

REPORT TO: LICENSING COMMITTEE – 5 FEBRUARY 2015

REPORT ON: HOUSES IN MULTIPLE OCCUPATION – A REVIEW OF THE EFFECTIVENESS OF THE OVERPROVISION POLICY

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 59-2015

1. PURPOSE OF REPORT

- 1.1. To review the existing policy on overprovision in relation to applications for Licences for Houses in Multiple Occupation in order to determine the effectiveness of the existing policy and in particular its ability to control over concentration within Census Output Areas.

2. RECOMMENDATIONS

- 2.1. It is recommended that the Committee:

- a. Agrees to maintain the existing policy and exemptions.
- b. Approves the continued use of the 2001 Census Output Area boundaries.
- c. Maintains the overprovision percentage at 12.5% city wide, with the exception of the City Centre.
- d. Approves the revised procedure enabling site visits to be carried out by the Committee when required.

3. FINANCIAL IMPLICATIONS

- 3.1. The additional costs associated with the site visit procedures would be met from within existing HMO fee income.

4. MAIN TEXT

4.1. Background

- 4.1.1. Following the introduction of mandatory HMO Licensing in October 2000 and reflecting a large student population, an increasing number of objections were being received which raised concerns over the effects of an over-concentration of HMOs in particular areas of the city. In an attempt to address these concerns, the Licensing Committee, in March 2006, instructed that all applicants for a licence must appear before the Committee. Up until then, only those applicants to whose application there were objections, representations or any other observations were referred to the Committee.

- 4.1.2. In the absence of a policy on overprovision, the approach, at that time, was to consider the provision levels based on the number of dwellings in the road or street where the application premises was situated as well as, in the case of a flat, the number of flats in the tenement/block and the number already licensed. This was a manual and time consuming exercise.

It was then for the members to decide if to grant the application would amount to overprovision, after hearing the applicant and any objector(s).

A number of applications were refused on this basis, the majority where there was otherwise no public or officer objection and many of these determinations were the subject of appeals to the Sheriff, some of which resulted in the Committee's decision being overturned.

- 4.1.3. The lack of a policy proved unsatisfactory for both the members of the Committee, the applicants and prospective applicants for licences as well as other stakeholders. The ratio of licences to residences was extremely misleading, especially if the HMOs were located in one small part of a very long street or road. It was not possible to provide any accurate information to any stakeholder in advance of a Committee and as a result the position was only made clear at the Committee meeting.

4.2. A Policy Approach

- 4.2.1. In December 2006, the Committee remitted to the Depute Chief Executive (Support Services) to consult with interested parties, including licence-holders, applicants for licences, the Dundee Landlords' Association, the Universities and other higher education institutions and community councils, Council departments, elected members, MPs and MSPs, and the general public as to whether a policy should be adopted and, if so, what kind of policy that should be.
- 4.2.2. A majority of respondents favoured a policy approach with the most favoured option being based on a then, recently implemented, Supplementary Planning Policy on Houses in Multiple Occupation which utilised Census Output Areas and a 12.5% cap on HMOs within any Census Output Area.
- 4.2.3. The above supplementary planning policy has been replaced by Policy 15 of the Dundee Local Development Plan 2014 which was adopted in December 2013. The policy approach remains relevant and reads as follows:

Policy 15: Houses in Multiple Occupation

Houses in Multiple Occupation (HMO) that require planning permission will be supported where:*

- 1) they do not involve the change of use of a tenement flat** or other form of flat with a common stair or a shared entrance, unless in the City Centre; and*
- 2) they will not be detrimental to traffic or pedestrian safety on account of increased parking pressures and must not lead to or exacerbate existing parking problems in the surrounding area; and*
- 3) they will not have a detrimental impact on the residential amenity. In this regard each proposal must provide adequate refuse storage space, garden ground, car parking and secure bike storage space; and*
- 4) the approval of a planning application for an HMO would not result in the proportion of licensed HMOs in any Census Output Area (excluding the City Centre) exceeding 12.5% of the total residential stock***.***

The occupation of new mainstream residential developments and substantial conversions by 3 or more unrelated people within the Waterfront and in close proximity to higher education institutions (including Ninewells Hospital) will be prevented. The Council will secure this objective through obligations under Section 75 of the Town & Country Planning (Scotland) Act 1997.

*(*Planning permission is required for the occupation of a house by more than 5 unrelated people and by 4 or more unrelated people in a flat.)*

*(**Flat: means a separate and self-contained set of premises whether or not on the same floor and forming part of a building from some other part which it is divided horizontally. Part 1 (2) Town & Country Planning (General Permitted Development) (Scotland) Order 1992)*

*(***Purpose built HMO accommodation will be excluded from this assessment)*

- 4.2.4. Following a report to the Committee it was decided to adopt a similar policy based on Census Output Areas and utilising the same percentage.

Using GIS Mapping technology, this introduced a consistent approach, provided meaningful and accurate real-time data across the city as well as informing all stakeholders as to whether overprovision was likely to be an issue (including at the time when an owner of property is contemplating submitting an application), whether objections are made or not. Importantly this also ensured a consistent approach between the licensing and planning systems which has since been recognised and linked by changes in licensing legislation (See paragraphs 4.4.1 and 4.4.2 below).

- 4.2.5. The implementation of this policy has been extremely successful. This is evidenced by the reduced number of objections received which cite overprovision and there have been no appeals to the Sheriff, based on overprovision since the policy was introduced. This approach provides a clear and consistent policy that ensures that all stakeholders are fully informed prior to Committee as well as enabling elected members to make informed and robust decisions. It places the onus on the applicant to argue for exemption from the policy (leaving the Committee to take a view and decide accordingly) and helps sustain existing residential areas. Where the provision level in a COA is at or just below 12.5%, potentially leaving only 1 licence available, the potential financial risk to an applicant in seeking to obtain that licence, with no guarantee of being referred to the committee before another applicant, may also act as a deterrent.

4.3. Census Output Areas

- 4.3.1. Census Output Area (COA) boundaries are fixed at each census and the current policy utilises the 2001 COA boundaries based on frozen postcodes as at December 2000. The target COA size was 50 Households. The number of households will vary between COAs and more importantly will change over time as a result of demolition and development. Revised 2011 COAs have been published and these are considered later in this report. COAs are the lowest level of geography for which data will be published on all census topics. As a result this would enable, if required, the inclusion of data on HMOs to be included in or to supplement any census data.

4.4. Scottish Government Guidance

- 4.4.1. The Private Rented Housing (Scotland) Act 2011 introduced new powers which for the first time included the specific discretionary power to refuse to grant an HMO licence if it considers that there is, or the grant of a licence would result in, overprovision of HMOs in the locality. (Previously, overprovision fell within a “catch-all” ground of refusal where it amounted to “another good reason for refusal”). It is for the local authority to determine locality. In considering whether to refuse to grant a licence on this ground, the local authority must have regard to whether there is an existing licence in effect in respect of living accommodation and, where known the views of the applicant and any occupants. In considering whether there is overprovision, the authority must have regard to the number and capacity of licensed HMOs in the locality as well as the need for HMO accommodation in the locality.
- 4.4.2. Section 129A of the 2011 Act also introduced the power of “Preliminary Refusal”, enabling a local authority to refuse to consider an application for a licence if it considers that the occupation of the living accommodation concerned, as an HMO, would constitute a breach of planning control.
- 4.4.3. The Council’s existing policy, supported by GIS Mapping technology and which is seen as good practice by other local authorities, effectively implements these powers and the close links developed with Planning in respect of processing applications and in having a coordinated approach to overprovision have been fundamental to the success of this approach.

4.5. Options for Change

4.5.1. Geographic Areas

Reference is made to Report No 72-2014, approved by the committee on 6 February 2014 [Article 4 refers] which considered a number of geographic output area options. These included Postcode Units and Data Zones as well as revised 2011 Census Output Area boundaries. The former two options were considered too small and too big respectively with the possibility that they could significantly change the existing concentrations levels visible to all stakeholders at this time. The option of using 2011 would potentially create similar issues and all of these options could change the dynamics in some residential areas and impact on continuity of approach.

- 4.5.2. Enclosures 1 and 2 attached provide GIS maps with Postcode Units and Data Zones shown in comparison to the 2001 Census Output Areas currently being used.

4.5.3. Percentage Cap

The 12.5% level set within the existing policy mirrors the existing planning percentage and is critical to coordinating the planning and licensing policies. At this time the vast majority of COAs have not reached the overprovision levels, meaning that there are less than 12 in 100 households in any one COA which are HMOs. Where within the West End of the City there are COAs which exceed the cap of 12.5%, this reflects their proximity to the university, historical use and the flexibility of the policy to allow exemptions to the policy to be considered.

