Outlook

DCSDC HMO Revision Response

From [redacted]
Date Tue 29/09/2026 14:28
To Local Development Plan <ldp@derrystrabane.com>

1 attachment (55 KB)
DCSDC HMO revision response.docx;

Proinsias

I hope you are keeping well.

Please find our response to the HMO revision consultation attached.

Kind Regards

[redacted]

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Housing Executive

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The Planning LDP Team,
Derry City and Strabane District Council
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Derry
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29th September 2026

Dear Proinsias,

The Housing Executive welcomes the opportunity to comment on the Preferred Options Paper for the proposed revision of Policy HOU 13 of the Derry City and Strabane District Council Local Development Plan 2032 Plan Strategy.

The Regional Development Strategy highlights that the varied housing needs of the whole community need to be met, through the provision of mixed housing development with homes in a range of house types sizes and tenures. Paragraph 3.16 states "The emphasis is on managing housing growth to ensure that there continues to be a focus on developing more high-quality accessible housing within existing urban areas without causing unacceptable damage to the local character and environmental quality or residential amenity of these areas."

The Strategic Planning Policy Statement, Edition 2 highlights planning authorities must deliver increased housing densities without town cramming. Houses in Multiple Occupation (HMOs) provide an intensification of development and can accommodate a number of households which can provide sustainable development.

The Housing Executive recognises the legitimate planning objective of avoiding excessive concentrations of HMOs and protecting residential amenity and neighbourhood character. We also recognise that HMOs form an important part of the local housing system, providing accommodation for students, younger people, migrant workers, single-person households and people on lower incomes. This is consistent with the Department for Communities' assessment that HMOs are an important component of the private rented sector, particularly for people on low incomes, students and migrant workers. We also note that as HMOs require a licence, they are subjected to a higher level of regulation than other rented housing.

The Housing Executive understands the Council's concern that the existing 30% interim threshold could permit concentrations in locations that may not ultimately be designated as HMO Management Areas. We also recognise that the expected period before adoption of the Local Policies Plan is now longer than originally anticipated. Therefore, we generally support the Council's preferred option that a lower 10% threshold for HMOs until the LDP Local Policies Plan is adopted.

However, we are aware of a large number of single households, under age 35 who are only eligible for housing benefit at a single room rate, and if supported by evidence, we would like to see some flexibility in the operation of the policy, if required, to address need.

We believe a robust assessment of need in localities should be carried out in the preparation of the Local Policies Plan.

Yours faithfully,

Carita Coulter

Head of Place Shaping North