



Derry City & Strabane
District Council

Comhairle Chathair
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an tSratha Báin

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DERRY CITY & STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



DRAFT PLAN STRATEGY

EVB 16b: HMO Study, December 2019

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DERRY CITY AND STRABANE DISTRICT COUNCIL

LOCAL DEVELOPMENT PLAN (LDP) 2032



EVIDENCE BASE PAPER EVB 16b: HMO Study December 2019

This Document is one in a series which comprises the evidence base that informs the preparation of the Derry City and Strabane District Local Development Plan (LDP 2032) Plan Strategy.

It builds upon the suite of thematic Topic Papers prepared and published alongside the LDP Preferred Options Paper (POP), which established the May 2017 baseline position and identified the key issues that needed to be addressed by the LDP.

This HMO Evidence Base paper sets out the evidence base that has informed the strategy, designations and policies within the draft LDP Plan Strategy. Evidence has been informed by feedback from public consultation, discussions with Elected Members, input from statutory consultees, stakeholder groups, from other Departments within the Council, liaison with adjoining Councils and through the iterative Sustainability Appraisal process.

The Evidence Base is published as a 'supporting document' in accordance with Regulation 15(a) of the Planning (LDP) Regulations (NI) 2015.

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1.0 Introduction

- 1.1 How and where we live is a fundamental consideration in how we develop our District. Housing is an issue that affects all of our population and the impact of where we develop housing has an effect on many other issues such as transport, public utilities, community infrastructure, on how we provide open space and how we deal with waste.
- 1.2 The Local Development Plan's objective for housing is to provide for approximately 12,000 new homes by 2032 in a variety of formats. They will be designed to meet the needs of families including single parent families, small households, elderly / disabled and single people, at sustainable locations accessible to community services, leisure and recreational facilities, for those people with and without a car. Specific needs must be met by providing mixed housing development in a range of sizes and tenures including private housing, social housing, housing for the elderly affordable housing, traveller accommodation and specialist housing such as Houses in Multiple Occupation (HMO).
- 1.3 The Local Development Plan presents an opportunity for creating sustainable residential communities whilst providing a mixture of residential development to meets the needs of everyone. Housing can have a positive effect on health and wellbeing, regeneration and the environment, community cohesion and neighbourhoods and promoting the use of renewable energy and assisting economic growth. This paper considers the issues of Houses in Multiple Occupation in the District and proposed polices for the draft Plan Strategy as none currently exist in the SPPS and the Planning Policy Statements.
- 1.2 Areas of character exhibit distinct and intrinsic qualities, often based on the built form or layout in many of our cities, towns and villages. The HMO policies will inform the general public, statutory authorities, developers, and other interested bodies of the policy framework that will be used to guide planning decisions in relation to HMOs within the Derry City and Strabane District Council area over the plan period until 2032.
- 1.3 In March 2018, there were 5,881 HMOs registered in Northern Ireland, of which 476 are located in the Derry City & Strabane District. With the proposed expansion to the Ulster University Magee campus, there will be an expected increased amount of students looking to rent private accommodation with other students, which therefore will classify the property as a HMO.
- 1.4 HMOs provide affordable accommodation for students, young professionals, migrant workers and single person households. HMOs will provide affordable, good quality, short term and long-term accommodation.

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- 1.4 **HMO Definition:** A HMO or “House in Multiple Occupation” is accommodation that can be used by any individual as a principle residence in a dwelling with others who are not directly related. This can allow for short term or long-term rental periods, which is appealing to individuals and students. (Houses in Multiple Occupation - Northern Ireland Strategy 2009 – NIHE).
- 1.5 A building or part of a building is a “house in multiple occupation” if—
- (a) it is living accommodation (see section 2),
 - (b) it is occupied by 3 or more persons as their only or main residence (see section 3),
 - (c) those persons form more than two households, and
 - (d) rents are payable or other consideration is to be provided in respect of the occupation by at least one of those persons of the living accommodation.
- (Houses in Multiple Occupation Act (Northern Ireland) 2016).
- 1.6 The Planning (Use Classes) Order (NI) 2015, includes Houses in Multiple Occupation as a sui generis use. This means that a change of use to a HMO requires planning permission in all instances. An HMO is an individual dwelling unit, whether a lettable house, flat or apartment.
- 1.7 The aim of the proposed HMO policy will be to regulate HMOs in the District in so there is not an over concentration in residential areas and to protect the existing character and amenity of existing areas.

2.0 Local Context

- 2.1 Current Issues:** There are a number of issues that cause concern for existing HMO areas such as:
- HMO areas can lead to an over concentration of students and short term rented accommodation within an area which has the potential to affect residential areas.
 - Many occupants in residential areas are concerned that too many HMOs in residential areas will place pressure on limited on-street parking places.
 - HMO accommodation is often short-term leases. The transient nature of HMOs means that there is a noticeable difference in upkeep of short-term rented accommodation compared to private owned properties.
 - Due to this quick turnaround of tenants ‘to let’ signs are constantly on display and in high concentration areas tend to add to the clutter.
 - HMOs can lead to increased pressure on waste capacity such as bins and rubbish disposal due to an increased amount of people within one property.
- 2.2 Student growth:** Student housing requirements have put additional pressure on a number of local housing markets throughout the UK, particularly those in close proximity to University campuses. In Derry and Strabane, demand for HMOs is partly driven by students at Ulster University’s Magee Campus. While the impact of fees has seen more students living at home, Magee’s planned expansion is expected to lead to an increased student demand for accommodation.
- 2.3 Derry City and Strabane District Council’s Inclusive Strategic Growth Plan:** The Inclusive Strategic Growth Plan’s Key actions on education and skills is to increase third level student numbers through significant expansion of the Ulster University at Magee (including the establishment of a graduate-entry medical school) and the North West Regional College.
- 2.4** The key catalyst in the expansion of third level education options within the Ulster University at Magee includes the establishment of a medical facility and the campus. Magee plans to nearly double its current student numbers, to 9,400 by 2025, with full time undergraduate places being increased by approximately 2,600 to 6,000 from 3,400 undergraduate places in 2016. The plan also includes 750 full time students to the North West Regional College by 2025, which recently has been granted an additional £2 million in funding to upgrade the Springtown facility.
- 2.5** Therefore the overall population and student numbers are set to rise in the city due to the future expansion of higher-level education facilities and increased investment in a proposed medical school. There are 680 places in University managed halls, but there are no current plans to increase University managed

accommodation, nor are there private sector proposals to provide purpose built student accommodation.