4.6. Impact on HMO Data Management System and Co-ordination with Planning

- 4.6.1 Any change to output area boundaries or percentage cap would require an equivalent change in planning policy to ensure continuity of approach. Any change will also require an update of the automated Data Management System and GIS mapping system which generate the reports on overprovision.

4.7. Effectiveness of the Existing Policy

- 4.7.1. The table below gives a comparison between February 2014 and January 2015 of COA capacity by category in the West End of the City as delineated in the GIS map at Enclosure 3 to this report.

West End	February 2014		January 2015	
Capacity of COA	Number of COAs	Percentage	Number of COAs	Percentage
Over Capacity	12	15.19%	12	15.19%
At Capacity	4	5.06%	5	6.33%
1 Remaining Licence	10	12.66%	10	12.66%
2-3 remaining Licences	10	12.66%	9	11.39%
4+ remaining Licences	20	25.32%	20	25.32%
No current HMOs	23	29.11%	23	29.11%
TOTALS	79	100%	79	100%

- 4.7.2. Of 4992 (4986 in February 2014) qualifying dwellings in the West End area, detailed above, 8.37% (418) (8.3% (414) in February 2014) are legally operating qualifying HMOs. This figure excludes legally operating non qualifying HMOs such as University Halls of Residence in the area. This reflects a net increase of 4 HMOs in the period.

- 4.7.3. The table at Enclosure 4 provides an analysis of the 12 Census Output Areas identified in the table above which are currently over capacity. The figures provided show the number of licences granted in the relevant reporting period. The reporting periods are shown as 2004; representing the end date for the licensing of HMOs in use prior to the introduction of mandatory licensing. The period of 2005 – 2007 represents the period of time prior to the introduction of the existing Overprovision Policy which was initially approved in June 2007. The figures shown in brackets indicate the number of licences approved in that period which were subsequently withdrawn by the applicant but not necessarily in that year. From this analysis it can be seen that many of those COAs currently over capacity are either areas which historically contained high numbers of HMOs, are new developments built as HMOs or new developments where properties have been purchased for the private rented sector and been granted licences. All of the licences granted above the 12.5% capacity, the committee will have considered the particular circumstances in exempting these properties from the policy. Typically the committee has taken into consideration existing levels of HMOs, location and proximity to each other as well as areas of concentration. It might be argued that areas such as Brook Close and Brook Gardens, Milnbank Gardens, Daniel Place and Daniel Terrace as well as Springfield and Larch Street create fewer problems and generate fewer complaints, as a result of the concentration of HMOs, than COAs with more widely dispersed HMOs.

- 4.7.4. In considering an application for a property contained within a COA where the provision levels exceed 12.5% the committee have the power to refuse the application on grounds of overprovision. The exception to this is where the property was previously licensed, has changed ownership and has been lodged as a new application, by the new owner, within one month of obtaining title. In the case of a first time application, it is for the applicant to make a case to the committee for exemption from the policy and for the committee to determine the application.

4.8. **Site Visits**

- 4.8.1. The need for site visits has been raised by members of the committee and it is agreed that these will prove useful in helping members determine contentious applications where there are perhaps objections and or the property is contained in an area of overprovision or the grant of a licence would create overprovision. There may be other good reasons to carry out a site visit and following discussions with members of the committee the following approach is proposed:
- i. Provision reports will be provided along with the agenda to enable members to fully consider any objections and if required, to visit the site of the application prior to the committee. Up to date reports will be provided at the committee as is the current practice.
 - ii. Where following the consideration of an application at committee it is considered that a site visit would be beneficial in helping determine an application, the application will be deferred and a site visit arranged to enable the application to be considered at the next available Licensing Committee.
 - iii. To enable applications to be deferred to allow a site visit, applications will be referred to the Licensing Committee 2 months before the prohibitive period for determination.

4.9. **Summary**

- 4.9.1. The existing policy provides an effective and robust mechanism to the members of the Committee to control the concentration of HMOs across the city and helps sustain existing residential areas. In respect of the West End area defined in this report, there are currently 12 out of 79 areas where there is overprovision however this represents both historical HMOs and the flexible application of the overprovision policy since its introduction in June 2007. The overall provision of HMOs in the West End amounts to 8.37%. Over the year since the policy was last reviewed, there has been a net increase of 4 HMOs. There may be a number of applications in process where properties have been previously licenced.
- 4.9.2. The current policy is flexible enough to allow exemptions to be considered as well as providing confidence to prospective applicants and residents by providing accurate, meaningful and real-time information. 85% (67) of the COAs in the West End area defined in this report are under the maximum provision levels and the policy enables the committee to control these levels.
- 4.9.3. The use of COAs as the geographic output areas provides a sound, recognised and independent datum from which to measure HMO concentrations, reflecting local community areas throughout the city. This approach is widely known and accepted in the city.
- 4.9.4. Retention of the 2001 COAs as the geographic output areas will ensure continuity of approach and prevent any negative impact as a result of a change to an alternative output area. It is accepted that the number of households in 2001 COAs will vary over time, but this will also be true of the new 2011 COAs.
- 4.9.5. As a policy it complements the planning approach to HMOs and this has become all the more important following changes in legislation linking planning and licensing decisions.
- 4.9.6. The implementation of the policy and the use of GIS Mapping has led to a significant downturn in objections and appeals, saving significant time and therefore cost to the Council.
- 4.9.7. The early provision of COA Provision Reports with the agenda and the use of site visits, where required, will help inform members when considering objections and enable informed decisions to be made when determining applications for a licence.

5. POLICY IMPLICATIONS

5.1. This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

5.1.1. There are no major issues at this time.

6. CONSULTATION

6.1. The Chief Executive, the Director of Corporate Services, the Head of Democratic and Legal Services and all other Chief Officers have been consulted in the preparation of this report. No concerns have been expressed.

7. BACKGROUND PAPERS

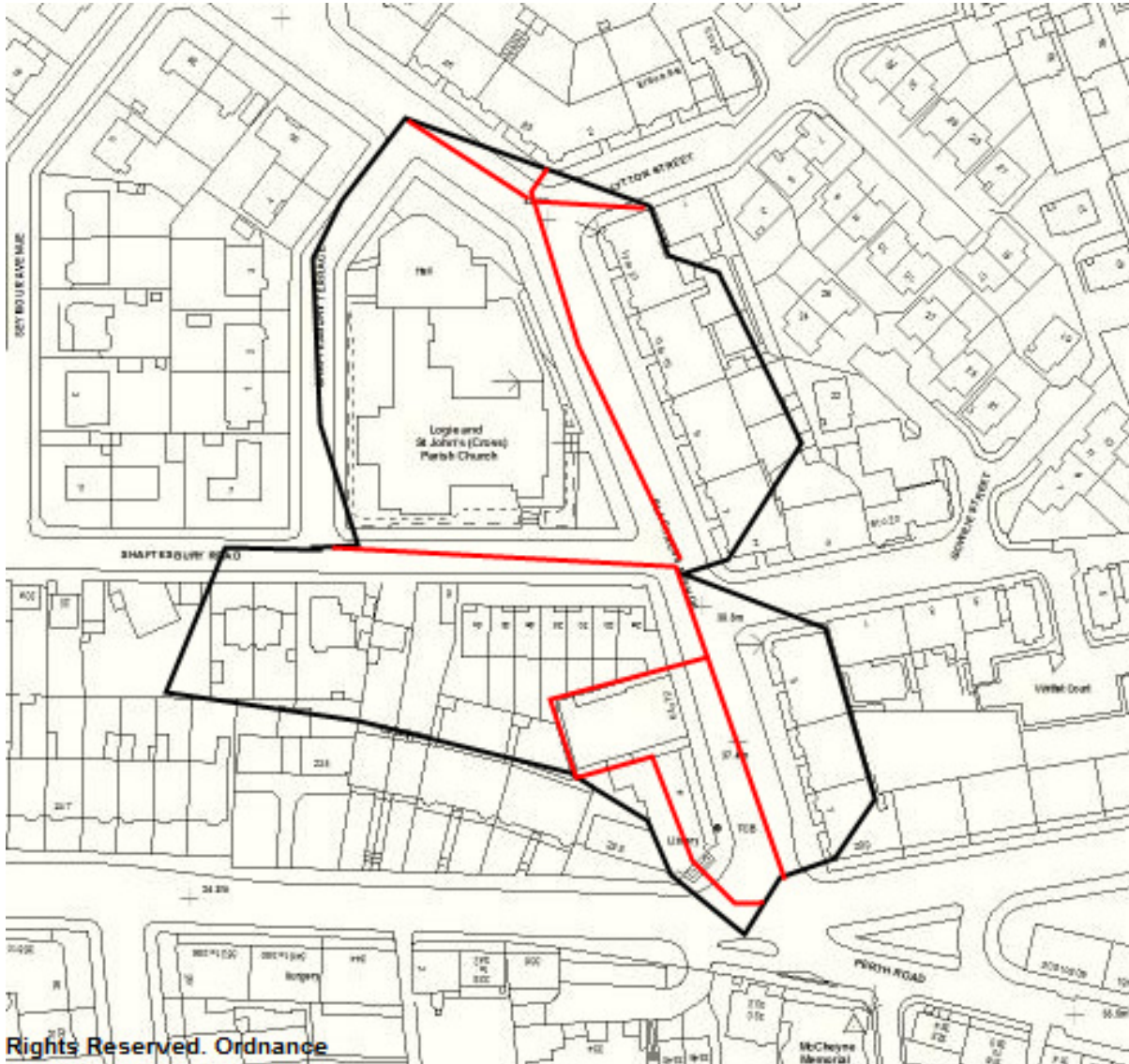
- Licensing Of Houses in Multiple Occupation: Statutory Guidance for Scottish Local Authorities.
- Houses in Multiple Occupation: Supplementary Planning Policy Guidance.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

