

Summary of Responses to the Immediate Article 4 Direction (Homes to HMOs) in Aintree

1.0 Introduction

- 1.1 This report summarises the public comments received in response to the Article 4 direction in Aintree.
- 1.2 The direction was introduced on Wednesday 2 July 2025 and residents were given until Friday 8 August 2025 to make comments.
- 1.3 211 responses were received, representing 246 residents. All responses were supportive of the Article 4 Direction.
- 1.4 The following report summarises the concerns raised in the received responses.

2.0 Concerns over disturbance

- 2.1 Several responses raised concerns over disturbance that may occur as a result of an intensification of use associated with HMOs, particularly noise and higher levels of waste.
- 2.2 Many respondents raised concerns over potential for an increase in noise anti-social behaviour as a result of the introduction of a House of Multiple Occupation (HMO). Reference is made to studies that show a link between HMOs and an increase in anti-social behaviour in a local area.

3.0 Impact on existing community

- 3.1 Respondents highlighted concerns about the existing strain on local infrastructure and the extent to which this could be exacerbated by an increase in population. The intensification of use associated with HMOs would exacerbate these issues, placing unsustainable pressure on local services
- 3.2 These include;
 - Insufficient on-street parking
 - Increased traffic congestion
 - Limited public transport links
 - Increased strain on public resources, especially the doctor's surgery, dentists, schools and nurseries etc

- Increased use of bins, contributing to a poorer visual streetscape in front of the property

3.3 Respondents also expressed concerns about the impact that an influx of new residents may have on the strength of the existing community, leading to a loss of character of the village

3.4 As a result of the aforementioned issues, many respondents were concerned that an influx of HMOs could negatively impact their house prices.

4.0 Loss of affordable and family housing

4.1 A significant proportion of respondents believe that Aintree currently has a shortage of affordable housing, in addition to housing suitable for families. The conversion of single-family homes into HMOs reduces the availability of affordable housing for families, particularly young families seeking to establish roots in the area. This undermines the Council's strategic objective to maintain a balanced housing mix and meet local housing needs

4.2 Respondents argue that HMOs do not provide affordable housing for residents, nor are they suitable for younger families in the area.

4.3 A shift from owner-occupation to private renting was argued to further exacerbate affordability issues.

5.0 Unsuitability of homes in area for conversions

5.1 Most homes in Aintree Village are traditional three-bedroom family dwellings. Converting these into six-bedroom HMOs often results in substandard living conditions, with undersized rooms and inadequate shared facilities. This compromises both occupant welfare and housing quality, contrary to national space standards and local housing policies.

5.2 The vast majority of properties in the Aintree Village area were never designed for multiple occupancy therefore don't have necessary outdoor amenity space suitable for potential multiple occupancy.

6. Precedent and Planning Appeal Outcomes

6.1 Planning Inspectors have upheld refusals of HMO applications where developments were found to harm residential amenity, reduce housing quality, or conflict with local policies on housing mix and character. These cases reinforce the importance of robust, policy-based objections like those being applied in Aintree Village.