



# Responses Received

## Consultation on Article 4 Direction for Small Houses in Multiple Occupations

**November 2025**



A High Quality Environment

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<b>Responsible Service</b>	Forward Planning	<b>Version/Status</b>	Version 1
<b>Responsible Author</b>	Forward Planning	<b>Date Agreed/ Agreed At</b>	4 December 2025
<b>Date last Amended</b>	4 December 2025	<b>Due for Review</b>	Not applicable

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# Responses Received – Consultation on Article 4 Direction for Small Houses in Multiple Occupation

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## INTRODUCTION

1. Rossendale Borough Council consulted on the immediate borough-wide Article 4 Direction for small Houses in Multiple Occupation (HMOs) between Friday 19<sup>th</sup> September and Friday 31<sup>st</sup> October 2025.
2. During this six-week consultation, a total of 21 comments were received. Amongst those representations, 19 (90% of respondents) were in favour of the Article 4 Direction, 1 (5%) was against and 1 (5%) did not specify whether it was a support or an objection.
3. Several issues attributed to HMOs have been raised by consultees, including:
  - Contributing to low prices of properties in an area
  - Changing the character of an area
  - Preventing family accessing the housing market
  - Exacerbating parking issues
  - Undermining community cohesion due to the transient nature of occupiers of HMOs
  - Low standards of some HMOs
  - Overcrowding, leading to potential physical and mental health problems for occupiers
  - Increased number of people putting pressure on local services
  - Hosting vulnerable users requiring additional support from public services
  - Anti-social behaviours, for example excessive noise or not keeping outside areas clean and tidy.
4. Other comments referred to the benefits of making an Article 4 Direction for HMOs, such as:
  - Monitoring the location of HMOs, including the identification of clusters
  - Monitoring the standards of HMOs
5. The Council will consider these comments when deciding whether to confirm the Article 4 Direction.
6. All comments received are enclosed in this document. The following are verbatim representations received as part of the consultation. The views expressed are those of the respondents and do not reflect the Council's views. Some comments contain opinions or stereotypes about particular groups. These views are included only for transparency and have not been given weight in the assessment.

# Article 4 Direction for Housing in Multiple Occupation Consultation

## Response 1

### Respondent Details

Information	
Respondent Number: 1	

Please provide your contact information:	
Firstname and Surname	
Address	
Postcode	
Email address	-

Please read and confirm you have read the privacy notice:	
I confirm that I have read and understood the privacy notice	

Q1. Are you responding as an individual, or on behalf of a group or organisation?	
As an individual	

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?	
Yes	
<b>Please provide any further comments here:</b> There are to many people being put in the area who have no background checks, are straight out of prison or and a sexual offenders list, when will it stop, there are a few schools in the area and the area is already small so why put unnecessary people all together causing more noise,nuisance and traffic!	

## Response 2

### Respondent Details

#### Information

**Respondent Number:** 2

Please provide your contact information:

**Firstname and Surname**

**Address**

3

**Postcode**

**Email address**

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?

As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?

Yes

**Please provide any further comments here:**

An area with a HMOs is adversely impacted with regard to

1. Visual attractiveness.
2. Community safety.
3. Balanced social/ demographic
- 4 Community cohesion.
5. Ownership and pride of place
6. Access to parking
- 7.Satisfaction with a place to live or work in.

The issues often generated by HMOs are.

1. They serve to keep house prices low in the surrounding area, perpetuating the cycle of cheap properties and HMOs.
2. Overcrowding in the HMOs has a detrimental effect on household members' physical and mental health.
3. HMOs attract and house those who are vulnerable and with complex needs requiring support from across the public sector..
- 4.Clients sent from other areas are often those with challenging and complex behaviours, resulting in begging, anti-social behaviour, violence, street-working, street drug and alcohol use in the area. In Blackburn, wards with HMOs have double the crime levels for violence, theft and antisocial behaviour.
5. The transient nature of tenants with no connection to the area undermines community cohesion.
6. HMOs can change the character of an area, skewing housing choice away from family accommodation.