28 JANUARY 2015

ENCLOSURE 1

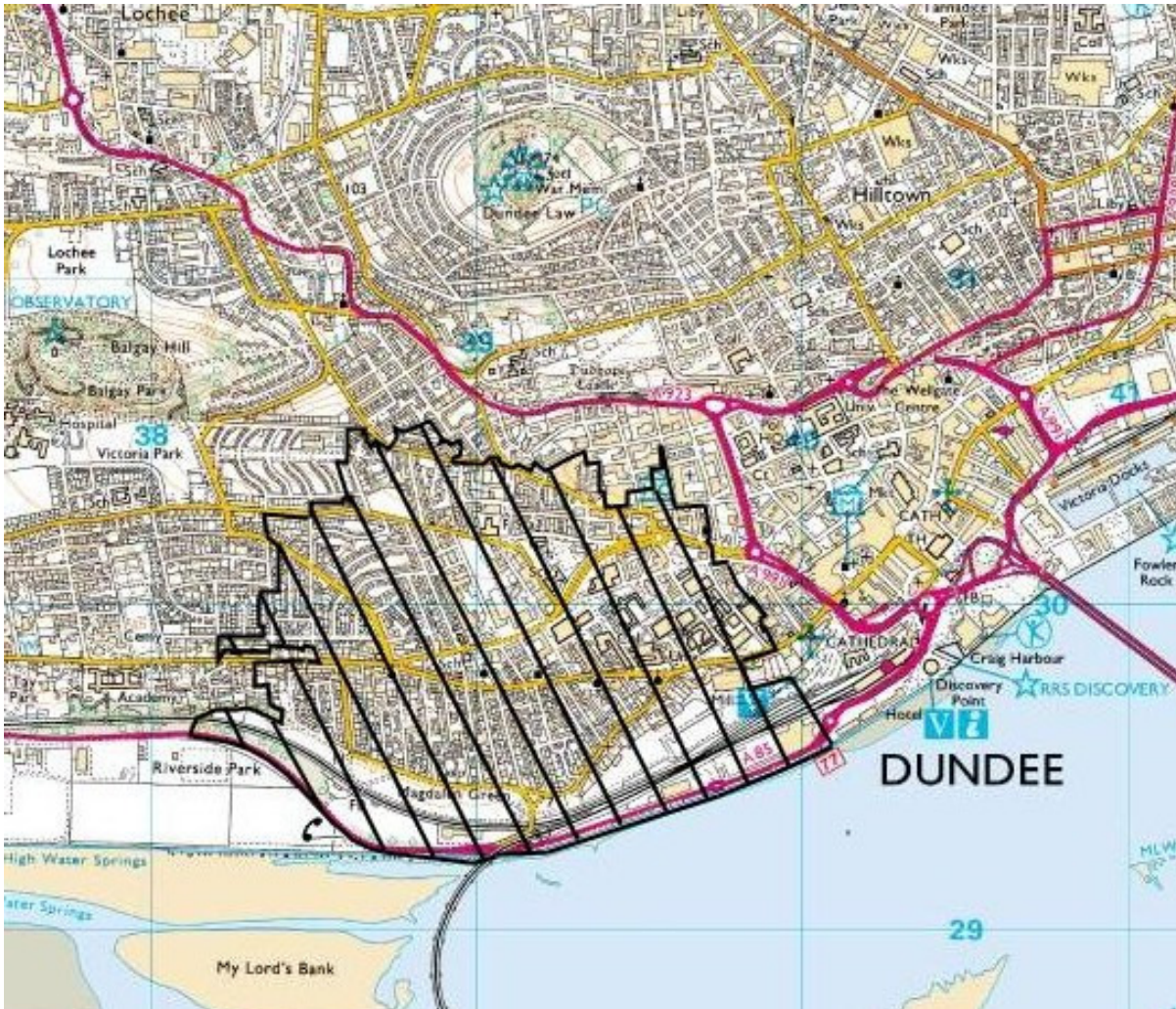
Census Output Areas – Postcode Units



The outlined area on the map above is a Census Output Area. The internal lines within the delineated area define the postcode units which make up the Census Output Area. This particular Census Output Area has 5 full postcode units and 3 partial postcode units within its boundary.

Data Zones – Census Output Areas

The outlined area on the map above is a Data Zone. The internal lines within the delineated area define the Census Output Areas which make up this particular Data Zone. This Data Zone has 8 Census Output Areas within its boundary.

West End Census Output Areas

ENCLOSURE 4

Analysis of Over Capacity Census Output Areas

COA Property address	Historic Position 2004	2005 – 2007 Pre-Policy	2007 to date Post Policy	Current	%	Comments
	Granted (Subsequently withdrawn)	Granted (Subsequently withdrawn)	Granted (Subsequently withdrawn)			
18 Springfield	17(14)	7	21	31	44.29	Historically high numbers (24.28%) reflecting University HMOs in Springfield. These were subsequently sold over a period of time and re-licensed. A significant increase occurred in 2013 when 12 re-developed flats on Perth Road were licenced by the committee in June 2013.
21 Blackness Avenue	10(4)	14(3)	5	22	33.85	High historic levels (15.38%) with a significant number granted pre-policy. The last new licence granted was for the last but one of 7 terraced town houses in Shaftesbury Road (HMO1976) in June 2013.
8 Greenfield Place	2	2	20	24	30.77	Significantly below capacity (5.12%) until licences were granted to the former university accommodation at 5 & 7 Roseangle (16 flats) between 2010 and 2013. The last new licence granted was for a property at 142 Perth Road (HMO 1915) in October 2013.
6 Roseangle	9(6)	13(4)	9(2)	19	30.65	Historically having a percentage capacity of 14.5%, the increased numbers granted by committee are for properties on Perth Road opposite the campus tower block and above commercial premises. The last new licence granted was for 6 Roseangle in June 2013.
1 Milnbank Gardens	1	11(1)	7	18	23.38	All but 2 of these licenced HMOs are contained within the new development at Milnbank Gardens. All properties on this site are rented. The last new licence was granted in September 2014.
21 Larch Street	3	16(2)	40(1)	56	23.73	26 of these HMOs, licensed in Aug 07, form a single development at Brook Close and Brook Gardens, owned by one company and built as HMOs from the outset. 24 HMOs are located in two developments in Larch Street where the vast majority of properties are rented and the remaining 6 are located in adjacent developments in Urquhart Street and Blackness Road. The last new licence was granted by committee in June 2014.
6 Daniel Place	0	11	6	17	25	All of these properties are within single relatively new development of flats and town houses close to Larch Street and adjacent student halls, with the significant majority licensed or rented. The last new licence granted by committee was in December 2013.

