

HMO06 response Merton Council Article 4 HMO consultation – 13 December 2022

We think HMO article 4 will reduce supplies and make it even harder for professionals to find quality accommodation. We have tenants telling us that they are priced out of Croydon after they introduced article 4. We understand the councils' intension to protect family houses. However there are so many students and professionals, of which many are key workers who are desperately looking for a decent place. The council needs to understand the real problem is a huge shortage of rental properties. The solution is to increase the supply and not to reduce it. Also the council need to face the reality that the London demographic means there are lots of single hard working professionals and students cannot find a place. Why should they be discriminated against families?!

Especially the recent six months, the rental market is crazy. Every time I put a room on www.spareoom.co.uk, I had to take it off after one day as I cannot cope with the demands. I give priority to NHS stuff and teachers. Let's face the reality. How can a NHS junior nurse with 1800 pcm income after tax afford a one bedroom flat plus bills? I know this, because I proudly provide high quality ensuites all bills included for three NHS nurses that they have a decent place to call home. Furthermore, the immediate article 4 in some wards is a sneaky and irresponsible action. We have spread out the words in all major local landlords whatsapp groups, forums to make sure everyone knows that they can claim compensation from the Council.

We think what the council should do is to introduce selective/additional licensing schemes to improve HMO standards then it's a win win situation for the tenants and council. I am in favour of private landlord registration so that the tenants can check the properties meet all the standard on the website. The key thing is help landlord increase rental property supplies and improve the standards. HMO article 4 works exactly the opposite.