- 2.6 While a significant proportion of new students may live at home, there is likely to be sustained and increased need for HMO accommodation, near the campus. Given the location of these education facilities in locations close to the higher concentrations of Houses in Multiple Occupation it is important that the LDP has a housing strategy and policies in place that will provide for all types of housing in the area.
- 2.7 **Single Persons:** Lifestyle choices of 18 – 29 year old age group are having a greater impact on the housing market. The postponement of family and traditional longer-term households has led to a significant rise in the number of single person households. Patterns across the UK indicate that single person households tend to gravitate towards urban areas. **NISRA's projections estimate that there** are 16,961 single households in 2018 for Derry and Strabane.
- 2.8 **Migrant Workers:** Migrant workers tend to prefer the private rented sector and HMO accommodation as it is furnished and allows easier movement, if circumstances change. The 2011 Census records 3,696 people in Derry and Strabane were born outside Northern Ireland, Great Britain and the Republic of Ireland. The UK leaving the European Union and future economic growth will affect the number of migrant workers in the council area and future demand. However, while there is evidence that migrant worker families are settling in Northern Ireland in the longer term, these family households are likely to seek alternative accommodation, often still within the private rented sector, over HMOs.
- 2.9 **HMO Concentration Centres:** The current geographic distribution of HMOs is centred within Derry City adjacent to the city centre and the Magee Campus. There are some HMOs within Strabane and Castlederg, however these are only individual units and not concentrated into areas. HMO policy considerations, as well as assessing the demand for HMO accommodation, should consider the character of areas and the effect on residential amenity, with a mainly young and transient population. Students, young singles, and migrant workers tend to be more transient than other groups. The private rented sector has been meeting their requirements by providing furnished accommodation with minimal initial capital outlay.
- 2.10 **Housing Trends:** House prices during the last few years have put owner occupation beyond the means of many new households, despite relatively low interest rates. As well as landlords renting HMOs, increasingly a means of securing a first stake in the property market, for first time buyers, is to share the cost of purchase with others by renting rooms and charging rent to help fund mortgage repayments. This trend is more common among young professionals.

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- 2.11 Under welfare reform, single people, under the age of 35, living in the private sector have been affected by the limitation of housing benefit to the shared room rate since 2012. This is now due to be extended for single social housing tenants, under the age of 35. This may encourage these households to seek HMO accommodation, increasing demand for this accommodation.
- 2.12 As the opportunity to rent social housing from either the Housing Executive or a Housing Association is limited, HMOs are a valuable source of lower cost housing for many. Derry and Strabane is likely to have ongoing need for low cost affordable housing. The demand for HMO accommodation is likely to be sustained as a consequence of welfare reform, changing patterns of household formation and student accommodation. There are a number of small HMO nodes within Strabane and Castlederg however the main concentration is primarily within Derry City.

3.0 Legislation

3.1 Article 75 of Housing (NI) Order 1992: A HMO is a House in Multiple Occupation which is the principle residence of 2 or more people that are not members of the same family. According to Article 75 of Housing (NI) Order 1992, added addendum in 2003 and a judicial review by NIHE in 2005 it states that a HMO:

- (1) Means a house is occupied by more than more than 2 qualifying persons being persons who are not all members of the same family.
- (1A) “qualifying persons” means person whose only or principle residence is the House in Multiple Occupation, and for that purpose a person undertaking a full time course of further or higher education who resides during term time in a house shall, during the period of that persons residence, be regarded as residing there as his/her only principle residence.
- (Addendum) He /She is the spouse of that person, or live together as husband and wife.
- (Addendum) He/ She is that person’s parent, grandparent, child, grandchild, brother or sister.
- (NIHE) Any HMO that is occupied by persons who comprise no more than two families.
- (NIHE) Any HMO, which is occupied by no more than two persons in addition to the owners and members of the family and owners.

3.2 Houses in Multiple Occupation Act (NI) 2016: The ‘Houses in Multiple Occupation Act’ (NI) 2016 states that every HMO must be licensed under this Act (unless a temporary exemption). The License (& Exemption) are to be issued by the local council in which the HMO is located. A HMO licence must specify,

- The HMO to which is relates;
- The Council which issued it;
- The number of persons who are authorised by the licence to occupy the HMO as their only or main residence;
- Any managing agent of the HMO;
- Any conditions which the Council has decided to include under Section 14 of the Houses in Multiple Occupation Act (NI) 2016.

4.0 Licensing of a HMO

4.1 On 1st April 2019, responsibility for Houses in Multiple Occupation (HMO) regulation was transferred from the Housing Executive to Local Councils. The Northern Ireland Housing Executive (NIHE) HMO registration scheme has been replaced by a licencing scheme administered by Belfast City Council. Any HMO that is currently registered will have this registration automatically converted to a licence. The Council will decide whether to grant a licence or not.

The council will grant a licence if it is satisfied that;

- Granting a licence is not in a breach of planning control;
- The owner and HMO manager are “fit and proper” persons;
- There are satisfactory management arrangements in place;
- The property is suitable for occupation as a HMO and can accommodate the number of occupants the landlord has proposed; and
- Granting the licence will not result in an overprovision of HMOs in the area.
- The council can grant a licence from any period ranging from 6 months to a maximum of 5 years.

4.2 How to apply for a HMO licence:

Applications will be made to Belfast City Council which will manage the delivery of the scheme on behalf of all local councils. The new scheme aims to regulate HMOs to ensure the health, safety and wellbeing of occupants and minimise any negative impacts on neighbourhoods and surrounding area.

4.3 **Fees:** The fee for a HMO application depends on the maximum occupancy level of the HMO.

- The fee is £37 per occupant per year of the licence.
- Additional fees can be added if there is a new owner or managing agent;
or
- Increasing the occupancy limit.

4.6 Licence conditions: The council may attach conditions to your licence which, if breached, your licence may be revoked.

These are standard licence conditions, which apply to all licences. These include commitments to:

- Respond proactively to any complaints about anti-social behaviour;
- Refrain from charging tenants fees for letting a property and observe the provisions of the commission on Disposals of Land Order 1986;
- Ensure the security of the property and occupants, e.g. changing locks if any previous occupants still hold keys;
- Adopt a repairs categorisation system and timeframes for completion;
- Adhere to the code of practice and ensure the property meets the standards for HMOs and
- Ensure the HMO does not exceed its maximum permitted occupancy.

