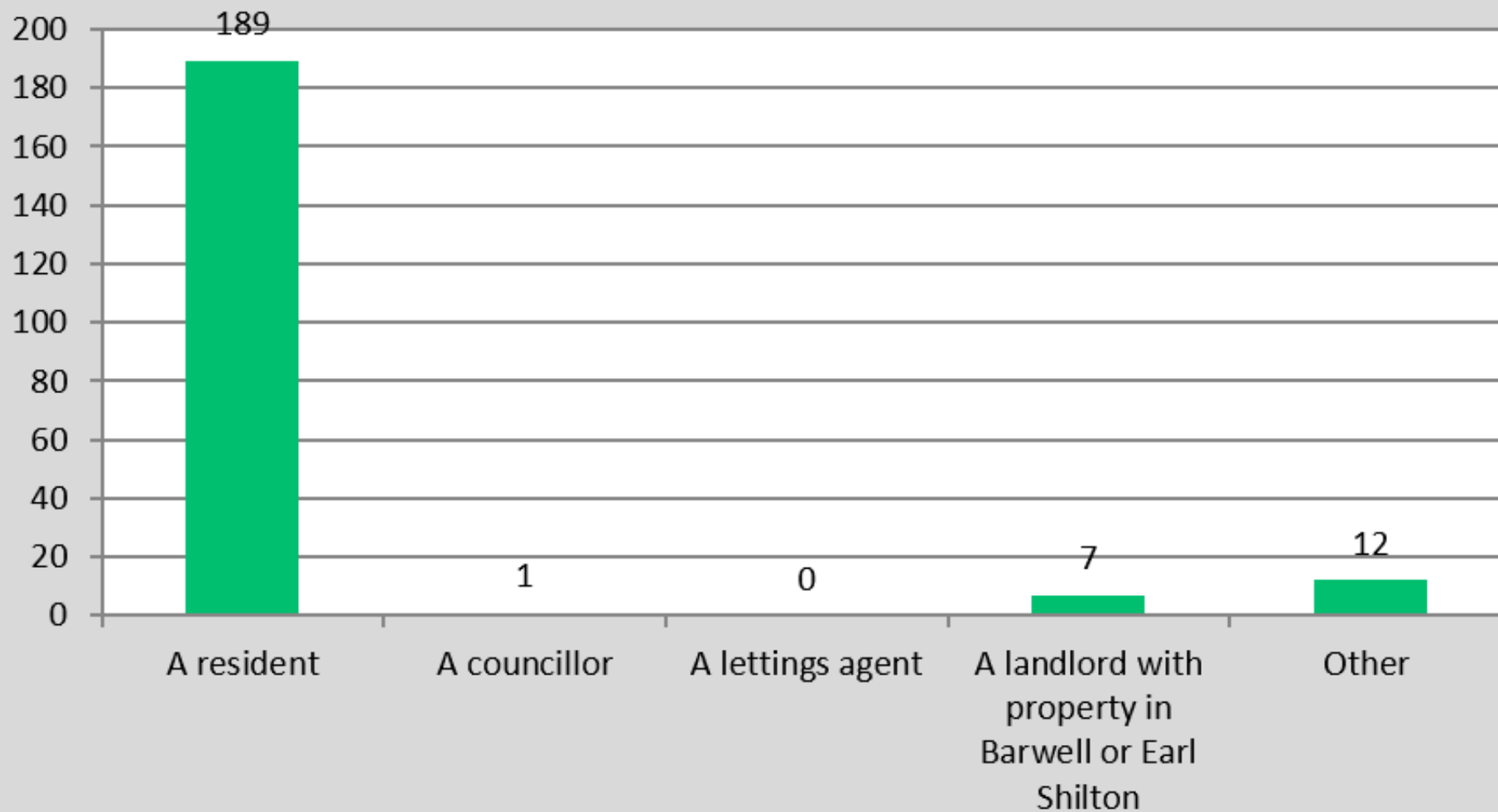


HBBC Article 4 direction – HMO’s survey March 2026 (Barwell & Earl Shilton)

