59%	159	1.78%	10	0.11%
Alwoodley	10261	41	0.40%	210	2.05%	1	0.01%
Ardsley & Robin Hood	9360	13	0.14%	143	1.53%	8	0.09%
Armley	12132	88	0.73%	326	2.69%	169	1.39%
Beeston & Holbeck	10519	71	0.67%	338	3.21%	124	1.18%
Bramley & Stanningley	10393	51	0.49%	137	1.32%	16	0.15%
Burmantofts & Richmond Hill	12195	238	1.95%	454	3.72%	102	0.84%
Calverley & Farsley	9939	22	0.22%	167	1.68%	11	0.11%
Chapel Allerton	11358	315	2.77%	379	3.34%	159	1.40%
City & Hunslet	17984	2278	12.67%	1408	7.83%	229	1.27%
Cross Gates & Whinmoor	10144	22	0.22%	156	1.54%	19	0.19%
Farnley & Wortley	11027	44	0.40%	171	1.55%	12	0.11%
Garforth & Swillington	8632	31	0.36%	110	1.27%	20	0.23%
Gipton & Harehills	10892	184	1.69%	361	3.31%	114	1.05%
Guiseley & Rawdon	9713	19	0.20%	254	2.62%	11	0.11%
Harewood	7979	12	0.15%	193	2.42%	5	0.06%
Headingley	6815	2771	40.66%	241	3.54%	174	2.55%
Horsforth	9669	71	0.73%	183	1.89%	41	0.42%
Hyde Park & Woodhouse	10450	3515	33.64%	366	3.50%	254	2.43%
Killingbeck & Seacroft	10561	35	0.33%	148	1.40%	28	0.27%
Kippax & Methley	8982	8	0.09%	162	1.80%	4	0.04%
Kirkstall	9972	828	8.30%	202	2.03%	152	1.52%
Middleton Park	11502	60	0.52%	138	1.20%	14	0.12%
Moortown	9857	73	0.74%	175	1.78%	37	0.38%
Morley North	10232	15	0.15%	156	1.52%	12	0.12%
Morley South	10224	16	0.16%	201	1.97%	12	0.12%
Otley & Yeadon	10227	25	0.24%	213	2.08%	12	0.12%
Pudsey	10130	17	0.17%	157	1.55%	7	0.07%
Rothwell	8981	12	0.13%	130	1.45%	16	0.18%
WARD_NAMES	Total Properties	Properties occupied by Students	Percentage	Properties empty longer than 6 months	Percentage	Properties marked as Owner liable (HMO) in CTAX	Percentage

Roundhay	9644	53	0.55%	267	2.77%	75	0.78%
Temple Newsam	9338	39	0.42%	133	1.42%	28	0.30%
Weetwood	9266	543	5.86%	220	2.37%	106	1.14%
Wetherby	8711	7	0.08%	199	2.28%	17	0.20%
	336018	11570	3.44%	8257	2.46%	1999	0.59%
<p>Greater than 3% empty properties (over 6 months)</p>							
<p>Greater than 1% occupied by Students / HMO</p>							

Appendix 5: Table showing the number of complaints received by Environmental Health by Ward regarding issues that can be associated with high concentrations of HMOs

Count of JOB TYPE	WARD_NAME										
JOB TYPE	Adel & Warfedale	Alwoodley	Ardsley & Robin Hood	Armley	Beeston & Holbeck	Bramley & Stanningley	Burmantofts & Richmond Hill	Calverley & Farsley	Chapel Allerton	City & Hunslet	Crossgates & Whinmoor
Domestic waste	9	52	16	154	83	56	91	18	98	126	24
Flytipping	22	33	46	87	91	34	107	34	112	129	30
Litter	13	9	11	35	37	16	67	29	19	439	20
Noise	120	135	120	357	273	220	471	111	228	392	134
Waste in gardens	16	9	5	94	27	36	130	17	123	60	12

JOB TYPE	Farnley & Wortley	Garforth & Swillington	Gipton & Harehills	Guiseley & Rawdon	Harewood	Headingley	Horsforth	Hyde Park & Woodhouse	Killingbeck & Seacroft	Kippax & Methley	Kirkstall
Domestic waste	39	9	82	19	13	284	25	110	25	14	98
Flytipping	74	18	167	12	31	64	19	76	41	28	54
Litter	19	15	42	9	5	38	15	37	23	4	29
Noise	277	71	356	101	53	430	86	416	361	70	395
Waste in gardens	28	5	199	17	1	239	7	93	71	10	78

Count of JOB TYPE	WARD_NAME											
JOB TYPE	Middleton Park	Moortown	Morley North	Morley South	Otley & Yeadon	Pudsey	Rothwell	Roundhay	Temple Newsam	Weetwood	Wetherby	Grand Total
Domestic waste	49	29	42	53	21	31	21	44	11	47	9	1802
Flytipping	77	17	26	113	21	28	34	39	24	24	22	1734
Litter	6	7	8	20	10	30	10	29	14	8	8	1081
Noise	268	127	101	148	108	121	108	157	97	222	43	6677
Waste in gardens	48	15	15	8	15	14	9	21	26	29	6	1483

Appendix 6: Burglary rates by ward (March 2009-2010)

WARD_NAME	Burglary Dwelling	Offences per 1000 Households	National Comparison	Leeds Comparison
HEADINGLEY	544	81.04	>5x England & Wales rate	<2x Leeds rate
HYDE PARK & WOODHOUSE	697	69.02		
GIPTON & HAREHILLS	557	51.11	<5x England & Wales rate	<2x Leeds Rate
KIRKSTALL	478	48.11		
ARMLEY	493	41.22	<4x England & Wales rate	
KILLINGBECK & SEACROFT	433	40.84		
TEMPLE NEWSAM	373	40.06		
BURMANTOFTS & RICHMOND HILL	442	38.18		
BEESTON & HOLBECK	406	37.82		
BRAMLEY & STANNINGLEY	364	35.24		
MOORTOWN	337	34.38		
WEETWOOD	298	32.77	<3x England & Wales rate	
ROUNDHAY	301	31.27		
CHAPEL ALLERTON	349	31.07		
CROSS GATES & WHINMOOR	290	28.86		
CALVERLEY & FARSLEY	282	28.67		
PUDSEY	279	27.96		
FARNLEY & WORTLEY	304	27.91		
ALWOODLEY	220	21.44	<2x England & Wales rate	< Leeds rate
MORLEY NORTH	204	20.13		
MIDDLETON PARK	220	19.45		
HORSFORTH	174	18.17		
ROTHWELL	151	17.04		
MORLEY SOUTH	162	16.14		
ARDSLEY & ROBIN HOOD	141	15.51		
HAREWOOD	122	15.41		
CITY & HUNSLET	246	15.35		
GUISELEY & RAWDON	136	14.28		
ADEL & WHARFEDALE	127	14.26	< England & Wales rate	
OTLEY & YEADON	132	12.99		
GARFORTH & SWILLINGTON	92	10.75		
KIPPAX & METHLEY	86	9.73		
WETHERBY	62	7.24		