4.7 Northern Ireland Housing Executive Statutory Registration Scheme: A registered HMO is required to comply with all HMO standards, must be fit for human habitation and must be managed in accordance with the HMO management regulations. The person responsible for compliance with the scheme and the person obligated to register the house shall be the following:

- The owner of the house;
- The person having control of the house; or
- The person managing the house.

4.8 Breach of Licence Conditions:

It is an offence to breach the conditions of your HMO licence. If you do this, the council can

- Issue you with a fixed penalty notice of £2,500;
- Revoke your HMO licence; and
- Take you to court, where a maximum fine of £10,000 is possible for this offence.

A landlord who breaches licence conditions without reasonable justification may have difficulties with future HMO licence applications, as the council will take this offence into consideration when determining if this person is “fit and proper”

4.9 The Statutory Registration Scheme requires the following conditions of registration:

- The house shall meet all requirements set out in Article 80(2) of the Housing (NI) Order 1992, or any re-enactment or statutory modification;
- The house shall be fit for human habitation under the terms of the Housing (NI) Order 1981, or any re-enactment or statutory modification;
- The house shall be managed in compliance with the Housing (Management of Houses in Multiple Occupation) Regulations (NI) 1993, or any re-enactment or statutory modification;

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- Valid, current certificates are available for – Electrical installation, confirming compliance with the applicable edition of the I.E.E Regulations.

5.0 Current Planning Policy

5.1 Regional Development Strategy (RDS) 2035:

The Regional Development Strategy 2035 (RDS) seeks to promote sustainable patterns of development and recognises the development of balanced communities should be encouraged by promoting a mix of housing tenures and types. In addition, the creation of quality built environments can contribute to the achievement of safe, complete and balanced communities.

5.2 Strategic Planning Policy Statement (SPPS):

The policy approach for housing must be to facilitate an adequate and available supply of quality housing to meet the needs for everyone; promote more sustainable housing development within existing urban areas; and the provision of mixed housing development with homes in a range of sizes and tenures. This approach to housing will support the need to maximise the use of existing infrastructure and services and the creation of more balanced sustainable communities. Paragraph 2.3 states that the basic question to be addressed is whether the development would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Section 4 sets out the planning principles when making decisions. Paragraph 4.12 relates to the safeguarding residential and work environs. Paragraph 5.72 states that all planning applications should be guided by the principle that sustainable development should be permitted, having regard to the development plan and all other material considerations, unless the proposed development will cause harm to interests of acknowledged importance.

5.3 **Derry Area Plan 2011:** Housing need varies widely in dwelling size, type and tenure according to such factors as family needs, household size, age, health, personal preference and financial circumstances. In such instances, a HMO can be considered necessary to alleviate housing need. The DAP has a policy controlling flat conversions, however there is no policy on HMOs (a policy lacuna). CA5 of the DAP relates to the protection of existing residential areas within the Central area and recognises the importance of a strong residential component to the area's general well-being. The DAP and prevailing regional policies aim to encourage a strong vibrant and diverse central area. A mix of residential tenure in an area assists such diversity and vibrancy in the central area of a city.

5.4 **Planning Policy Statement 6 Addendum:** Areas of Townscape Character-housing proposals will be required to maintain or enhance their distinctive character and appearance. In the primarily residential parts of these designated areas, proposals involving intensification of site usage or site coverage will only be permitted in exceptional circumstances. A HMO should therefore enhance or maintain the established character of the existing area.

5.6 **Planning Policy Statement 12: Housing in Settlements:** According to PPS12 in the interests of balanced local communities, specify areas where the

development of certain house types or a mix of house types will be required. A mixture of different types and sizes of houses, apartments and maisonettes will help to provide choice within a housing development and assist in the creation of a balanced community in the local area. Policy HS 4 House Types and Size states that planning permission will only be granted for new residential development of 25 or more units, or on sites of one hectare or more, where a mix of house types and sizes is provided. A mixture of different types and sizes of houses, apartments and maisonettes will help to provide choice within a housing development and assist in the creation of a balanced community in the local area.

- 5.7 **Creating Places: Achieving Quality in Residential Environments (2000):** This guide describes the contributions to quality and sustainability that developers in Northern Ireland will be expected to make through the design of new residential developments. It seeks to ensure that what is designed and built today will be cherished by both present and future generations. The guide is for use by all those involved in the design of new residential developments and the rejuvenation of existing housing areas.
- 5.8 **Living Places – An Urban Stewardship and Design Guide for Northern Ireland.** This Urban Stewardship and Design Guide aims to clearly establish the key principles behind good place making. It seeks to inform and inspire all those involved in the process of managing (stewardship) and making (design) urban places, with a view to raising standards across Northern Ireland. The focus of the guide is urban areas, by which is meant all of our cities, towns, villages and neighbourhoods. It recognises the wider economic, cultural and community benefits of achieving excellence in the stewardship and design of these important places, be they existing or newly proposed.
- 5.9 **DCAN 8- Housing in Existing Urban areas (2002):** This document provides planning guidance, which aims to ensure that urban and environmental quality is maintained, amenity preserved and privacy respected when proposals are being considered for new housing developments within existing areas.
- 5.10 The proposed policies within the Housing in Settlements and the Countryside Chapter in the draft Plan Strategy will allow the LDP to designate HMO areas, protect existing residential character areas and to manage the overall provision of HMOs to avoid over concentration. The policy will enable careful management in areas which will be identified at the Local Policies Plan stage. See indicative areas in Appendix.

6.0 Housing Need

6.1 Derry City & Strabane Annual Housing Need Assessment Publication (February 2017 – 2022) by the Northern Ireland Housing Executive shows the latest 5 year assessment for 2017 – 2022. 2,818 new social homes are required to meet demand in that period. The table below shows Social New Build Requirement for Derry City & Strabane by Settlement.

