

HMO Concentration Assessment

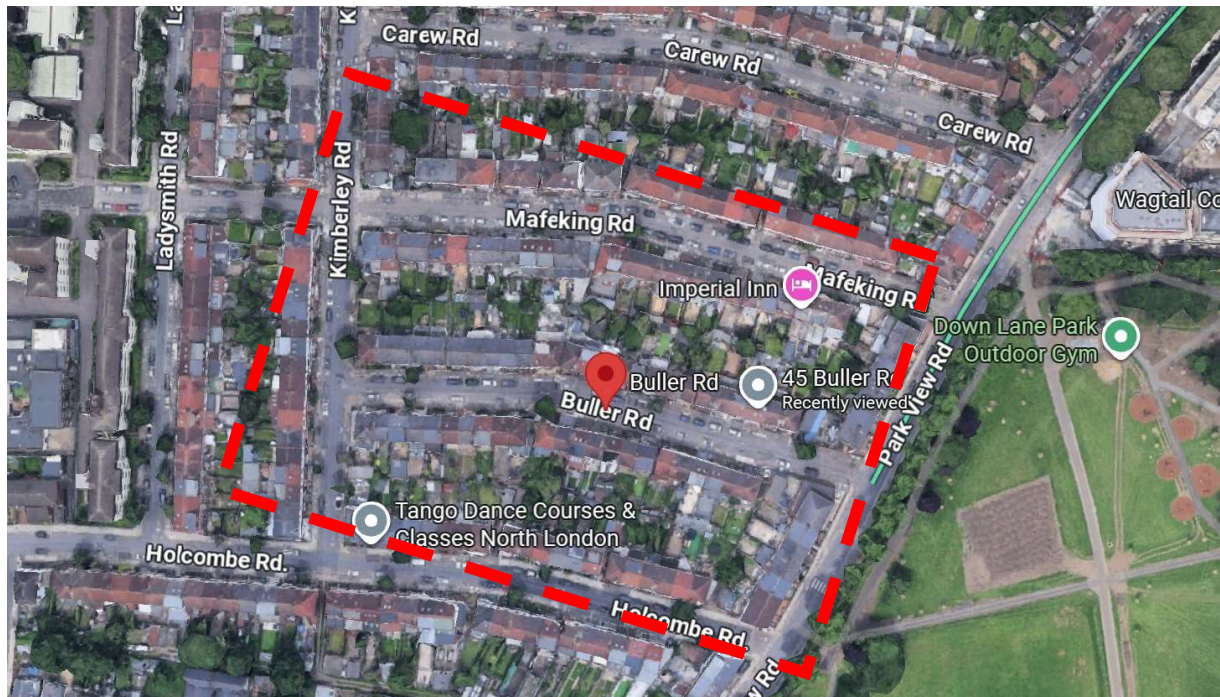
45 Buller Road, Tottenham, London, N17 9BH

1. Executive Summary

This assessment has been prepared to consider the existing concentration of Houses in Multiple Occupation within the immediate residential area surrounding **45 Buller Road, Tottenham, London, N17 9BH**.

The study area has been defined by reference to the local street pattern and comprises the following four streets:

- Buller Road
- Mafeking Road
- Holcombe Road
- Kimberley Road



These streets form a clearly identifiable residential block around the application site. Buller Road sits between Mafeking Road to the north and Holcombe Road to the south, with Kimberley Road forming part of the western side of the block. The application property is therefore assessed within its immediate and logical neighbourhood context, rather than by relying solely on an arbitrary radius.

The assessment is based on the licensing data obtained from the Haringey public licensing register and distinguishes between:

- licensed properties generally; and
- properties specifically identified as licensed HMOs.

This distinction is important because not every licensed rented property is necessarily an HMO.

The verified HMO data identifies the following existing licensed HMOs within the four-street study area:

Street	Confirmed licensed HMOs
Buller Road	3
Mafeking Road	6
Holcombe Road	5
Kimberley Road	5
Total	19

Buller Road itself contains **3 confirmed licensed HMOs**. Based on an estimated total of approximately **49 residential properties** on Buller Road, the existing HMO concentration on Buller Road is approximately **6.1%**.

If 45 Buller Road is approved and counted as one additional HMO, the Buller Road concentration would increase to approximately **8.2%**.

Across the wider four-street study area, the verified data shows that HMOs are already present across several streets, particularly Mafeking Road, Holcombe Road and Kimberley Road. The proposal would represent one additional HMO within that wider established pattern. It would not create a new concentration on Buller Road, nor would it result in Buller Road becoming dominated by HMO use.

Accordingly, the proposal is considered acceptable in HMO concentration terms, subject to appropriate management, refuse, cycle parking and occupancy controls.

2. Site and Study Area

The application site is located at **45 Buller Road, Tottenham, London, N17 9BH**.

The surrounding area is predominantly residential in character. The relevant immediate study area comprises the compact residential block made up of:

- **Buller Road**, the application street;
- **Mafeking Road**, immediately to the north;
- **Holcombe Road**, immediately to the south; and
- **Kimberley Road**, to the west.

This study area is considered proportionate and logical because it follows the actual street layout and captures the streets most closely related to the application site in physical and residential character terms.

The use of this four-street study area is considered more robust than relying only on Buller Road, as Haringey's HMO policy requires consideration of the surrounding neighbourhood and cumulative impact. At the same time, the study area is not artificially wide, as it remains focused on the streets most directly related to No. 45 Buller Road.

