

Motion for Greenwich Council, July 2025

## Loss of family homes to HMO conversions

*Councillor Charlie Davis, Councillor Matt Hartley*

This Council regrets the loss of family homes in the Royal Borough of Greenwich due to the increasing trend of homes being converted to Houses in Multiple Occupation (HMOs).

Council notes that as at 1 July 2025 there were 774 licensed HMOs in the borough (389 properties with a mandatory HMO license and 385 with an additional HMO licence), and that planning applications for HMO conversions have been increasing in recent years and months.

Council notes that the forthcoming consultation on a new Local Plan for the Royal Borough of Greenwich (now due to be published in October) presents an opportunity to strengthen protections against the spread of HMOs, and minimise the further loss of family homes for which there is a high level of need locally.

Council requests that the executive, in developing the Draft Local Plan, and whilst ensuring compliance with the procedure for agreeing the Draft Local Plan:

- Takes every available opportunity to **strengthen protections on HMOs** in the Draft Local Plan, to minimise the further loss of family homes in the future (including, as part of preparation and evidence gathering, considering the experiences and policies of other London boroughs/local authorities in tackling the spread of HMOs)
- Ensures that there will be **early and specific engagement** with local residents in areas that have high (or increasing) levels of HMOs in recent years, as part of wider efforts to ensure maximum public participation in the Draft Local Plan consultation
- Explores **potential interim measures** which could mitigate any rush of HMO planning applications in advance of the new Local Plan taking effect, including measures that have been taken by other local authorities such as adopting an HMO-specific Supplementary Planning Document (SPD).