Settlement	Social Housing Need (units) 5 year (2016-2021)
Derry City	
Derry 1 / Waterloo Place Westbank	1,016
The Fountain	0
Derry 3 / Collon Terrace Westbank	1,144
Waterside 1	143
Waterside 2	158
Waterside 3	100
Curryneirin	3
Drumahoe	9
Tullyally	1
Derry City Total	2,574
Towns	
Strabane Town	115
Villages	
Ardstraw	0
Artigarvan	0
Ballymagorry	15
Castleberg	0
Clady	2
Claudy	20
Donemana	0
Erganagh	0
Eglinton	33
Killen/Killeter	0
Lettershandoney	4
Magheramason	3
Newbuildings	7
Newtonstewart	0
Park	0
Plumbridge	0
Sion Mills/ Glebe	16
Spamount	0
Strathfoyle	24
Small Settlements	
Ardmore	4
Coshquin	0
Douglas Bridge	0
Maydown	1
Nixons Corner	0
Derry City & Strabane District Total	2,818

6.2 Derry City registered HMO Areas:

Sourced from Public Register of Houses in Multiple Occupancy (Statutory Registration Scheme in Northern Ireland) Updated May 2018. HMO registered areas produced into concentrated areas.

	15+	10+	5+	Total
Abbots Walk		1	Grove	2
Abercorn		14	Harvey	2
Aberfoyle		9	Hatmore	1
Academy		2	Hawkin Street	6
Argyle (includes Argyle Street & Argyle Terrace)	44		Hawthorn	2
Asylum		9	High Street	2
Baronet		2	Horace	2
Barry		1	Inch View	1
Bayview		2	Judges Road	1
Beechwood		4	Laburnum	1
Bishop		1	Lawrence Hill	6
Bonds		7	Little diamond	1
Brandywell		1	London Street	2
Carlisle		5	Nassau	3
Carnhill		1	Lowrys	1
Castle		1	Magazine	1
Cedar		2	Marlborough	8
Chamberlain		3	Meadowbank	1
Chapel		4	Melrose	7
Claremont		1	Mountjoy	4
Clarendon		8	Mount	1
Clooney		3	Nicholson	3
College		7	Northland (includes Northland Road, Northland Terrace, & Northland Avenue)	29
Columba		1	Park Avenue	4
Cranagh		1	Philip Street	4
Crawford		11	Princes	5
De Moleyn		1	Pump Street	8
Dervock		1	Queen	1
Duke		1	Richmond	2
Duncreggan Road (University Halls of Residence)	105		Rinmore	1
Edenmore		4	Rosemount	8
Eden		5	Shepards way	2
Elmwood		1	Sheriffs	1

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Ernest	3	Shipquay	3
Fairman Place	6	Spencer	1
Fountain	1	Stanleys walk	1
Foyle	2	St. Columbs Wells	1
Francis	2	Stewarts	4
Glasgow	4	Strand Road	13
Glenowen	1	Upper Nassau	1
Glen	1	Waterloo	3
Glenview	1	Wesley	3
Governor	1	West end Park	2
Grafton	5	Westway	1
Gransha	1	Whitehorn Drive	1
Great James Street	11	Woodleigh	10
Total		469	

6.3 **Total Concentrations:** There are a total of 469 HMO properties in the Derry City area. The highest tier of HMO areas are Duncreggan, Argyle and Northland that are in close proximity to Ulster University and Northwest Region College. The second tier concentration of HMO areas are Abercorn, Crawford, Great James street, Strand Road and Woodleigh that are also in walking distance to Ulster University and the Northwest Regional College. The third tier of HMO areas are Aberfoyle, Asylum, Bonds, Clarendon, College, Fairman Place, Hawkin Street, Lawrence Hill, Marlborough, Melrose, Pump Street and Rosemount. These properties are a mix of City Centre, Waterside and properties in walking distance to Ulster University and Northwest Regional College.

6.4 However due to a change in the HMO definition *Flats by conversion* will no longer be regarded as HMOs. There are 168 *Flats by conversion* that have been registered under the HMO Registration Scheme. They will now fall outside the HMO remit unless an individual flat within the block is occupied as a HMO (occupied by 3 or more unrelated persons).

6.5 There is also a number of other types of properties that will fall outside of the definition. The definitions can be found in Schedule 1 of the Houses in Multiple Occupation Act (Northern Ireland) 2016. These include:

- Properties managed by Housing Associations;
- Halls of Residence that are Regulated under Department approved accreditation scheme.

6.6 **Strabane District Registered HMOs:**

2-4 Abercorn Square	Strabane
39 Bowling Green	Strabane

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3 Bridge Street	Strabane
18 Church Street	Strabane
19b Derry Road	Strabane
18 Main Street	Strabane
22 Main Street	Strabane
80 Main Street	Strabane
105 Main Street	Strabane
14 Patrick Street	Strabane
52 Railway Street	Strabane
55-57 Main Street	Castledearg
67-69 Main Street	Castledearg
75 Main Street	Castledearg
Parkview Road	Castledearg
45-49 Main Street	Newtownstewart

Strabane Total

- 6.7 There are 11 HMOs in Strabane, 4 in Castledearg and 1 in Newtownstewart according to Public Register of Houses in Multiple Occupancy (Statutory Registration Scheme in Northern Ireland) Northern Ireland Housing Executive Updated May 2018.

