

## EXTRACTS FROM SCOTTISH GOVERNMENT CIRCULAR 2/2012

### **Adverse effects of HMOs:**

The range of potential problems associated with high concentrations of HMOs can include:

- changes in demand for services, altering the availability and nature of services provided;
- increased competition for private houses, consequential rises in house prices, and reduced availability for non-HMO residents
- areas of high HMO concentrations can become unpopular with non-HMO residents, altering the community;
- potential physical deterioration caused by lack of investment by absentee landlords;
- increased population density, resulting in increased demand for services, infrastructure and on-street parking provision;
- a high number of transient residents leading to less community cohesion

### **Planning Authority Management of HMO Concentrations:**

7. Where concentrations of HMOs are considered to have a negative effect on the amenity of a community, or where it is considered likely that such a situation may arise, planning authorities may adopt policies to manage HMO concentrations, while ensuring that a sufficient supply of HMOs is maintained. Policies must be designed to safeguard community amenity, and must not be in response to perceived concerns about the behaviour of tenants. Any planning policy to manage HMO concentrations will apply only to properties being proposed for use as a HMO for the first time after the date on which the policy takes effect.

8. Policies may establish HMO concentrations for a given building, street, neighbourhood, or other defined area, as considered necessary. Planning authorities may wish to set different concentration levels and occupancy levels for different areas, depending on factors such as demography and the type of accommodation available generally. Any concentration levels set should take account of the demand for HMOs in each area, as well as the need to protect residential amenity.