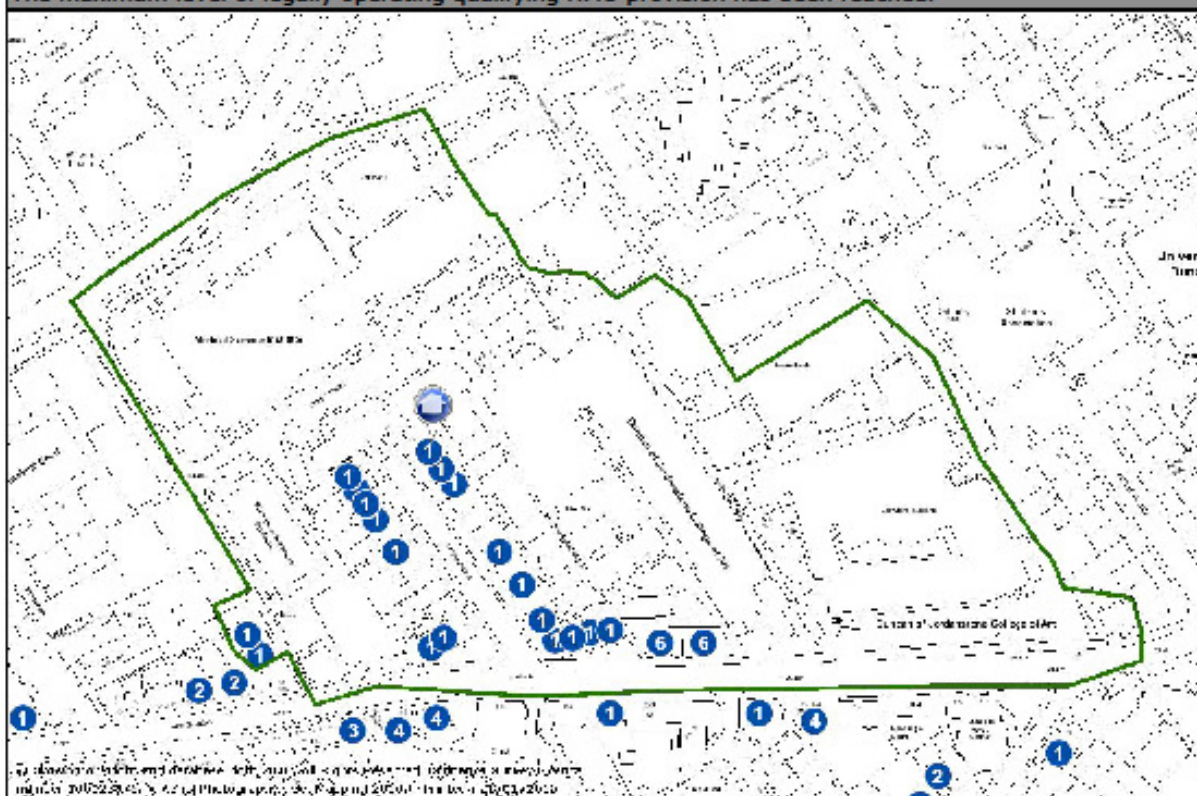
Analysis of Over Capacity Census Output Areas


COA Property address	Historic Position 2004	2005 – 2007 Pre-Policy	2007 to date Post Policy	Current	%	Comments
	Granted (Subsequently withdrawn)	Granted (Subsequently withdrawn)	Granted (Subsequently withdrawn)			
59 Magdalen Yard Road	10(4)	5(1)	4	14	16.47	The majority of licenced HMOs are historic or pre-policy with the majority in Thomson Street.
320 Perth Road	2	2	7(1)	10	14.49	The majority of HMOs were granted licences by committee after the introduction of the policy. The percentage represents two properties above capacity for the COA. The last new licence being granted in January 2012 (HMO 1823).
38 West Port	2	1	0	3	14.29	All historic. The last new licence being granted in September 2006 (HMO 0768).
218 Perth Road	8(4)	8(1)	6	17	13.39	A relatively large COA with 13 HMOs along the Perth Road. 2 licences above capacity. The last new licence was granted in June 2013 (HMO 1926).
291 Hawkhill	4(2)	7(2)	1	8	12.7	Historic tenemental property with all HMOs on the Hawkhill. One HMO above capacity. The last new licence granted was in September 2010 (HMO 1567).

Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	18 Springfield, DUNDEE, DD1 4JE
Census Output Area	60QJ001091
Maximum number of HMO licences (rounded down to nearest whole number)	8
Legally operating qualifying HMO licences	31 (44.29%)
Pending qualifying HMO licences	0
All qualifying HMO licences	31

The maximum level of legally operating qualifying HMO provision has been reached.



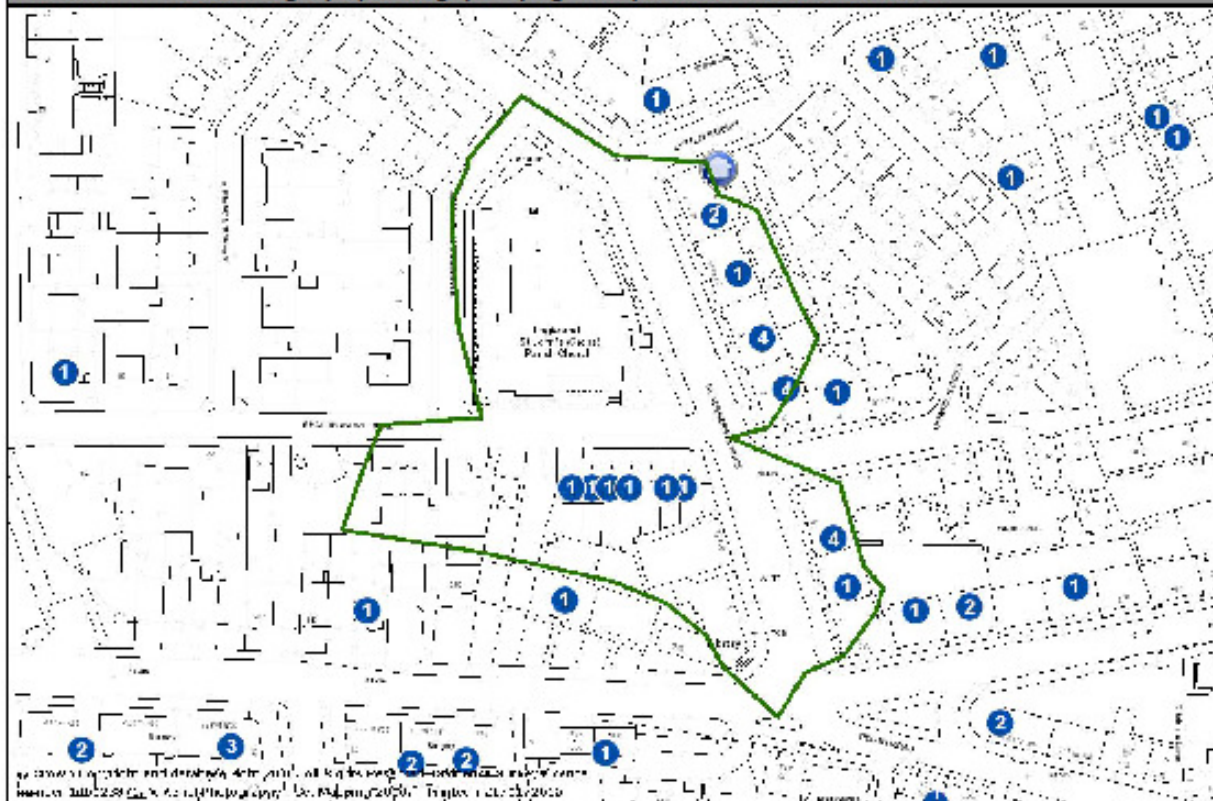
Legend:  Property Address  Census Output Area 2001  Legally operating qualifying licences




Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output Area (COA) concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Anyone wishing to apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	21 Blackness Avenue, DUNDEE, DD2 1ET
Census Output Area	60QJ001109
Maximum number of HMO licences (rounded down to nearest whole number)	8
Legally operating qualifying HMO licences	22 (33.85%)
Pending qualifying HMO licences	3
All qualifying HMO licences	25

The maximum level of legally operating qualifying HMO provision has been reached.