7.0 Appendices

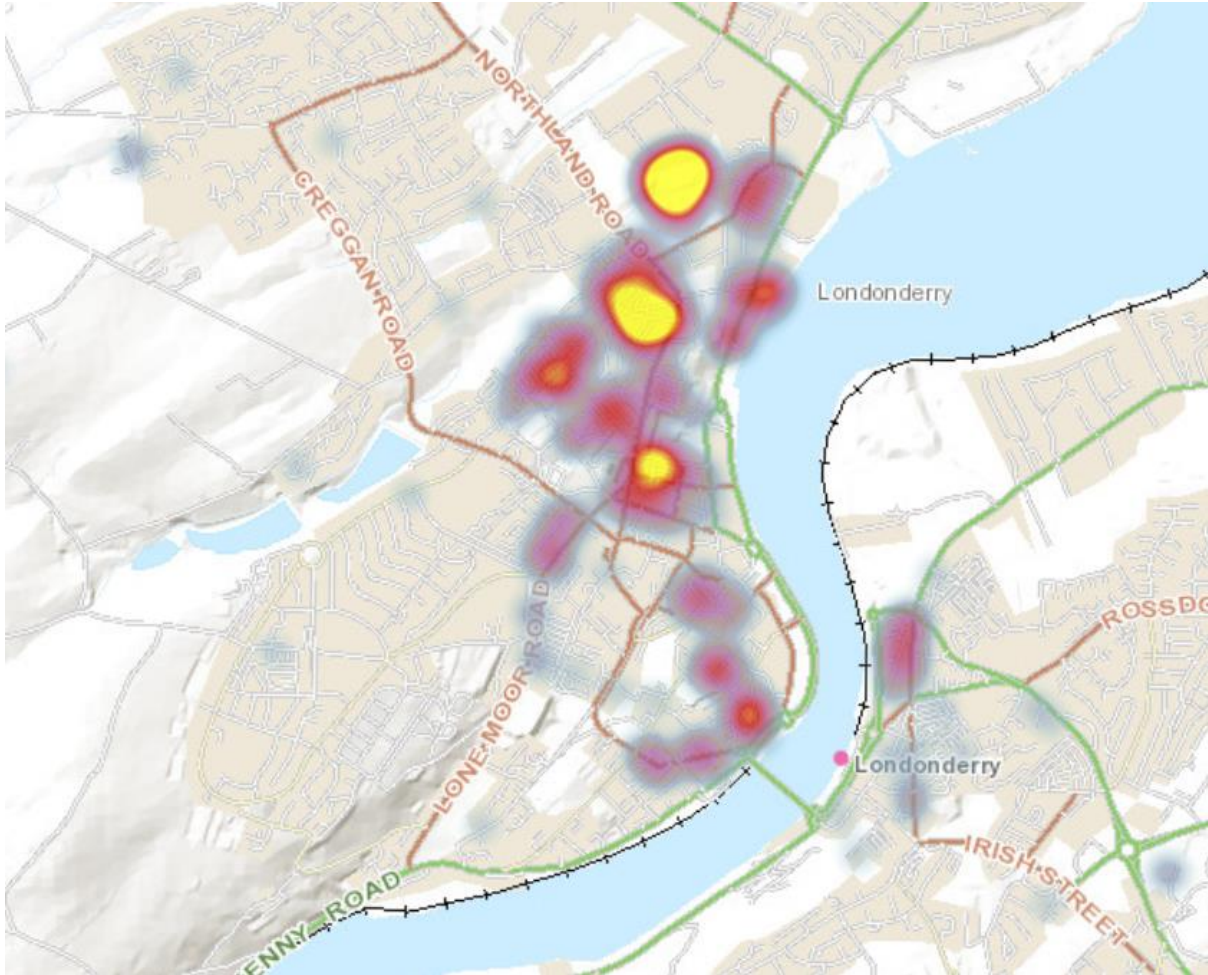
Appendix 1

7.1 **Table 1** below shows the numbers and percentages of HMOs by ‘Hotspot’ areas based on pointer data. The figures below are based on the HMO hotspots map produced in Map 1. The hotspots and figures were obtained from a desktop survey of the concentration areas and are subject to change when finalised HMO policy areas are confirmed. Areas were only potentially identified as part of the desktop survey for the PS stage. Formal HMO areas and their specific boundaries will be identified at the Local Policies Plan stages of the LDP.

HMO Hotspot	Total Units	Total residential Units	NON HMO	HMO	%HMO (per total residential units)
HMO 1 The Glen	642	563	551	91	16%
HMO 2 Rosemount	496	442	461	35	8%
HMO 3 Nicholson	113	109	102	11	10%
HMO 4 Crawford	91	73	79	12	16%
HMO 5 Lawrence Hill	131	93	120	11	12%
HMO 6 Governor	170	162	155	15	9%
HMO 7 Strand	58	41	44	14	34%
HMO 8 Shipquay	113	18	109	4	22%
HMO 9 Waterloo	165	101	155	10	10%
HMO 10 Pump Street	116	43	107	9	21%
HMO 11 Carlisle	115	48	102	13	27%
HMO 12 Abercorn East	77	70	70	7	10%
HMO 13 Abercorn West	42	33	35	7	21%
HMO 14 Marlborough	181	147	168	13	9%
HMO 15 Clarendon	695	339	647	48	14%
HMO 16 Bonds Hill	167	119	151	16	13%
HMO 17 Chapel Road	39	35	36	3	9%
Total	3,411	2,436	3,092	319	