Respondent type



“Other”

Resident in
HBBC: 6

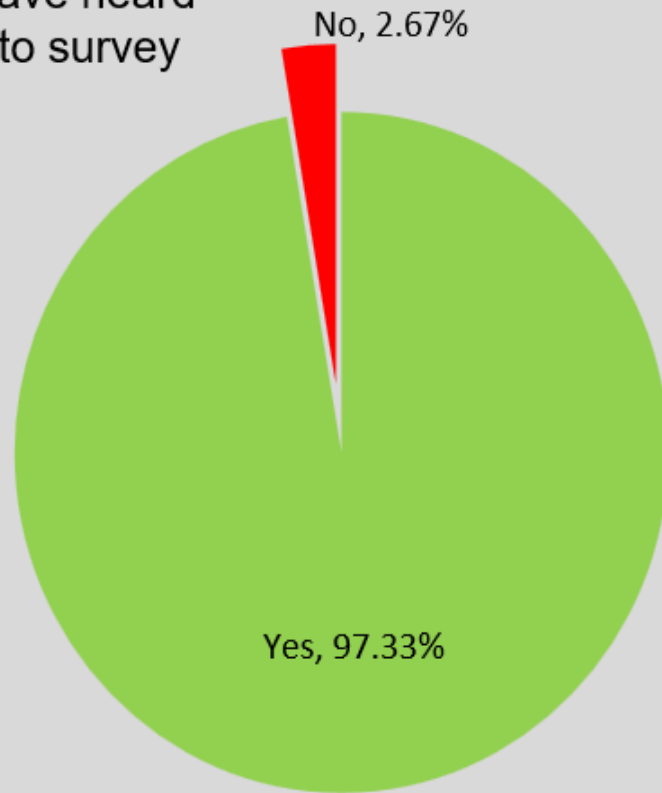
Business
owner: 3

Hinckley
Independents
group: 1

Manual entry
sent in by
Planning: 1

Interested
party: 1

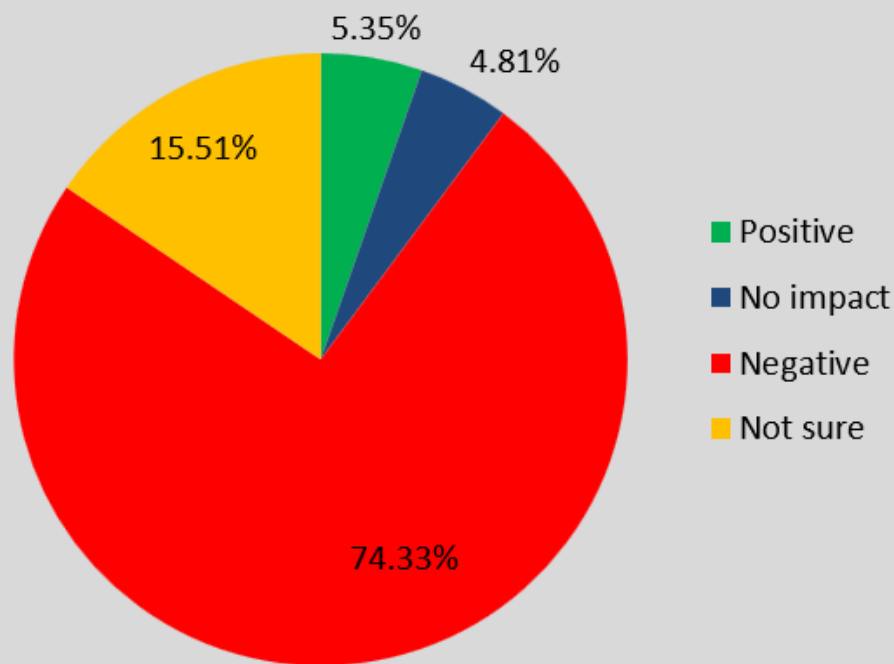
Respondents that have heard about HMO's prior to survey



187 respondents answered

13 respondents skipped this question: 1 was an external return

Do respondents think HMOs have an impact on their local area?