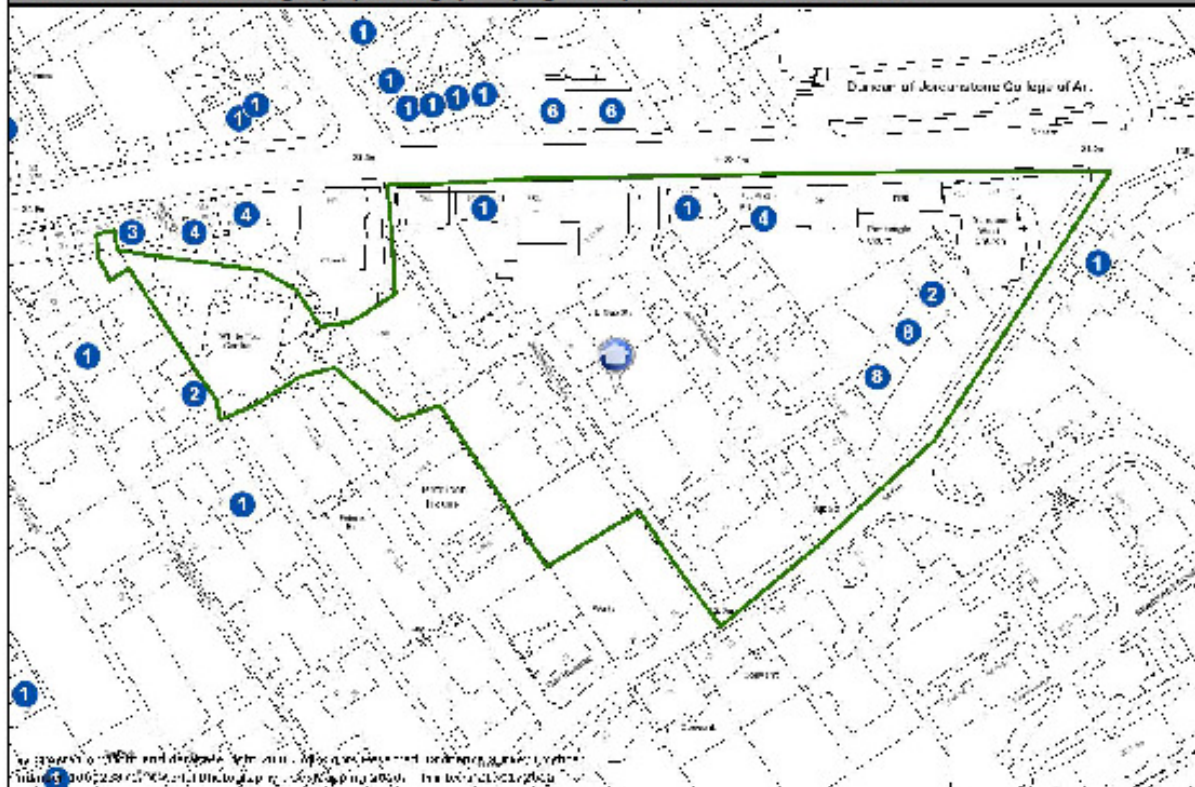





Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	8 Greenfield Place, DUNDEE, DD1 4JR
Census Output Area	60QJ000020
Maximum number of HMO licences (rounded down to nearest whole number)	9
Legally operating qualifying HMO licences	24 (30.77%)
Pending qualifying HMO licences	0
All qualifying HMO licences	24
The maximum level of legally operating qualifying HMO provision has been reached.	

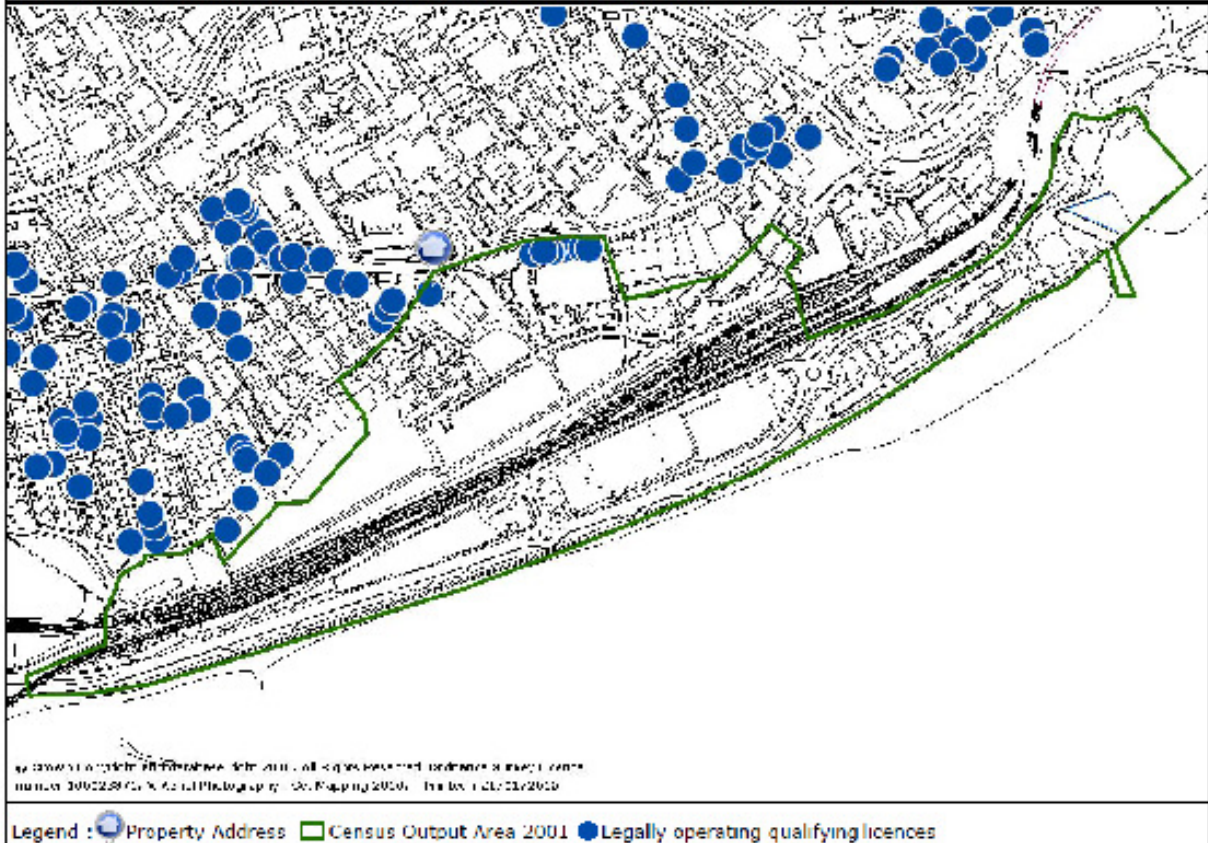


Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	6 Roseangle, DUNDEE, DD1 4LR
Census Output Area	60QJ001092
Maximum number of HMO licences (rounded down to nearest whole number)	7
Legally operating qualifying HMO licences	19 (30.65%)
Pending qualifying HMO licences	1
All qualifying HMO licences	20
The maximum level of legally operating qualifying HMO provision has been reached.	