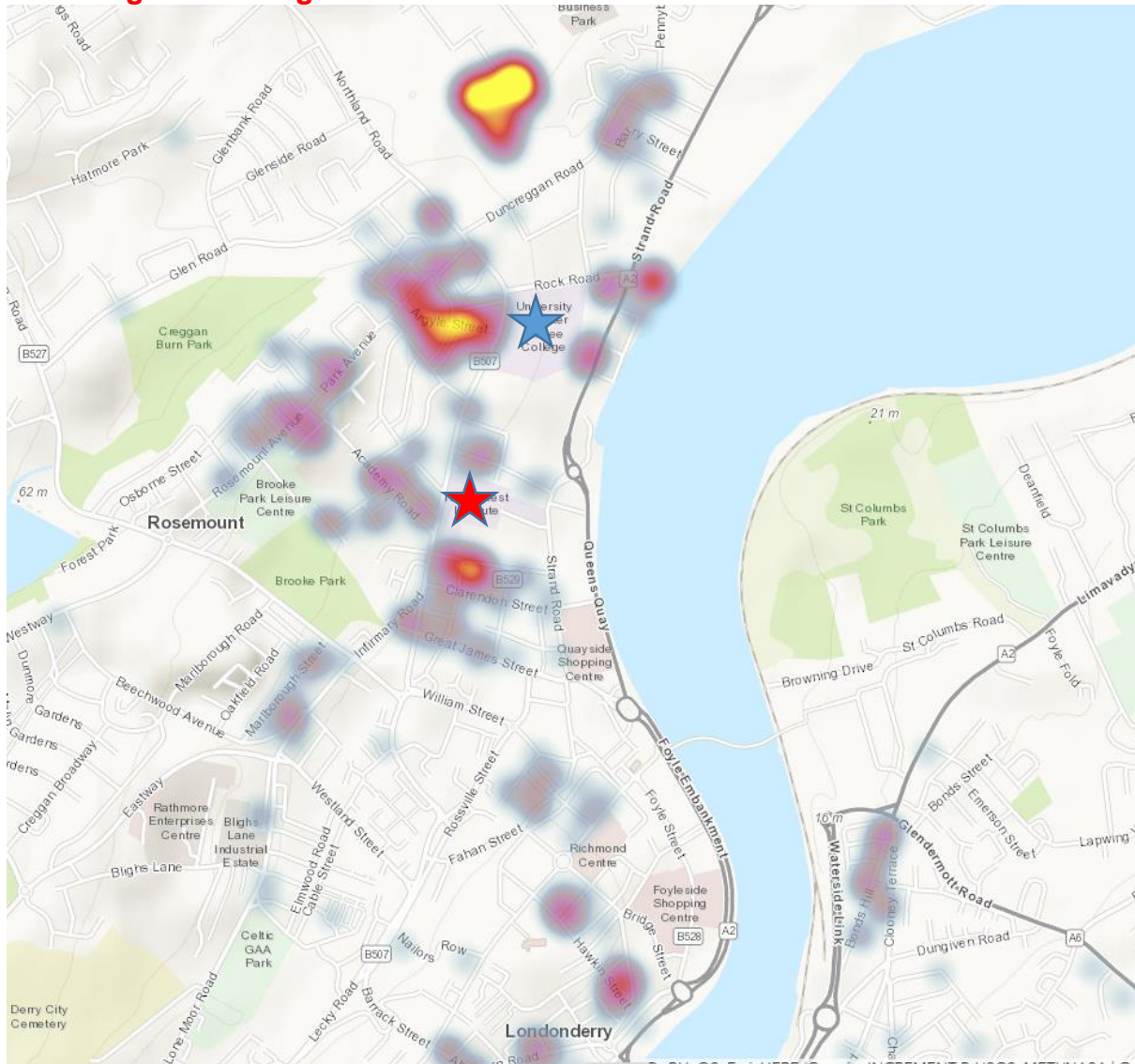
Appendix 2

Map 1: Hotspot Concentration of HMOs, Concentrated HMO Zones within Derry City:



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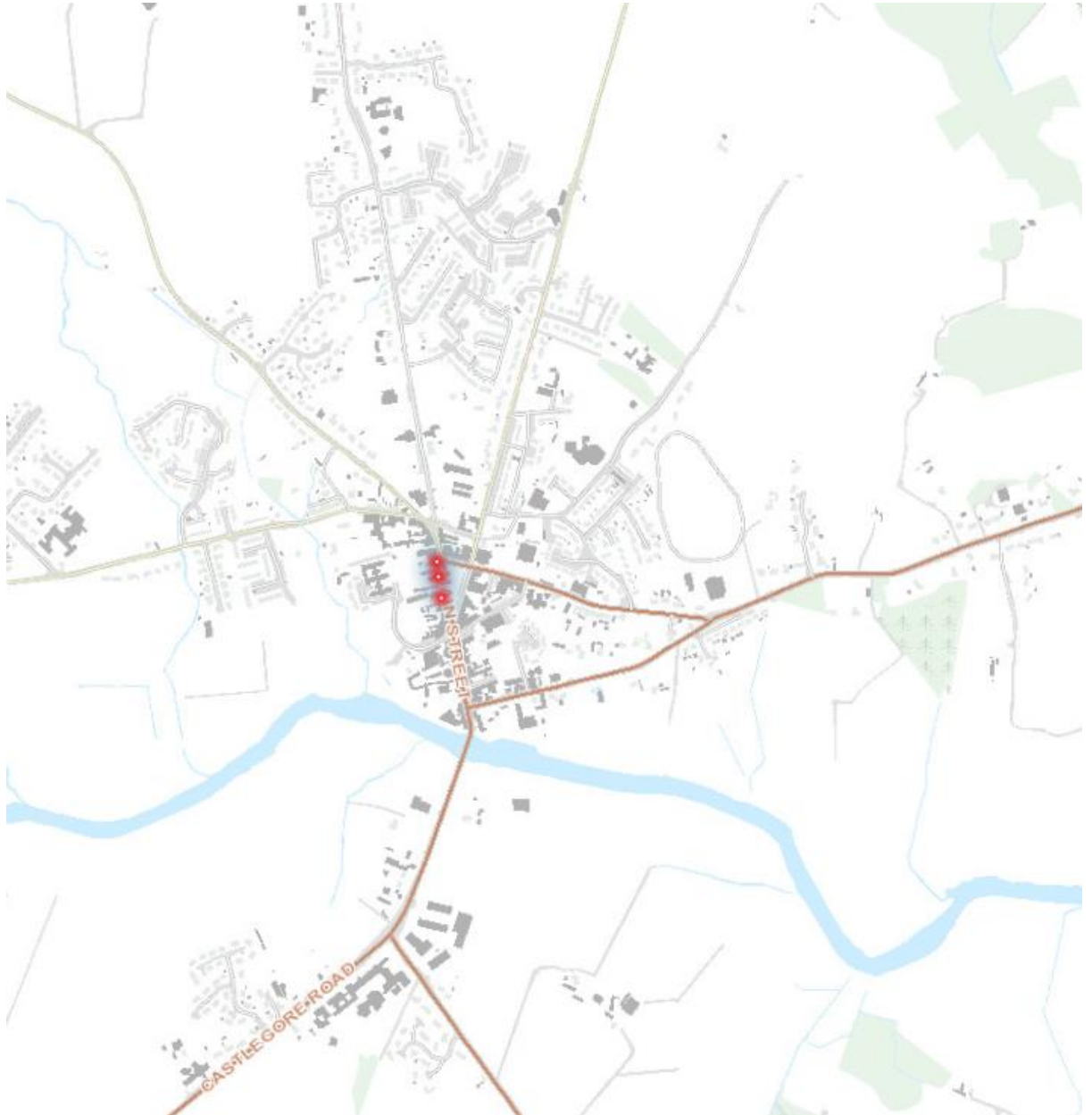
Map 2: Hotspot Concentrated HMO zones in relation to **Ulster University & North West Regional College**



Map 3: Hotspot Strabane HMO Concentration



Map 4: Hotspot Castlederg HMO Concentration



Appendix 3

Potential HMO Areas

HMO 1- The Glen



HMO Area	1 - The Glen
Housing Types	2 storey terrace housing and apartment conversion
Parking	On street parking with no restrictions. At time of visit, there was a large amount of availability. However, during university term time parking spaces are scarce due to students parking all day free of charge and HMO properties having more than one car per house.
Appearance	2 storey terrace housing and apartment conversion throughout area. No front gardens on houses and front doors open on to footpaths. Cluttered with to let signs advertising student properties. Estate agents on Argyle street advertises and lets exclusively to students. Argyle street and Argyle Terrace known to be student hot spot due to close proximity to Ulster University Magee campus and North West Regional College.

