

GLPC adopted policy on Houses in Multiple Occupation (HiMOs)

Great Linford Parish Council will only agree to approve an application to convert a dwelling to a House in Multiple Occupation [HiMO] if the following criterion is provided.

NUMBER OF ROOMS

There are to be no more than four habitable rented rooms.

AREA OF RENTED ROOMS

In one person units of accommodation in 'one room' units the area will be 11m² including kitchen facilities. Or 8 m² where provided with a separate individual or shared kitchen. These room sizes can be reduced by up to 1.5 m² down to a minimum of 6.5 m² [if agreed by MKC] where a communal living room and or kitchen with dining area is provided.

In two person units of accommodation in 'one room' units the area will be 16m² including kitchen facilities. Or 13m² where provided with a separate individual or shared kitchen. These room sizes can be reduced by up to 2m² [if agreed by MKC] where a communal living room and or kitchen with dining area is provided.

COMMON OR SHARED FACILITIES

Kitchens/dining facilities.

If a separate kitchen/dining room is provided and is used by 1-3 persons the area shall be 8.5m², if used by 4-6 persons 11.5m², if used by more than 5 persons the kitchen area and facilities must be doubled.

Living and or dining rooms

If a Living Room or Dining Room is provided and used by 1-3 persons, the area shall be 8.5m², if used by 4-6 persons 11m², if used by up to 10 persons 5m².

Bath/shower rooms and lavatories

Washing facilities and lavatories for every 5 persons shall be either, a bathroom with WC, wash hand basin and bath or shower. Or separate bath/shower room and a separate WC compartment with a wash handbasin.

PARKING

The proposed change of use to a HiMO is considered by GLPC to be an application for a new dwelling. The whole of the GLPC area is classed as Zone 3 in the MKC Adopted

Parking Standards for new dwellings.

At least one dedicated 'off-street' parking space, which may be 'on plot' and is independently accessible and which can be used to park, load, unload, maintain and wash the occupant's vehicle, will be provided for each dwelling.

Parking provision for 'off-street' parking spaces should not be a garage. In addition, where the maximum number of rented rooms will be three or more, one additional dedicated 'off-plot' but not 'on-street' parking space shall be identified conveniently located close to the dwelling.

EXISTING CARPORTS

Where originally, the dwelling had been constructed with an integral carport and this has been subsequently incorporated into the habitable accommodation of the dwelling, this area should be reinstated as a carport, thus providing one of the required 'off-street' parking spaces. If the carport is not to be reinstated then this part of the dwelling shall not be used for any purpose deemed to be a rented or habitable room.

CYCLE STORAGE

Where there is no shed or garage, at least one secure cycle space will be provided per dwelling and where the maximum number of rented rooms will be three or more, two cycle spaces will be provided.

REFUSE STORAGE

Provision will be made, sufficient to meet the needs of each rented room, for the adequate storage of recyclable materials and refuse, within the property or in any attached garden. Such storage must be reasonably secure from attack by birds or vermin or vandals.

This Houses in Multiple Occupation Policy
was adopted by GLPC on 20th March 2007

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Signed Brian Morsley. Chairman Great Linford Parish Council