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To whom it may concern,

RE: Consultation on proposed introduction of selective licensing; additional licensing; and an Article 4 direction for small HMOs

I am writing regarding the ongoing consultation on proposed introduction of selective licensing; additional licensing; and an Article 4 direction for small HMOs. I would be grateful if this could be considered as my official response.

I support the initiative to require the Article 4 notice. As the Member of Parliament for Mitcham and Morden I have extensive experience of constituents who have enormous problems as a result of developments of HMOs in small residential properties where no consideration is given to plumbing, drainage, parking or the storage of rubbish.

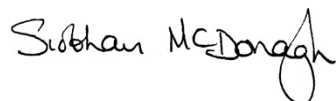
The accommodation provided is substandard and expensive and very often managed by companies who produce this accommodation in order to take advantage of enhanced housing benefit rates for tenants deemed to have additional needs.

These properties are overwhelmingly poorly managed – often leaving very vulnerable people without support at risk to themselves and to their neighbours.

I am concerned that the consultation does not include every ward in the constituency of Mitcham and Morden as there is now a growth in HMOs in Ravensbury and St Helier wards. Whilst I congratulate the council on this consultation, I am concerned that it has come too late to prevent the exponential growth of this type of property as Croydon and Lambeth have both had restrictions for some years.

Please can this letter be considered as my official response to the consultation.

Yours sincerely,



Siobhain McDonagh MP