

Appendix 2 – HMO Thresholds in Other Local Planning Authority Areas

Local Planning Authority	Threshold in Article 4 areas
Barking & Dagenham	10% of the total number of houses in the road; and no two adjacent properties, apart from dwellings that are separated by a road, should be converted.
Welwyn & Hatfield	20% within 50m
Birmingham	10% within 100m
Bath	25% within 100m
Milton Keynes	20% within 100m
Southampton	10% within 40m
Leeds	No specific threshold but Article 4 Direction in place.
Oxford	The proportion of properties within 100 metres of street length either side of the property does not exceed 20%
Exeter	25% within certain areas, no radius from individual properties.
Leicester	No specific threshold but Article 4 Direction in place.
Manchester	No quantified threshold, merely “high concentration”, however supporting text to policy states “ <i>once a 20% threshold is reached problems become harder to manage, but... a tipping point would be difficult to set universally across Manchester due to varying capacities of neighbourhoods to accommodate this type of housing</i> ”
Nottingham	10% within the Census Output Area within which a development proposal falls and all Contiguous Output Areas (those with a boundary adjoining the Home Output Area). <i>(draft policy yet to be subject to examination)</i>
Plymouth	No specific threshold but Article 4 Direction in place.
Portsmouth	10% within 50m
Warwick	10% within 100m, and the proposal does not result in a non-HMO dwelling being sandwiched between 2 HMOs; or lead to a continuous frontage of 3 or more HMOs.