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Planning Designations	No Planning designations
Constraints	Large over concentration of HMOs. High number of cars parked during term time. Illegal dumping observed due to turnover of residents moving in and out of houses. No pride in appearance of area. Cluttered to let signage.
Transport Links	Bus stops surrounding area. 4 bus stops on northland road, 1 on northland avenue and 4 on Argyle terrace
Distance from Educational Facilities	Within walking distance to Magee campus and NWRC
HMO Concentration	HMO concentration of 16% overall due to large boundaries. However 70%+ concentration on Argyle street and terrace.

HMO 2- Rosemount



HMO Area	2 Rosemount
Housing Types	2 storey terrace housing, apartment conversions, LOTS
Parking	On street parking, no restrictions.
Appearance	2 storey terrace houses with small front garden boundaries, bay windows, terrace housing in side streets no gardens. Busy street with shops and bars.
Planning Designations	Listed buildings on Rosemount avenue
Constraints	Parking on street causes traffic disruption due to high amount of cars on single lane

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	road. Stores and bars getting deliveries causes road to be blocked by lorries. HMO residents having more than 1 car per household increases traffic pressure.
Transport Links	Bus stops on Rosemount avenue
Distance from Educational Facilities	Walking distance to Magee campus and NWRC
HMO Concentration	HMO concentration of area 8%

HMO 3- Nicholson



HMO Area	3 Nicholson
Housing Types	2 storey terrace housing and apartment conversions
Parking	On street informal parking, no restrictions. Large amount of availability
Appearance	2 storey terrace housing with single road through area connecting streets. Private housing with large gardens at centre of area on Deburgh Terrace. Sloped gradient in area. Some of terrace housing has additional extensions on top floor.

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Planning Designations	Listed buildings on Deburgh terrace, Zoned education facilities at south and zoned open space at west.
Constraints	High concentration of parking has potential to affect traffic flow due to single lane road cause by on street parking. House frontages of terrace houses close to footpaths.
Transport Links	3 bus stops on northland road
Distance from Educational Facilities	Within walking distance to NWRC and Magee campus
HMO Concentration	HMO centration at 10%

HMO 4- Crawford



HMO Area	4 Crawford
Housing Types	2/3 storey terrace housing, apartments, sheltered accommodation
Parking	On street parking with no restrictions. Disabled bays
Appearance	Sloped gradient in area. Large 2/3 storey terrace houses with bay windows and some with apartment conversion. Business in area as gym, offices and a bar. Central

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	green area. Sheltered accommodation at north west with gated access. Large trees at centre of site and road connects to northland road.
Planning Designations	TPO at centre of site, conservation area, potential ATC. Zoned existing housing DAP 2011
Constraints	Narrow road through area due to on street parking. High amount of parking due to no restrictions and close proximity to clarendon street and town centre. Businesses causes increase traffic flow. Busy bar and gym increase noise.
Transport Links	Bus stops on northland road
Distance from Educational Facilities	Walking distance to Magee and NWRC
HMO Concentration	HMO concentration 16%

HMO 5-Lawrence Hill



HMO Area	5 Lawrence Hill
Housing Types	2/3 storey housing and apartment mix
Parking	On street parking, disabled bays. Parking restrictions at bottom of hill towards strand road. Busy at peak times due to close proximity to town centre and education facilities.
Appearance	Sloped area with large 2/3 storey town houses with plots at front. Some houses have been converted to apartments. Large amount of refurbishment at time of visit. University car park at bottom of street.

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Planning Designations	Listed buildings in area, TPO at north
Constraints	Busy parking area at peak time due to no restrictions, sloped gradient, busy road at northland and strand road. Potential to become oversaturated with HMOs due to large amount of apartment conversions of housing and small amount of parking spaces.
Transport Links	Bus stops at Northland and strand roads.
Distance from Educational Facilities	Within walking distance to Magee and NWRC
HMO Concentration	HMO concentration 12%

HMO 6- Governor



HMO Area	6 Governor
Housing Types	2 Storey Terrace housing
Parking	On street parking, no restrictions
Appearance	2 storey terrace housing, house frontages close to road, no gardens and businesses

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	at east. Busy strand road at east. Shopping facilities at east. Noticed during Foyle maritime event that the area is used for parking due to close proximity to quay much to the dissatisfaction of residents.
Planning Designations	Zoned existing housing DAP 2011
Constraints	No house frontages, busy parking to east business areas at peak times.
Transport Links	Bus stops on strand road
Distance from Educational Facilities	Within walking distance to NWRC and Magee
HMO Concentration	HMO concentration 9%

HMO 7-Strand



HMO Area	7 Strand
Housing Types	3 storey terrace housing with apartment conversions
Parking	On street parking with restrictions on some sections. Busy at peak times. College

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	terrace has large amount of housing and small amount of parking with is exacerbated by HMO residents having more than 1 car.
Appearance	3-storey housing with apartment mix on busy strand road. College terrace is terrace housing on small single lane road. College terrace in close proximity to existing housing areas.
Planning Designations	Listed buildings
Constraints	Listed buildings, parking issues on college Terrace due to large amount of parking on small road. Becomes potential risk with connection to oncoming traffic. Strand road is busy arterial route with parking restrictions on some sections. Over connection of HMOs due to very close proximity to education facilities and town centre. Listed building consent required for work on housing.
Transport Links	Bus stops on strand road
Distance from Educational Facilities	Walking distance to Magee and NWRC
HMO Concentration	HMO concentration 34%

HMO 8- Shipquay



HMO Area	8 Shipquay
Housing Types	Apartments and lots
Parking	Parking restriction and loading bays.
Appearance	City centre street within walled city. Numerous shops, bars and restaurants on street. Main city centre road. Shopping centre access at centre of street. Severe sloped area.
Planning Designations	Conservation area, listed buildings
Constraints	Main city centre route with parking restrictions and loading bays. Traffic problematic at peak times and delivery times. Established businesses and bars. Topography problematic.
Transport Links	Translink bus depot and taxi stand on Foyle street
Distance from Educational Facilities	Walking distance to NWRC
HMO Concentration	HMO concentration 22%

