



REQUEST 17470

1. Does the council maintain a register of small houses of multiple occupancy (HMOs) of less than 5 residents (non-licensable HMOs)?
2. If a register of non-licensable HMOs is not maintained, can a reason be provided?
3. On 20th January 2020, an article 4 direction removing permitted development rights from individual dwelling houses to small houses in multiple occupation (HMOs) came into effect in a partial section of the Swinley area. Can specific numbers be provided for
 - i. Total number of licensed, and non-licensed HMOs if available, in Swinley within the article 4 area?
 - ii. Total number of licensed, and non-licensed HMOs if available, in the remaining Swinley area that is outside of the article 4 area?
4. Can information be provided on the process and reasoning for identifying the article 4 area as the map details do not seem to follow natural boundaries.

Please be advised that I have access to the public register of all premises licensed as a HMO (dated 17/01/25) in the published pdf format; however, the format does not allow any filtering or formatting to aid interaction with the details provided.

RESPONSE

1. We do not maintain a register of non-licensable HMOs.
2. There is no legal requirement to maintain a register of non-licensable HMOs.
3. There are 40x licensed HMOs within the Swinley Article 4 area.

As Swinley does not have a defined boundary, we are unable to determine the number of HMOs within the Swinley area which are not in Article 4.

4. The boundaries of the Article 4 area were determined following a public consultation in 2019. Further information is available below:
<https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Article-4/Article-4-direction-cabinet-report.pdf>