187 respondents answered

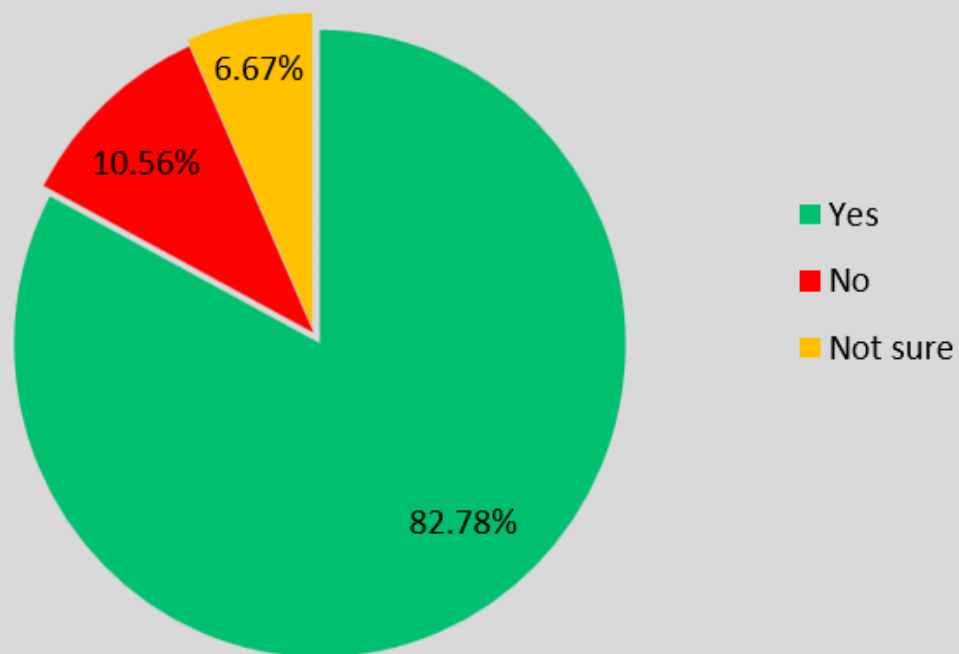
13 respondents skipped this question: 1 was an external return

118 respondents gave additional information as to why they responded as they did - see next slide

HBBC Article 4 direction – HMO’s survey March 2026

Why respondents think HMOs in their local area have an impact	No of comments
Concerns about who is housed: asylum seekers, foreign nationals, unemployed men, ex-offenders, lack of vetting.	52
Fears about crime, intimidation, sexual offences, drug use, anti-social behaviour, “unknown individuals”, concerns for children.	48
Loss of neighbourhood stability, transient tenants, breakdown of social cohesion, fear of strangers, loss of rural character.	41
Concerns about lack of parking, congestion, unsafe streets, too many cars for small roads.	33
Doctors, schools, shops, waste services, roads unable to cope with increased population.	29
Noise from multiple adults, littering, nuisance behaviour, poorly maintained properties.	22
Fear of falling house prices, stigma, deterioration of neighbourhoods, people wanting to move away.	20
Overcrowding, inappropriate conversion of small houses into large HMOs.	14
Claims that Barwell/Earl Shilton do not have employment or education demand for HMOs.	11
HMOs can help with affordable housing, so had no concerns.	4

Do respondents support the proposed Article 4 Direction?