## Response 3

### Respondent Details

Information	
<b>Respondent Number:</b> 3	

Please provide your contact information:	
<b>Firstname and Surname</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Email address</b>	


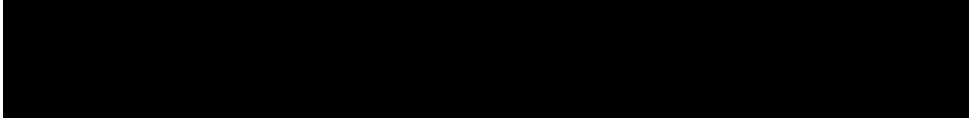
Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> I think they need to be fit to live in so inspections necessary

## Response 4

### Respondent Details

Information
<b>Respondent Number:</b> 4 


Please provide your contact information:
<b>Firstname and Surname</b> 
<b>Address</b>
<b>Postcode</b>
<b>Email address</b>

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes

## Response 5

### Respondent Details

#### Information

Respondent Number: 5

Please provide your contact information:

Firstname and Surname

Address

Postcode

Email address

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?

As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?

Yes

**Please provide any further comments here:**

In my opinion a lot of them cause trouble and overcrowding there is already one or two on my street and a neighbour a few doors down and my next-door neighbour where thinking of changing their homes into multiple occupancy. We struggle with parking as it is so having several people living in the same house needing a car parking space would not good also when my neighbour rented his house out to someone they decided to rent each room out to different people the noise and the mess was so destructive especially when these houses are family homes my children couldn't go outside because the sub tenants smoked weed and run across the roof and the tenant didn't care as he was getting more than his rent each month, private housing well any housing for a family is hard to come by especially if you want it affordable I think there's none of them available to make the bigger houses into multiple occupancy are taking family homes all because Landlord wants more money?



## Response 6

### Respondent Details

Information
<b>Respondent Number:</b> 6 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice


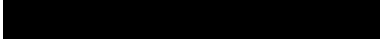
Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
No

## Response 7

### Respondent Details

Information
<b>Respondent Number:</b> 7 


Please provide your contact information:
<b>Firstname and Surname</b> 
<b>Address</b> 
<b>Postcode</b> 
<b>Email address</b> 

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes

## Response 8

### Respondent Details

Information
<b>Respondent Number:</b> 8 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> Sick to death of these houses been rented out to multiple people. It's a mess

## Response 9

### Respondent Details

Information
<b>Respondent Number:</b> 9 [Redacted]

Please provide your contact information:	
<b>Firstname and Surname</b>	[Redacted]
<b>Address</b>	[Redacted]
<b>Postcode</b>	[Redacted]
<b>Email address</b>	-

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

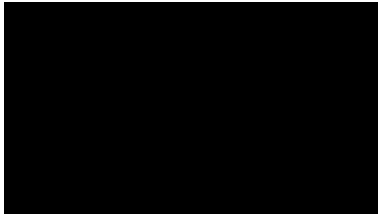
Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes

## Response 10

### Respondent Details

Information
<b>Respondent Number:</b> 10 

Please provide your contact information:	
<b>Firstname and Surname</b> <b>Address</b> <b>Postcode</b> <b>Email address</b>	

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> I think this is important for these reasons: To provide better oversight of the quality of accommodation and ensure standards are maintained. We should do all we can to improve the quality of accommodation in the Borough. To help the council have a better overview of where WMO'S are in the Borough. To prevent the formation of "ghettos" of poor quality housing occupied by short term tenants with no stake in the local community in certain areas.

# Response 11

## Respondent Details

Information
<b>Respondent Number:</b> 11 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> I do not agree with HMO's unless near universities where I can be said there is a need

## Response 12

### Respondent Details

Information
<b>Respondent Number:</b> 12 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> I think you should encourage the retention of some larger family homes and totally support your action

## Response 13

### Respondent Details

Information
<b>Respondent Number:</b> 13 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> I definitely agree as HMO's in general seem to appear without anyone realising until the people move in, landlords just don't care who goes in there to live so long as they get their rent money I feel the tenants are not thoroughly vetted & more often than not turn out to be people who are either put there by the council or can't get references to rent privately majority do not work, and the 1's I have seen tend to sit around in pj's all day smoking weed and having friends round . no consideration is given to other residents who have and do work hard for their homes



## Response 14

### Respondent Details

Information
<b>Respondent Number:</b> 14 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]


Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

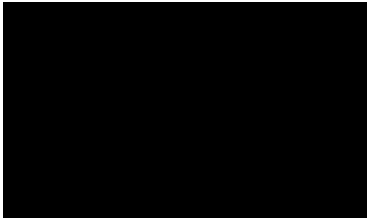
Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes

## Response 15

### Respondent Details

Information
<b>Respondent Number:</b> 15 

Please provide your contact information:	
<b>Firstname and Surname</b> <b>Address</b> <b>Postcode</b> <b>Email address</b>	

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
<b>Please provide any further comments here:</b> This could be the complete end for Rossendale . There are too many problems needing URGENT attention without increasing house parking/school vacancies and access to Doctors and Dentists etc.

