

**Labour &
Conservative
NOM**

This Council resolves to: Instruct Cabinet to bring forward a proposal for a borough wide HMO policy, as other councils have done, to include:

- A full, proactive, comprehensive review of areas where an Article 4 Direction could be introduced to manage the conversion of family homes into HMOs, with a view to implementing the Direction across the entire Borough but especially in high-density or high impact wards;
- An endorsement of the policy of tightening up HMO density caps which are currently within the Draft Local Plan, with a convention of Group Leaders to agree a binding resolution on Borough-wide density caps;
- Preparation of a new supplementary planning document to set out expected standards and facilities for HMOs;
- Proposals for selective or additional licensing schemes where poor housing standards, anti-social behaviour or overcrowding are of concern;
- Integration with existing housing, public health and neighbourhood strategies, particularly where residents are placed into HMOs through social care or homelessness pathways; and
- A clear role for ward councillors and communities in identifying particular problem areas and shaping local implementation.

19/9/2025

A meeting is scheduled 25/9/2025 with Strategic Planning (Article 4) and Public Protection (HMO Licensing) to discuss strategy and plans following the NOM.

Ben Thomson AD Public Protection & Resilience and Cris Logue AD Strategy Planning & Development co-leading response in respective lead areas

Progress Update (October 2025):

Article 4 Direction Review:

- Planning is undertaking a comprehensive review of areas where an Article 4 Direction could be introduced to manage the conversion of family homes into HMOs. This includes mapping existing HMO concentrations and assessing high-density/high-impact wards. The aim is to identify priority areas for consultation and potential borough-wide implementation.

HMO Density Caps:

The emerging Local Plan seeks to impose density caps on the number of HMO's in a particular geographical location. This issue will be further discussed at the next All Party Local Plan Working Group, which is scheduled for December.

Supplementary Planning Document (SPD)

Planning Officers are currently drafting a SPD on HMO's, which will set out expected standards to be considered in planning applications for HMOs.

Operational Activity:

- Over 150 mandatory licensed HMOs currently operate in Bury.
- Collaborative working has been undertaken between Development Control and Public Protection and the drafting of a new HMO Licensing Policy which includes updates and alignment of HMO standards document. Legal services are determining the appropriate governance route for this new policy document to enable implementation.
- Initial investigations have commenced to examine the feasibility of introducing additional and selective licensing schemes in Bury. A Cabinet report is currently being prepared to outline the associated resource and funding requirements needed to undertake a comprehensive data collection and analysis exercise. This exercise will determine the prerequisites, feasibility, implementation, and operational costs of such licensing schemes. It is anticipated that this report will be scheduled for consideration at the January Cabinet meeting.

- In 2025, enforcement action included the issuance of a £10,000 civil penalty to a HMO landlord for breaches of the Management of Houses in Multiple Occupation (England) Regulations 2006..
- Business cases are being developed to increase capacity within the PRS Enforcement Team. This is in preparation for the implementation of the Renters Rights Act 2025, which received Royal Assent on 28 October 2025. The Act introduces a statutory PRS Database, which will support improved regulation and intelligence gathering across the sector.

Independent NOM

This Council acknowledges the information and recommendations contained in the report and fully supports them

Write to the Secretary of State urging action be taken immediately to implement the findings of the Casey Review.

1. Letter to Rt Hon Heidi Alexander Secretary of State for Transport regarding the Casey Review and its implications for taxi licensing sent from the CEX on 4/11/2025

Radcliffe First NOM

The Council is resolved too. The Council:

- To Write to both our MPs North and South asking them to inquire about problems of uninsured illegal e:bikes and scooters and asking if they will sign the early day motion, about these illegal modifications.
- To Write to the chief Constable to enquire about all measures, the police force may be able to

1. Letter sent from the CEx to James Frith MP and Christian Wakeform MP on 23/10/2025
2. Letter sent from the CEx to Chief Constable Sir Stephen Watson at Greater Manchester Police Headquarters on 23/10/2025
3. Letter sent from the CEx to National Trading Standards on 23/10/2025

undertake, to remove these illegal machines from our streets.

- To write to Trading Standards, to ask if they believe suitable information is given out by suppliers of these machines, stating these machines should not be used on public roads.