180 respondents answered

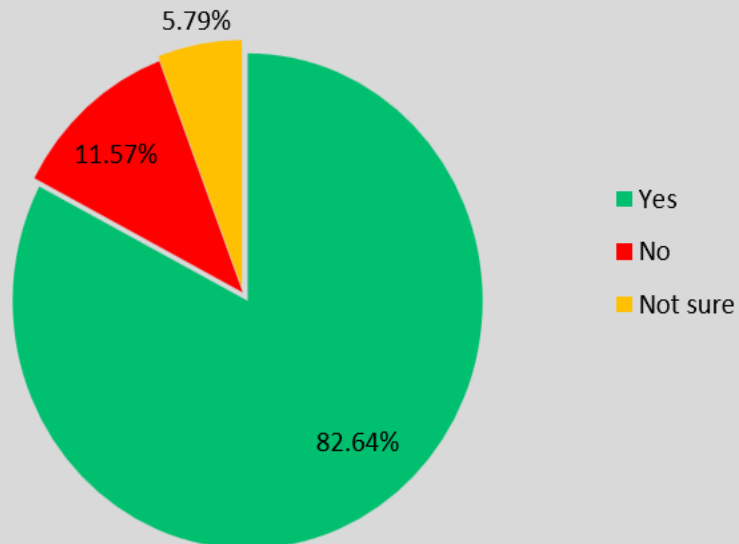
20 respondents skipped this question:

- 1 was an external return

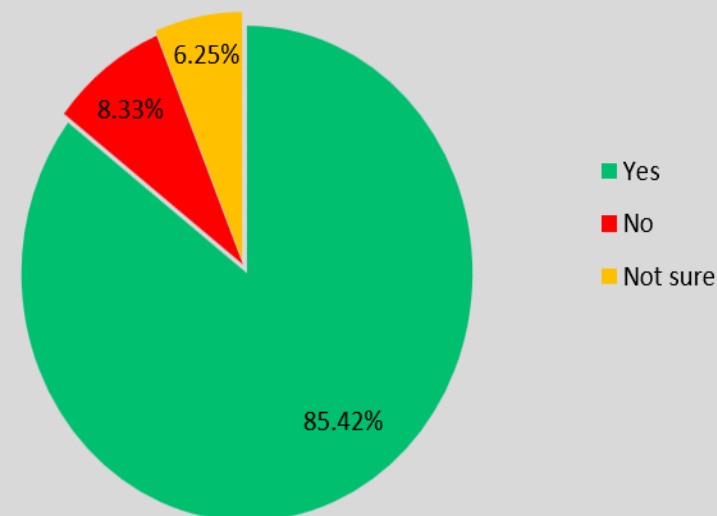
127 respondents gave additional information as to why they supported or did not support the proposed Article 4 Direction - see next two slides

HBBC Article 4 direction – HMO’s survey March 2026

Support of the proposed Article 4 Direction
from respondents that live in the area



Support of the proposed Article 4 Direction
from respondents that do not live in the area



- 121 respondents live in the proposed area versus
- 48 do not live in the proposed area
- 5 respondents stated: “not applicable” .
- 29 respondents skipped the question of which 1 was an external return

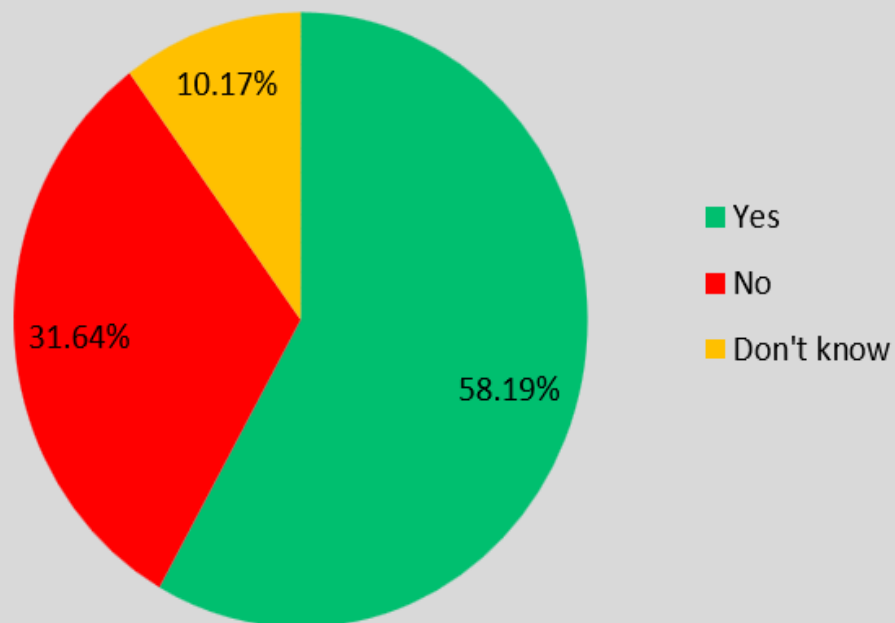
HBBC Article 4 direction – HMO's survey March 2026