## Response 16

### Respondent Details

Information
<b>Respondent Number:</b> 16 [REDACTED]
[REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED]
<b>Address</b> [REDACTED]
<b>Postcode</b> [REDACTED]
<b>Email address</b> -

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> We live next door to an HMO and the outside both at the front and back are a disgrace and is becoming a slum

## Response 17

### Respondent Details

Information
<b>Respondent Number:</b> 17 [REDACTED]
[REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED]
<b>Address</b> [REDACTED]
<b>Postcode</b> [REDACTED]
<b>Email address</b> [REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> Housing must be of the necessary standard. There are so many of them purely because of greed more people in a property more income for the landlord

## Response 18

### Respondent Details

Information
<b>Respondent Number:</b> 18 [REDACTED] [REDACTED]

Please provide your contact information:	
<b>Firstname and Surname</b>	[REDACTED]
<b>Address</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Email address</b>	[REDACTED]

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes

## Response 19

### Respondent Details

Information
<b>Respondent Number:</b> 19 [REDACTED] [REDACTED]

Please provide your contact information:
<b>Firstname and Surname</b> [REDACTED] <b>Address</b> [REDACTED] <b>Postcode</b> [REDACTED] <b>Email address</b> [REDACTED]


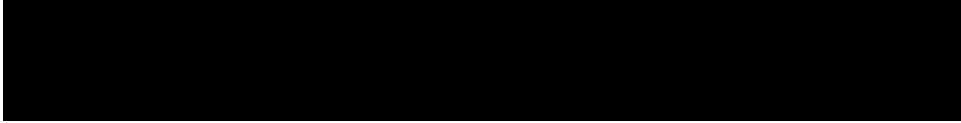
Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice


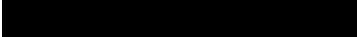
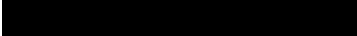

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> These are usually terraced properties which are converted into HMOs and are usually on main roads or terraced streets and as parking is already abysmal in Rossendale borough they can cause more problems, as there could be a number of cars in allocated to one building. They can also cause hygiene problems when more occupants are using share kitchens etc. There is one already planned for BREast and we think as there are already shops and a small factory that has been turned into six houses a flat and a hairdressers, this area is not suitable for a HMO. The area is already congested.

## Response 20

### Respondent Details

Information
<b>Respondent Number:</b> 20  

Please provide your contact information:
<b>Firstname and Surname</b> 
<b>Address</b> 
<b>Postcode</b> 
<b>Email address</b> 

Please read and confirm you have read the privacy notice:
I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?
As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?
Yes
<b>Please provide any further comments here:</b> I feel that HMOs are often an inferior housing solution, built by unscrupulous landlords. They can negatively change the character of an area and create social problems, parking difficulties and bringing down the value of nearby properties. Areas with HMOs have experienced an increase of antisocial behaviour, drug dealing, even prostitution. Occupants of HMOs can feel little or no connection with an area, leading to a lack of social cohesion.

# Response 21

## Respondent Details

### Information

**Respondent Number:** 21

Please provide your contact information:

**Firstname and Surname**

**Address**

**Postcode**

**Email address**

Please read and confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Q1. Are you responding as an individual, or on behalf of a group or organisation?

As an individual

Q2. Do you agree with the introduction of an immediate Article 4 Direction for small HMOs?

Yes

**Please provide any further comments here:**

Yes, there is a housing crisis. Yes, people need places to live. However, HMOs are not the answer. They are exploitative and largely low grade in nature. Landlords use them as a way of getting as much money as possible from buildings that is generally only suitable for far fewer people. They bring with them the social problems of the people who are forced to use them. These are transitory populations who are unlikely to be invested in the community on to which they have been parachuted.