HMO 9- Waterloo

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HMO Area	9 Waterloo
Housing Types	Apartments and 2 storey housing
Parking	On street parking with restrictions. Loading bays. Unrestricted parking at residential area at Harvey street.
Appearance	Main nightlife area, numerous established bars and businesses, single land road, one-way with pedestrianized area. Sloped gradient.
Planning Designations	Area of archaeological interest
Constraints	Major parking and transport constraints, on way road, topography. Nightlife centre causes noise and rubbish. Established businesses in area cause traffic disruption with deliveries.
Transport Links	Bus stops at bottom of waterloo street
Distance from Educational Facilities	Walking distance to NWRC
HMO Concentration	HMO concentration 10%

HMO 10-Pump Street



HMO Area	10 Pump Street
Housing Types	Apartments, LOTS
Parking	Parking restriction area, disabled bays, loading bays
Appearance	4 storey town houses separated into apartments and businesses. Single lane cobbled street within walled city and close to St Columbs Cathedral. Georgian style housing.
Planning Designations	Conservation area, listed buildings
Constraints	Parking restriction area, conservation area. Single lane one-way street. Close proximity to cathedral that is busy during service times. Street used for city centre short-term parking. Listed buildings.
Transport Links	City centre bus services
Distance from Educational Facilities	Requires transport to education facilities
HMO Concentration	HMO concentration 21%

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HMO 11- Carlisle



HMO Area	11 Carlisle
Housing Types	Flats and lots
Parking	On street parking restriction areas.
Appearance	Flats above businesses on main road into city. 2/3 storey terrace housing off main Carlisle road just outside city walls. Apartment mix with frontages close to road. Established businesses and to let signs and advertisements
Planning Designations	Area of archaeological interest
Constraints	Busy main road into city centre. Area of parking restriction. Lack of parking spaces at peak times due to close proximity to centre.
Transport Links	Bus stops on John Street and Carlisle Road. Walking distance to Foyle Street bus depot
Distance from Educational Facilities	Not within walking distance. Requires transport.
HMO Concentration	HMO concentration 27%

HMO 12- Abercorn East



HMO Area	12 Abercorn East
Housing Types	2/3 storey terrace housing
Parking	On street parking area, parking restriction at eastern section of area towards Carlisle road. Lack of spaces at time of visit due to residents parking and cars parked due to close proximity to town.
Appearance	2/3 storey terrace houses on gradient in close proximity to city centre. Houses have frontages close to road. Some businesses on road and a bar and filling station. Main road leading to town centre. Eastern section of road has traffic pressures due to roundabout at end of bridge.
Planning Designations	Area of archaeological interest
Constraints	Houses have close frontages to busy main road. Lack of parking spaces for residents due to cars parked all day during work hours.
Transport Links	Bus stops on John Street and Carlisle Road. Walking distance to town centre.
Distance from Educational Facilities	Not within walking distance. Required transportation
HMO Concentration	HMO concentration 10%

HMO 13- Abercorn West

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HMO Area	13 Abercorn West
Housing Types	2 /3 storey terrace housing and flats conversion
Parking	On street parking. Busy at time of visit
Appearance	2/3 storey terrace housing and flat with minimal frontages close to footpath. Close proximity to town centre with main road connection. Lack of parking spaces due to cars parked all day during business hours, problematic for residents.
Planning Designations	Area of archaeological interest
Constraints	Close proximity to busy road. Lack of daytime parking during peak times.
Transport Links	Bus stop at bishop street
Distance from Educational Facilities	Not walkable. Transport required
HMO Concentration	HMO concentration 21%

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HMO 14- Marlborough



HMO Area	14 Marlborough
Housing Types	3 storey housing and flats
Parking	On street informal parking
Appearance	Large terrace houses with small frontages and large bay windows. Sloped site and road through area with parking on both sides. New apartment buildings at south.
Planning Designations	Potential ATC
Constraints	Large amount of parking on either side of road causes traffic disruption and build up. Small house frontages close to footpath. Sloped gradient in area.
Transport Links	Bus stops on Marlborough terrace and Laburnum
Distance from Educational Facilities	Within walking distance to NWRC and Magee
HMO Concentration	HMO concentration 9%

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HMO 15- Clarendon



HMO Area	HMO 15 Clarendon
Housing Types	3 / 4 storey terrace housing and apartments with businesses
Parking	On street parking with parking restriction area at bottom of hill at east. Busy and lack of spaces due to businesses
Appearance	Terraced houses with mix of apartments and businesses. Sloped gradient from west to east. Small house frontages. Within walking distance to town centre
Planning Designations	Conservation area
Constraints	Numerous listed buildings and within conservation area. Parking problematic during business hours. Established businesses. Severed gradient in area.
Transport Links	Walking distance to town centre, bus stops on clarendon street and strand road.
Distance from Educational Facilities	Within walking distance to NWRC and Magee campus
HMO Concentration	HMO concentration 14%

HMO 16- Bonds Hill

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HMO Area	16 Bonds Hill
Housing Types	2/3 storey terrace houses and businesses
Parking	On street parking next to busy road outside house frontages
Appearance	2/3 storey houses with basement access. Business and shop fronts. Presence of flats and close proximity to Methodist church
Planning Designations	Potential ATC
Constraints	Busy road through HMO centre and lack of on street parking at time of visit. Some footpaths blocked due to shop fronts. Road busy during services times of Methodist church.
Transport Links	Bus stop at centre of area
Distance from Educational Facilities	Not within walking distance to educational facilities
HMO Concentration	HMO concentration 13%

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HMO 17- Chapel Road



HMO Area	17 Chapel Road
Housing Types	2/3 storey housing
Parking	On street parking
Appearance	Terrace housing with no frontages close to road. Busy parking area with lack of spaces at time of visit. Severe sloped gradient on site. One-way street.
Planning Designations	Potential ATC
Constraints	Sloped gradient, one-way street, single lane of traffic with lack of parking spaces and busy road connecting to Irish Street.
Transport Links	Bus stops on spencer road
Distance from Educational Facilities	Not within distance to educational facilities
HMO Concentration	HMO concentration 9%