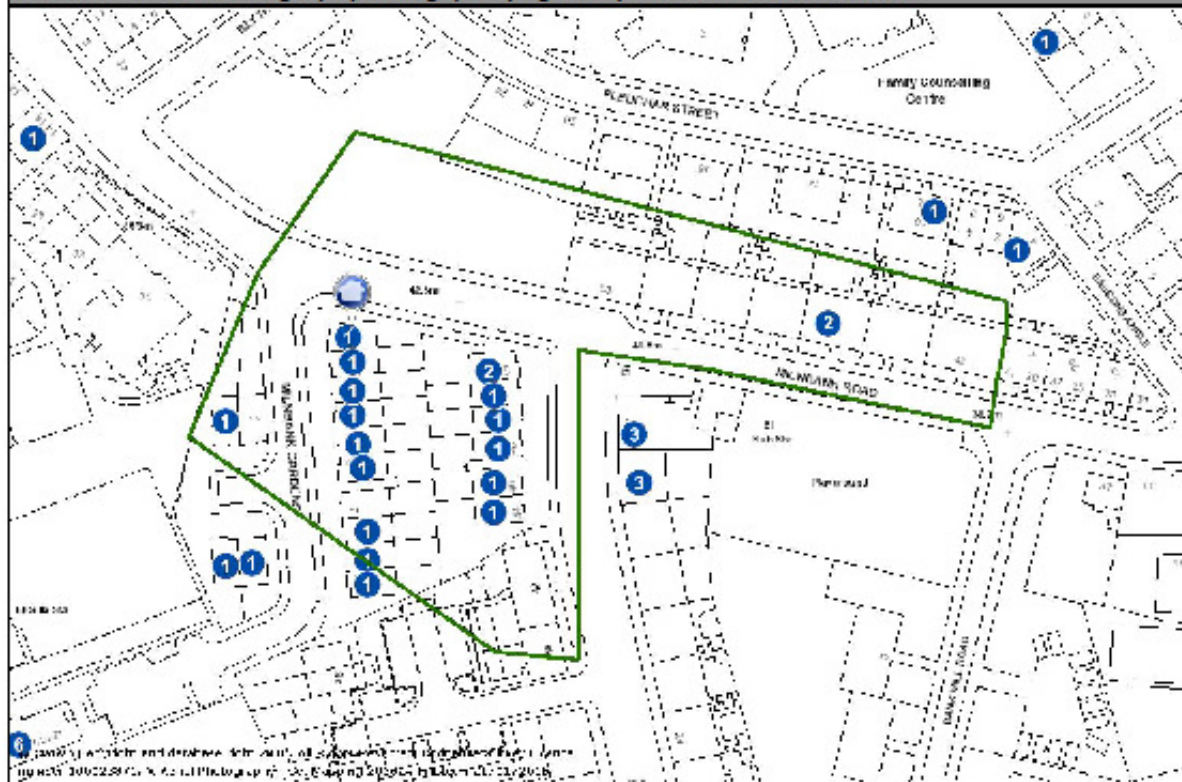





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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	1 Milnbank Gardens, DUNDEE, DD1 5PX
Census Output Area	60QJ000031
Maximum number of HMO licences (rounded down to nearest whole number)	9
Legally operating qualifying HMO licences	18 (23.38%)
Pending qualifying HMO licences	1
All qualifying HMO licences	19

The maximum level of legally operating qualifying HMO provision has been reached.

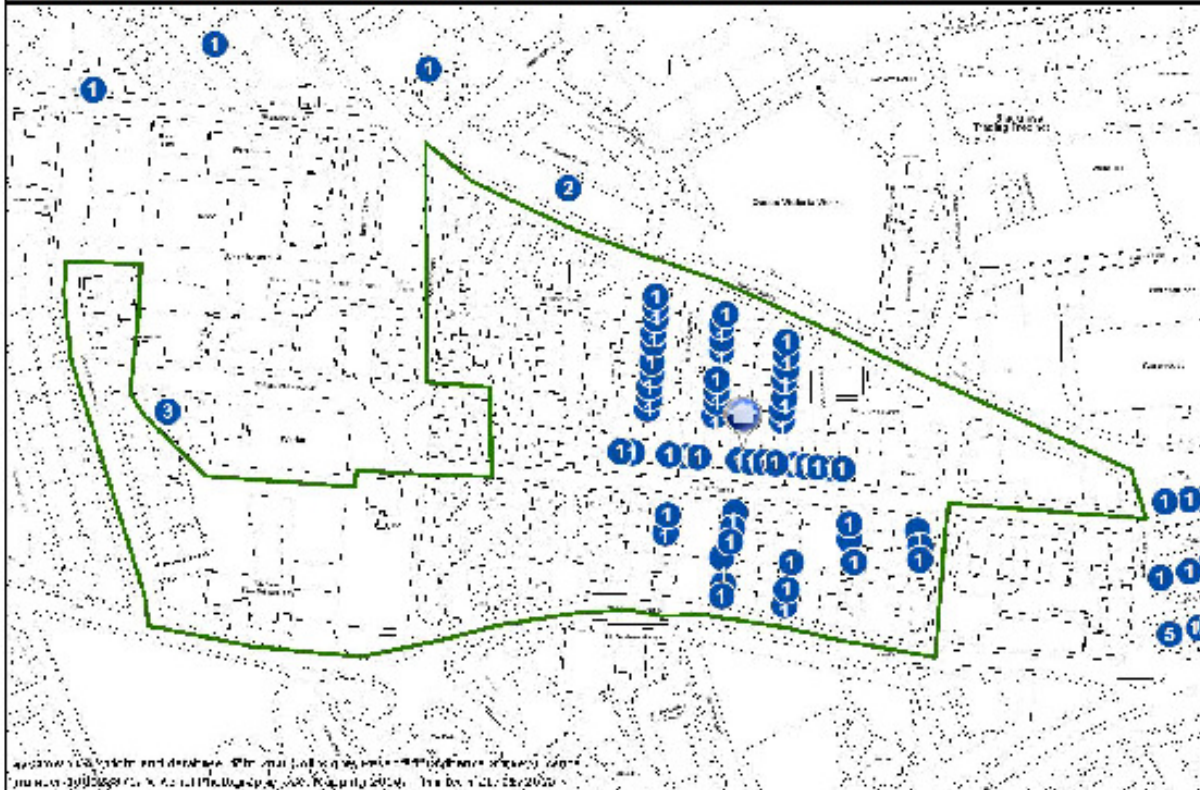





Legend:  Property Address  Census Output Area 2001  Legally operating qualifying licences

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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	21 Larch Street, DUNDEE, DD1 5NQ
Census Output Area	60QJ000037
Maximum number of HMO licences (rounded down to nearest whole number)	29
Legally operating qualifying HMO licences	56 (23.73%)
Pending qualifying HMO licences	1
All qualifying HMO licences	57
The maximum level of legally operating qualifying HMO provision has been reached.	



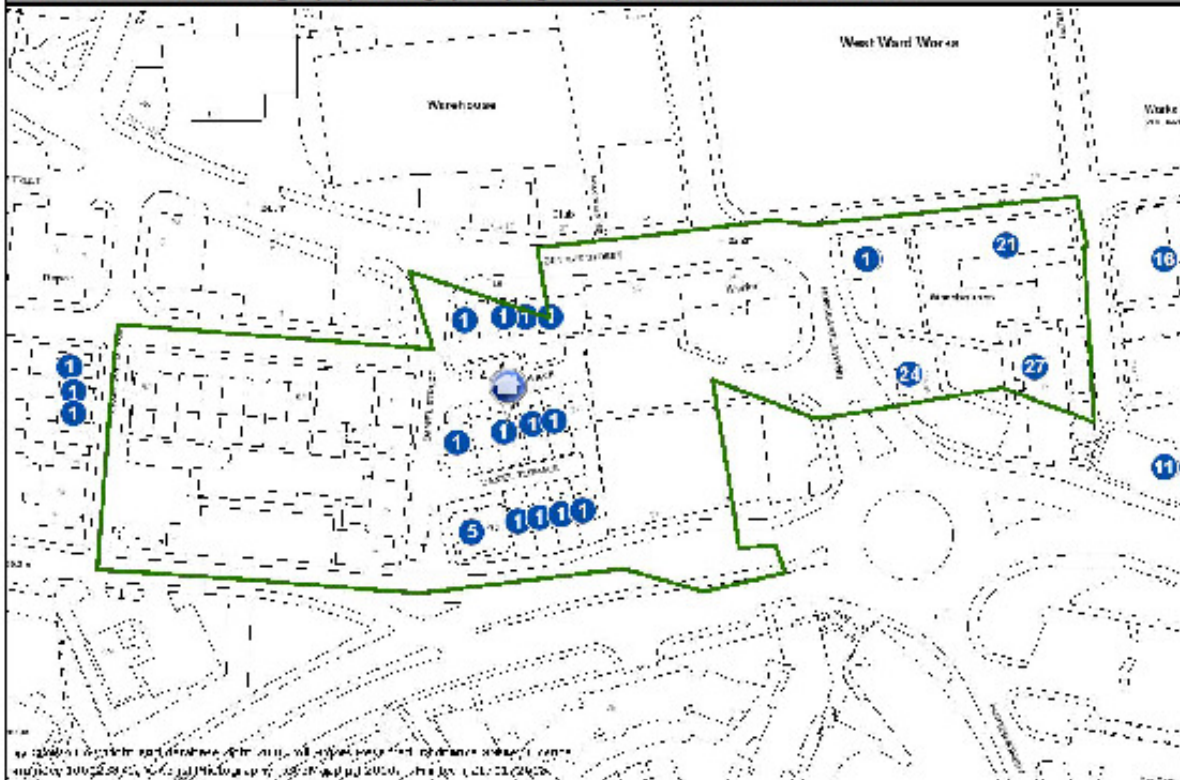
Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences




Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output Area (COA) concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Anyone wishing to apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objecton.

Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	6 Daniel Place, DUNDEE, DD1 5DQ
Census Output Area	60QJ001027
Maximum number of HMO licences (rounded down to nearest whole number)	8
Legally operating qualifying HMO licences	17 (25%)
Pending qualifying HMO licences	0
All qualifying HMO licences	17

The maximum level of legally operating qualifying HMO provision has been reached.