Reasons for supporting or not supporting the Article 4 Direction	No of comments
Desire for planning oversight, monitoring, enforcement, and limits on HMOs.	63
Fear HMOs will disrupt demographic balance, harm village identity, or cause irreversible change.	31
Concerns about narrow roads, congestion, emergency access, and over-parking.	27
Desire for checks, responsible ownership, preventing exploitation.	26
Worries about safety, strangers, proximity to schools, and perceived risks.	22
References to ASB, exploitation, illegal activity, or neighbourhood decline.	19
Concern HMOs reduce availability of homes for families.	18
Explicit statements of disagreement with HMOs	17
Wanting neighbours to be consulted or able to veto	15
Pressure on services due to increased density.	14

HBBC Article 4 direction – HMO's survey March 2026

Reasons for supporting or not supporting the Article 4 Direction	
Concern HMOs appear without permission or oversight.	13
Too many HMOs close together causing cumulative impact.	12
Comments linking HMOs to immigration or housing refugees.	11
Wanting HMOs to be known, logged, and monitored.	10
Worries about substandard or unsafe living conditions.	9
Belief council may not enforce rules or is too weak.	7
Fear HMOs reduce local house prices.	3
A minority view supporting HMOs for young adults or housing need.	2
Specific safeguarding concerns.	2
Suggesting empty offices/factories be used instead of houses.	1

Respondents that agree with the area proposed
for the Article 4 direction for Earl Shilton



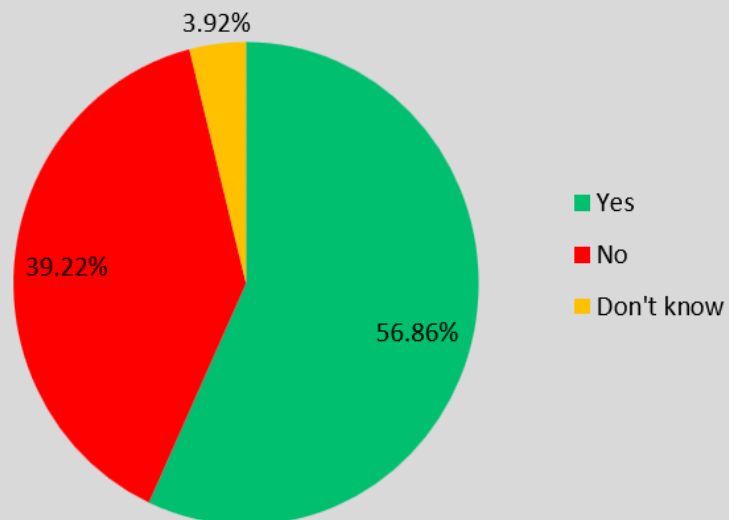
177 respondents answered

23 respondents skipped this
question:

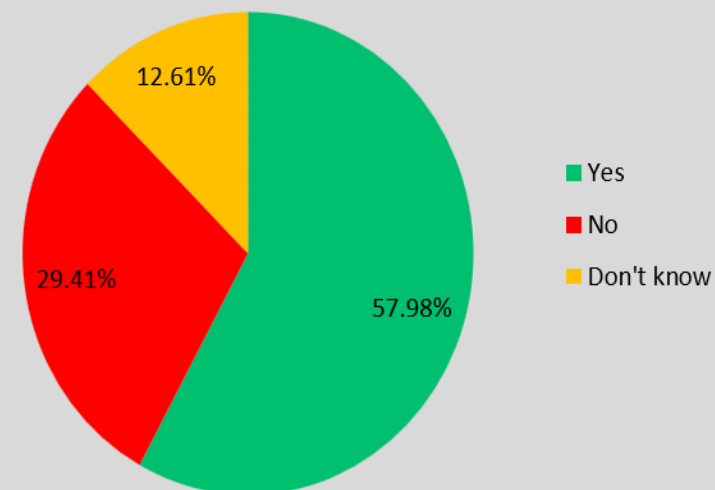
- 1 was an external return

HBBC Article 4 direction – HMO's survey March 2026

Respondents that live in Earl Shilton and agree with the area proposed for the Article 4 direction for Earl Shilton

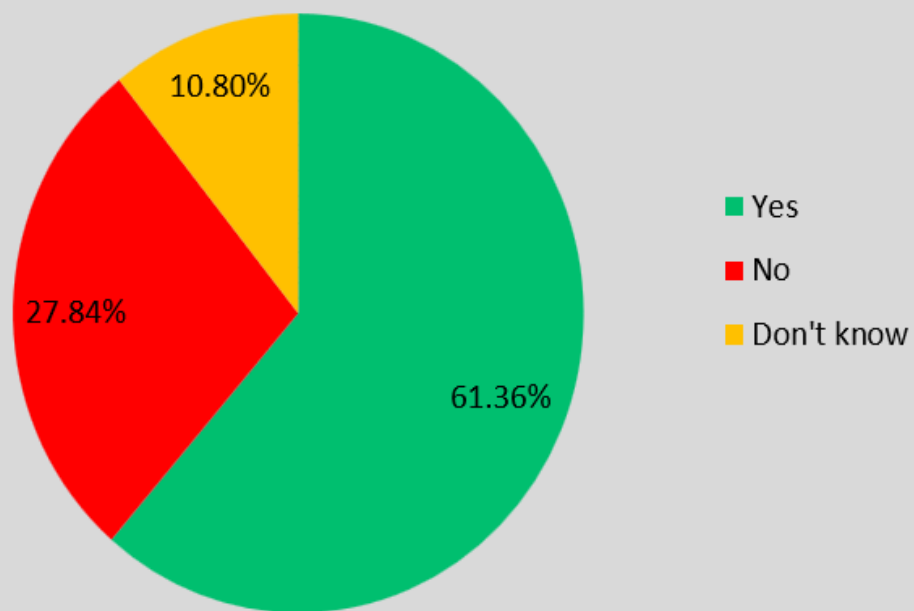


Respondents that do not live in Earl Shilton and agree with the area proposed for the Article 4 direction for Earl Shilton



- 51 respondents live in the proposed area versus
- 114 do not live in the proposed area
- 5 respondents stated: “not applicable” .
- 29 respondents skipped the question of which 1 was an external return

Respondents that agree with the area proposed for the Article 4 direction for Barwell



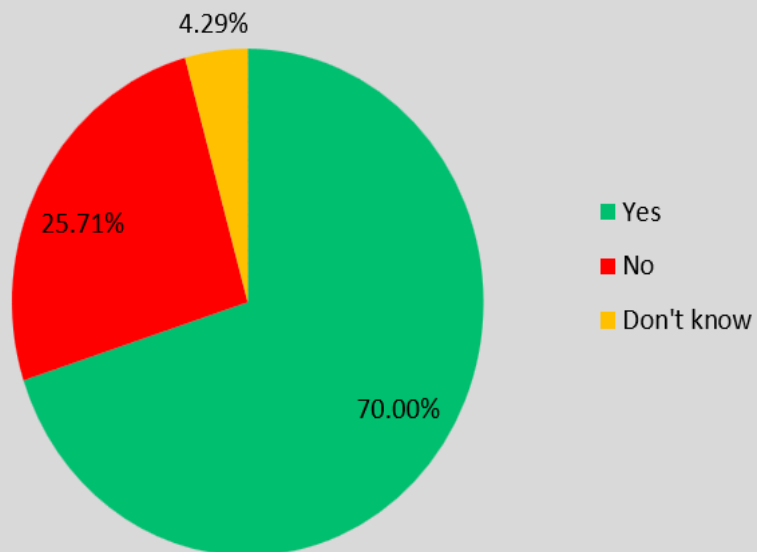
176 respondents answered

24 respondents skipped this question:

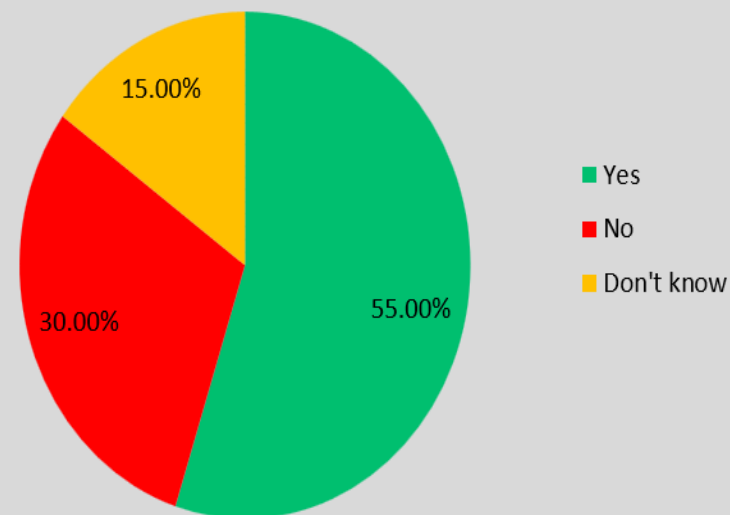
- 1 was an external return

HBBC Article 4 direction – HMO’s survey March 2026

Respondents that live in Barwell and agree with the area proposed for the Article 4 direction for Barwell



Respondents that do not live in Barwell and agree with the area proposed for the Article 4 direction for Barwell



- 70 respondents live in the proposed area versus
- 95 do not live in the proposed area
- 5 respondents stated: “not applicable” .
- 29 respondents skipped the question of which 1 was an external return

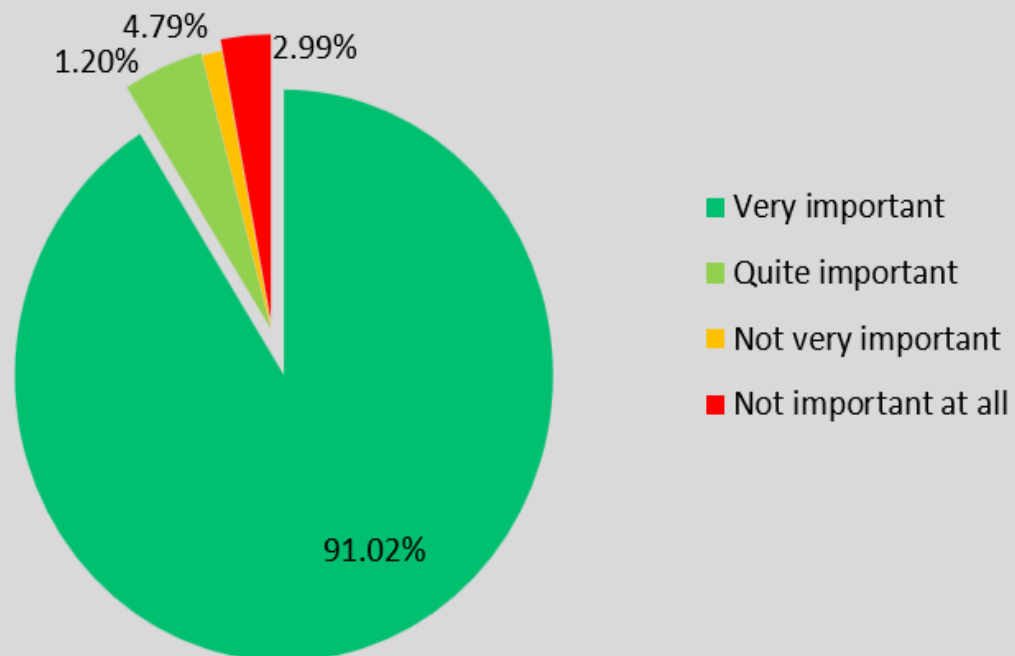
HBBC Article 4 direction – HMO's survey March 2026

