

Housing

Houses in Multiple Occupation

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Key Facts

Houses in Multiple Occupation

- 4% (2,970 buildings or 5,220 dwellings) of the private sector were estimated to be Houses in Multiple Occupation. (Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)
- It was estimated that there were 390 licensable Houses in Multiple Occupation. (Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008).

Houses in Multiple Occupation

The Housing Act 2004 defines Houses in Multiple Occupation (HMOs) as being of two types:

- A house, bedsit, hostel or other single accommodation unit being used to house more than one individual household
- Certain buildings consisting of converted flats such that the whole building may be considered an HMO

Different households are defined in the Act as having people not directly related to one another or not partners.

The majority of private sector dwellings (79.8%) are houses generally occupied by one household. 11.6% of private sector dwellings are purpose built or converted flats. The remaining 8.6% are estimated to be Houses in Multiple Occupation, representing 5220 dwellings. These 5,220 dwellings are found within 2,970 buildings; therefore the total number of Houses in Multiple Occupation (HMOs) is 2,970.

(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

Dwelling Use	Dwellings	Percent
House	48,740	79.8%
Purpose built flat	2,550	4.2%
Converted flat	4,490	7.4%
Licensable HMO	420	0.7%
Other HMO	4,800	7.9%
Total	61,000	100%

(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

The 2,970 HMOs represent 4.9% of the private sector stock of Blackpool, roughly two and a half times the national average for HMOs, which is approximately 2%.

Local authorities provide licenses for HMOs consisting of three or more storeys, with five or more residents living in two or more households. Exceptions are converted flats with no shared amenities. There were estimated to be around 390 licensable HMOs in Blackpool consisting of 420 dwellings.

HMO Type	Dwellings	HMOs
Bedsit/hostel/other	220	220
Shared house	10	10
Converted flats	190	160
Total	420	390

(Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008)

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42.4% of HMOs were converted flats. The majority of these are not licensable as they do not have shared amenities.

HMO Type	Dwellings	Percent	HMOs	Percent
Bedsit/hostel/other	400	7.7%	400	13.5%
Shared house	1,310	25.1%	1,310	44.1%
Converted flats	3,510	67.2%	1,260	42.4%
Total	5,220	100%	2,970	

Source: 2007 Private Sector House Condition Survey, Blackpool Council and CPC, April 2008

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Glossary

EHCS	English House Condition Survey
HCS	House Condition Survey
HMO	House in Multiple Occupation
HMSO	Her Majesty's Stationery Office

Where can I get further information on the issues covered in Blackpool Figures?

Blackpool Figures collects its summary information from a range of detailed reports and web sites. All sources are clearly acknowledged and referenced throughout the work.

If further advice is required contact:

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