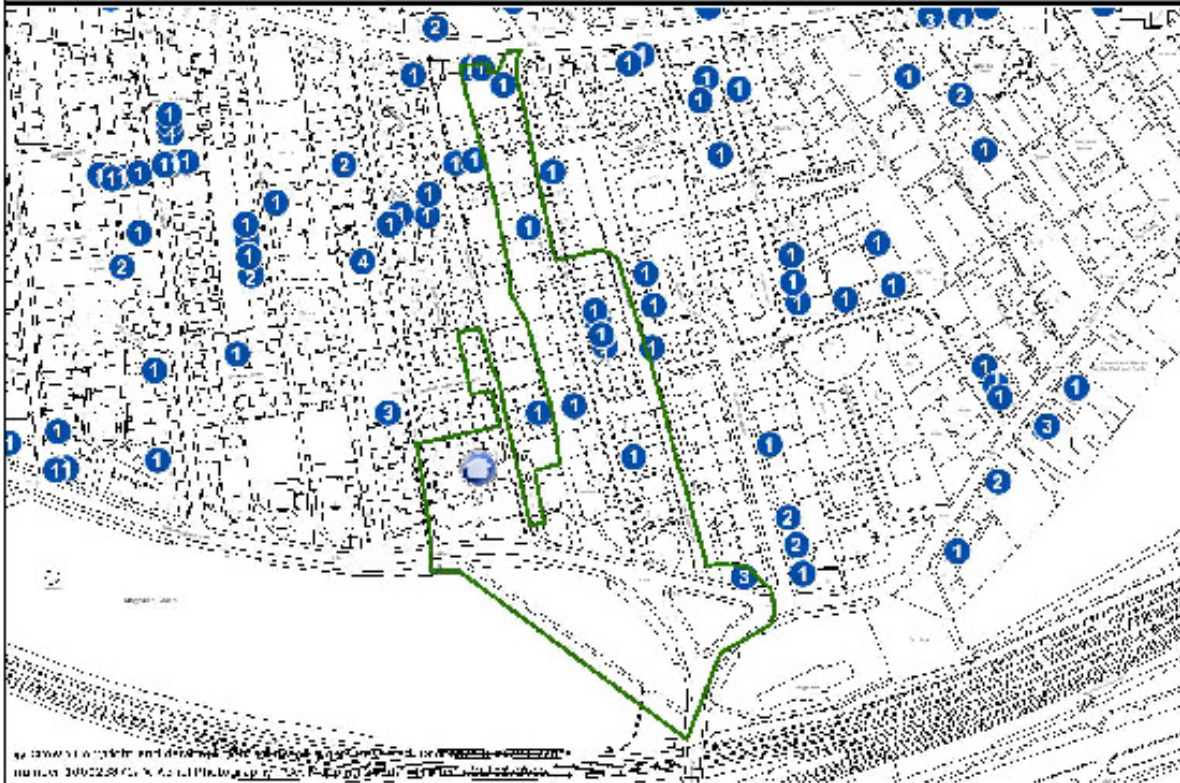
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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	Servite Housing, 59 Magdalen Yard Road, Dundee
Census Output Area	60QJ000996
Maximum number of HMO licences (rounded down to nearest whole number)	10
Legally operating qualifying HMO licences	14 (16.47%)
Pending qualifying HMO licences	1
All qualifying HMO licences	15

The maximum level of legally operating qualifying HMO provision has been reached.

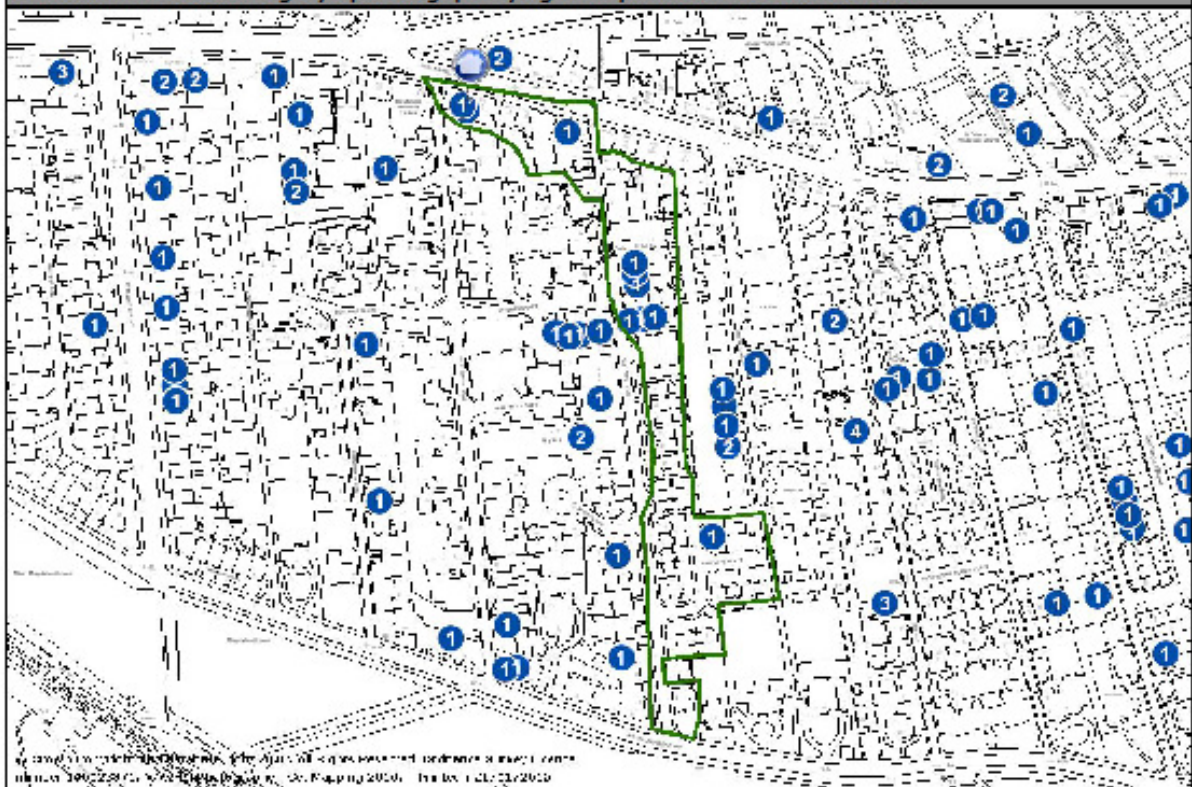


Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	320 Perth Road, DUNDEE, DD2 1AU
Census Output Area	60QJ000081
Maximum number of HMO licences (rounded down to nearest whole number)	8
Legally operating qualifying HMO licences	10 (14.49%)
Pending qualifying HMO licences	0
All qualifying HMO licences	10
The maximum level of legally operating qualifying HMO provision has been reached.	



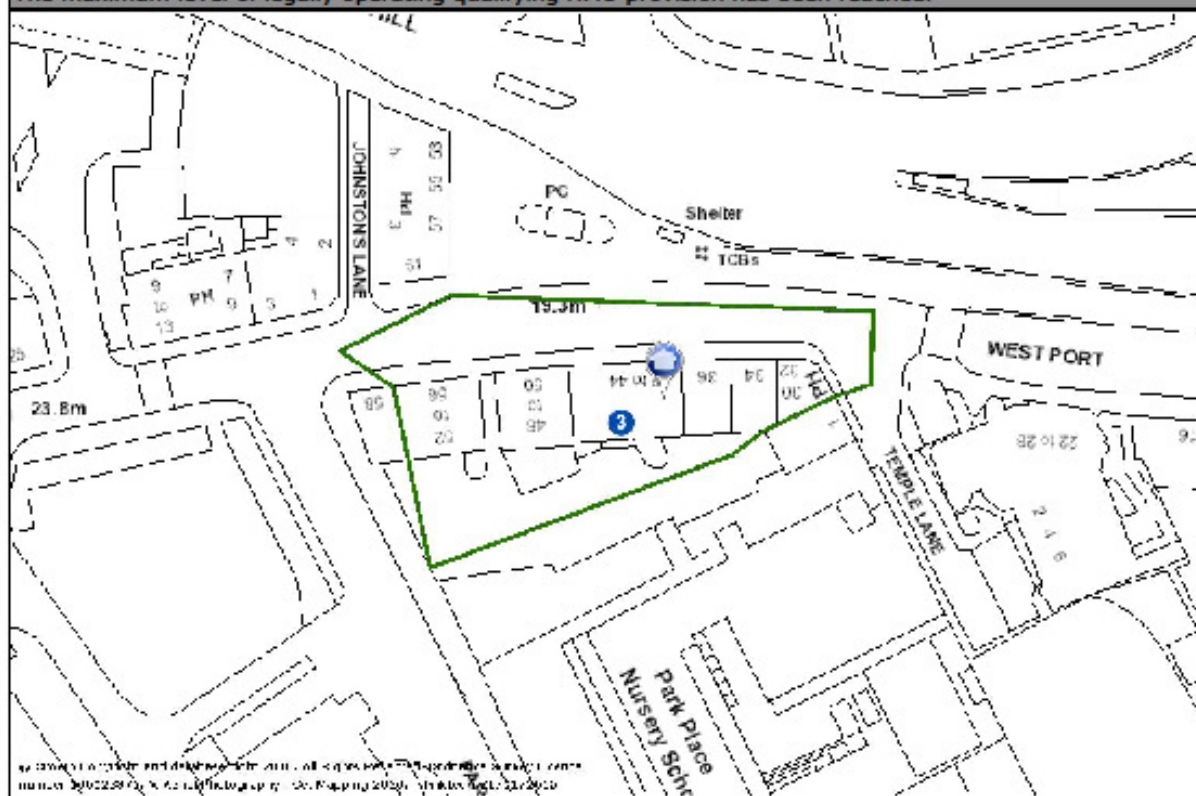
Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences




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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	38 West Port, DUNDEE, DD1 5ER
Census Output Area	60QJ001036
Maximum number of HMO licences (rounded down to nearest whole number)	2
Legally operating qualifying HMO licences	3 (14.29%)
Pending qualifying HMO licences	0
All qualifying HMO licences	3

The maximum level of legally operating qualifying HMO provision has been reached.



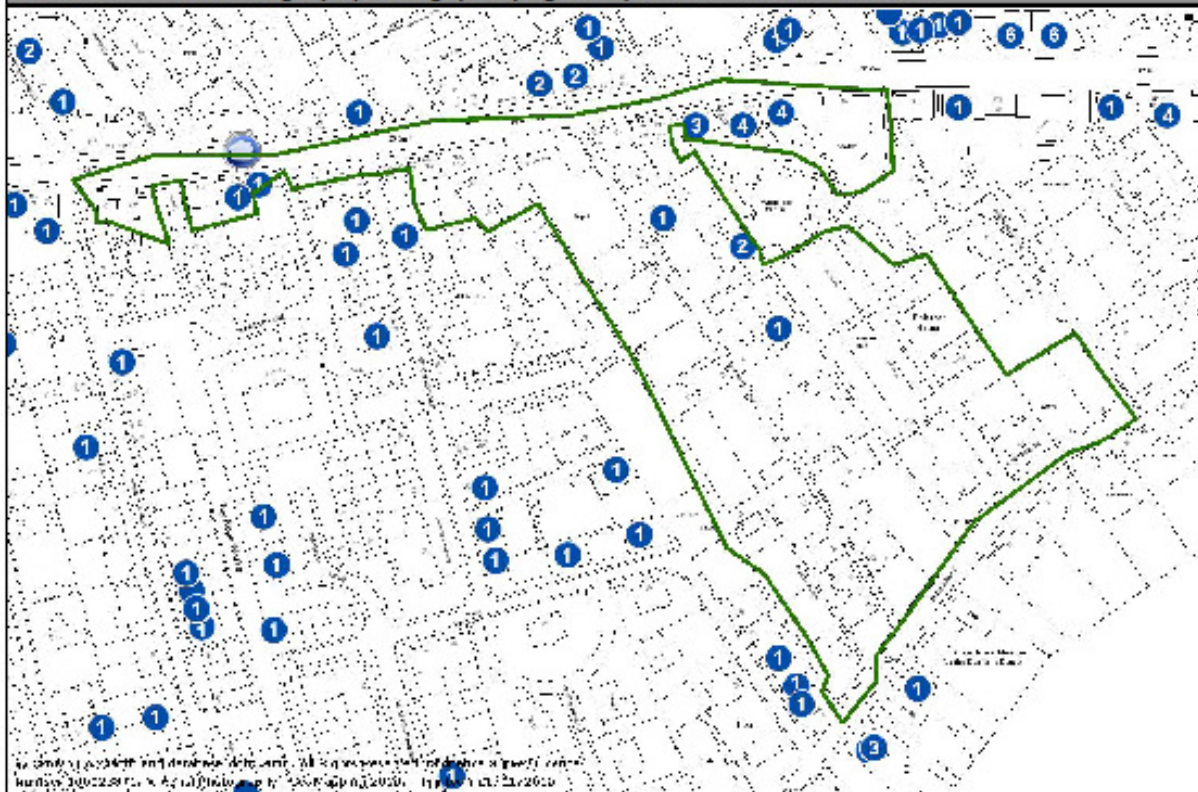
Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences




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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	218 Perth Road, DUNDEE, DD1 4LB
Census Output Area	60QJ000019
Maximum number of HMO licences (rounded down to nearest whole number)	15
Legally operating qualifying HMO licences	17 (13.39%)
Pending qualifying HMO licences	0
All qualifying HMO licences	17

The maximum level of legally operating qualifying HMO provision has been reached.



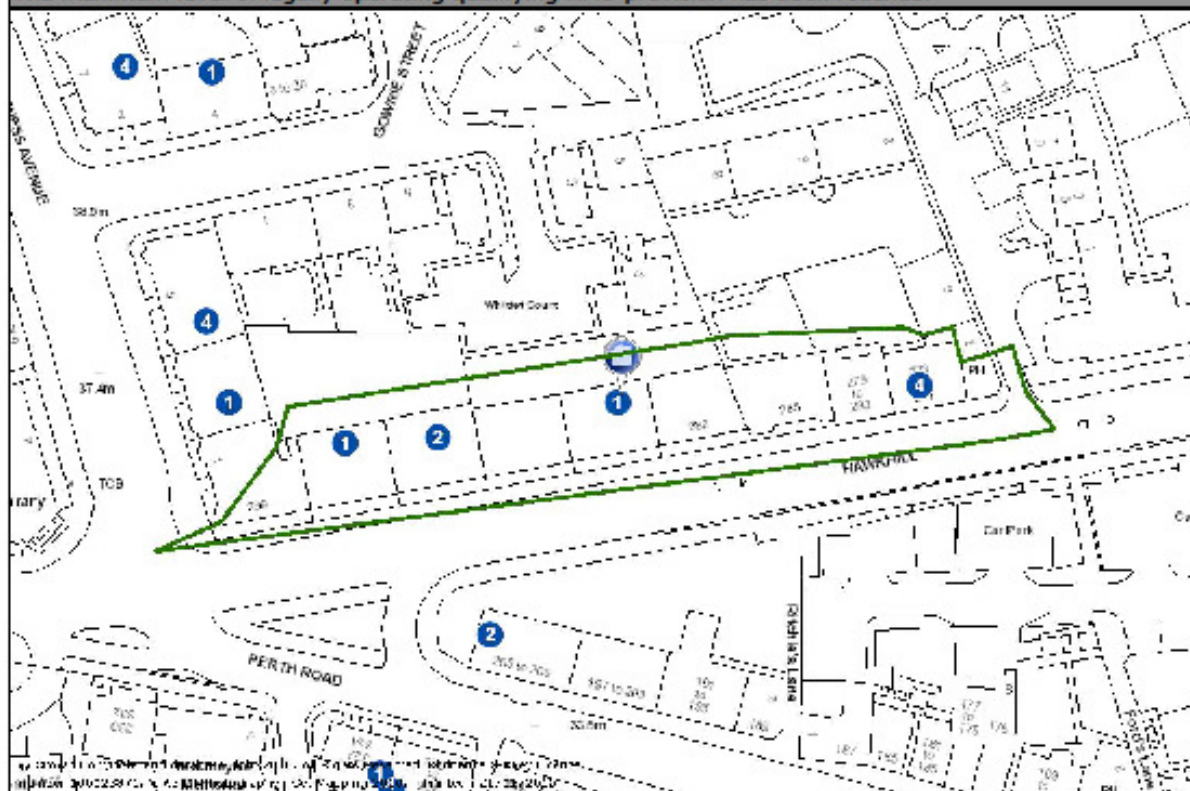
Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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Housing in Multiple Occupancy Licensing Committee Provision Report

Property Address	291 Hawkhill, Dundee
Census Output Area	60QJ000091
Maximum number of HMO licences (rounded down to nearest whole number)	7
Legally operating qualifying HMO licences	8 (12.7%)
Pending qualifying HMO licences	0
All qualifying HMO licences	8

The maximum level of legally operating qualifying HMO provision has been reached.



Legend :  Property Address  Census Output Area 2001  Legally operating qualifying licences

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