Suggested changes	No of comments
Strong view that partial coverage is ineffective and will push HMOs just outside the boundary.	47
Comments stating HMOs should not be allowed anywhere in the villages.	33
Fear of changing the social fabric, loss of trust, unsuitable for village life.	29
Anxiety about safety, policing levels, proximity to schools, elderly residents.	22
Comments linking HMOs to migrant accommodation, including strong views about immigration.	21
Roads requested for inclusion: Kirkby Road, Station Road, Stoneycroft Road, Heath Lane, Hill Top, Stapleton Lane, Hinckley Road, Elwell Avenue, Berrywell Drive, Harvey Close, etc.	18
Calls for enforceable tenancies, vetting of residents, landlord responsibility, building regulation compliance.	17
Worries about parking pressures, emergency access, already congested roads.	14
Agreeing with the proposal but wanting it strengthened.	12
Belief that cities have jobs, services, policing, and infrastructure to support HMOs.	11

HBBC Article 4 direction – HMO’s survey March 2026

Suggested changes - continued	No of comments
Concern about loss of family housing stock and landlord profit motives.	9
Fear that HMOs will “move around” the edges of the Article 4 area.	8
Wanting neighbours to be informed of HMO applications and able to object.	7
Fear that new developments could become HMOs without oversight.	6
Calls for less housing, more green space, focus on existing residents.	6
Proposals for non-residential or isolated locations for HMOs	5
Suggestions like max 4 residents, parking equal to number of occupants.	5
HMOs acceptable if used for local residents needing affordable housing.	4
Comments extending beyond local planning into national policy.	3

Respondents views as to how important it is that the council has more control over where new HMOs are located across Barwell and Earl Shilton?



167 respondents answered

33 respondents skipped this question:

- 1 was an external return

HBBC Article 4 direction – HMO's survey March 2026

Further comments – issues raised	No of comments
Strong objections to HMOs in villages, concerns about impact on community, preference for banning or restricting HMOs entirely	22
Concerns about anti-social behaviour, safety of children, crime, lack of monitoring of occupants, community fear.	18
Anxiety about asylum accommodation, illegal immigration, lack of background checks, perceived risks to community.	14
Calls for action against unlicensed HMOs, retrospective enforcement, concerns about existing suspected HMOs.	11
Parish councils unaware, poor consultation design, need for public notifications, transparency about HMO purpose and occupants.	10
Requests to include all of Barwell & Earl Shilton, Kirkby Road, Station Road, and extend Article 4 to Hinckley, Ratby, Newbold Verdon, etc.	8
Concerns about multiple cars per occupant, bins, waste, street cleanliness, overcrowding.	7

HBBC Article 4 direction – HMO's survey March 2026

Further comments - continued	No of comments
Recognition of need for single-person housing but strong preference for purpose-built flats, not converted homes.	6
Lack of faith in council intentions, fear that concerns will be ignored, belief that decisions are predetermined.	6
Perception that HMOs are pushed into deprived areas (Barwell/Earl Shilton) and avoided in affluent ones (Burbage, Market Bosworth).	5
Build council estates, convert brownfield sites, reuse commercial buildings instead of family homes.	5
Fears of needing to move, loss of long-term community stability, decline in area quality.	4
Desire to maintain village life, avoid urbanisation, protect community fabric.	4
Concerns about instability, lack of community cohesion, constant change of occupants.	3
Recognition that HMOs affect the whole borough, not just the immediate streets.	3