3. Methodology

The methodology used for this assessment is as follows:

1. Identify the immediate residential block surrounding 45 Buller Road.
2. Search the Haringey public licensing register for the relevant streets and postcodes.
3. Record all licensed properties.
4. Distinguish between general licensed rented properties and confirmed licensed HMOs.
5. Count only confirmed HMOs for the purpose of the HMO concentration assessment.
6. Calculate the existing concentration on Buller Road.
7. Calculate the post-permission concentration on Buller Road if No. 45 is approved.
8. Consider the wider distribution of HMOs across Mafeking Road, Holcombe Road and Kimberley Road.

The calculation used is:

HMO concentration = number of confirmed HMOs / estimated number of residential properties × 100

This assessment is therefore evidence-led and based on actual licensing data rather than general assumptions.

4. Verified Licensing Data

4.1 Buller Road

The following licensed properties were identified on Buller Road:

- 4 Buller Road
- 7 Buller Road
- 11 Buller Road
- 12 Buller Road
- 15 Buller Road
- 18 Buller Road
- 20 Buller Road
- 24 Buller Road
- 25 Buller Road
- 29 Buller Road
- 31 Buller Road
- 33 Buller Road
- 42 Buller Road
- First Floor Flat, 44 Buller Road
- Ground Floor Flat, 44 Buller Road

Of these, the following are confirmed HMOs:

Address	Confirmed HMO
4 Buller Road	Yes
15 Buller Road	Yes
25 Buller Road	Yes

Total confirmed HMOs on Buller Road: **3**

4.2 Mafeking Road

The following licensed properties were identified on Mafeking Road:

- Flat A, 2 Mafeking Road
- 2 Mafeking Road
- 6 Mafeking Road
- 8 Mafeking Road
- 11 Mafeking Road

- 14 Mafeking Road
- 16 Mafeking Road
- 21 Mafeking Road
- 30 Mafeking Road
- 37 Mafeking Road
- 42 Mafeking Road
- 46 Mafeking Road
- 47 Mafeking Road
- 50 Mafeking Road
- 51 Mafeking Road

Of these, the following are confirmed HMOs:

Address	Confirmed HMO
11 Mafeking Road	Yes
14 Mafeking Road	Yes
30 Mafeking Road	Yes
37 Mafeking Road	Yes
47 Mafeking Road	Yes
50 Mafeking Road	Yes

Total confirmed HMOs on Mafeking Road: **6**

4.3 Holcombe Road

The following postcode searches were undertaken for Holcombe Road:

- N17 9AA
- N17 9AB
- N17 9AE
- N17 9AR
- N17 9AS

No licensed properties were identified for:

- N17 9AA
- N17 9AB
- N17 9AE

The following licensed properties were identified for N17 9AR:

- 53 Holcombe Road
- 55 Holcombe Road
- 64 Holcombe Road
- 67 Holcombe Road
- 71 Holcombe Road
- Flat 1, 74 Holcombe Road
- Flat 2, 74 Holcombe Road
- 77 Holcombe Road
- 83 Holcombe Road

The following licensed properties were identified for N17 9AS:

- 35 Holcombe Road
- 44 Holcombe Road
- 52 Holcombe Road

Of these, the following are confirmed HMOs:

Address	Confirmed HMO
53 Holcombe Road	Yes
55 Holcombe Road	Yes
64 Holcombe Road	Yes
67 Holcombe Road	Yes
77 Holcombe Road	Yes

Total confirmed HMOs on Holcombe Road: **5**

4.4 Kimberley Road

The following postcode searches were undertaken for Kimberley Road:

- N17 9BB
- N17 9BD
- N17 9BE
- N17 9BJ

The following licensed properties were identified:

N17 9BB

- 5 Kimberley Road
- 7 Kimberley Road

N17 9BD

- 2 Kimberley Road
- 14 Kimberley Road
- 28 Kimberley Road
- 34 Kimberley Road

N17 9BE

- 21 Kimberley Road
- 23 Kimberley Road
- 25 Kimberley Road
- 27 Kimberley Road
- 31 Kimberley Road

N17 9BJ

- 36 Kimberley Road
- 48 Kimberley Road
- 52 Kimberley Road
- 62 Kimberley Road
- 64 Kimberley Road
- 66 Kimberley Road

Of these, the following are confirmed HMOs:

Address	Confirmed HMO
2 Kimberley Road	Yes
27 Kimberley Road	Yes
34 Kimberley Road	Yes
62 Kimberley Road	Yes
64 Kimberley Road	Yes

Total confirmed HMOs on Kimberley Road: **5**

5. Summary of Existing HMO Distribution

The confirmed HMO position within the four-street study area is as follows:

Street	Licensed properties identified	Confirmed licensed HMOs
Buller Road	15	3
Mafeking Road	15	6
Holcombe Road	12	5
Kimberley Road	17	5
Total	59	19

The data shows that HMOs are present within the wider four-street area. However, they are not concentrated solely on Buller Road. Instead, they are spread across the surrounding streets.

This is an important planning consideration. The application site is on Buller Road, where the confirmed HMO concentration is materially lower than on Mafeking Road, Holcombe Road and Kimberley Road.

6. Buller Road Concentration

Buller Road is the primary street for the purpose of assessing the direct impact of the proposal.

Based on available address evidence, Buller Road contains approximately **49 residential properties**. There are currently **3 confirmed licensed HMOs** on the street.

The existing Buller Road HMO concentration is therefore:

$$3 / 49 \times 100 = \text{approximately } 6.1\%$$

If 45 Buller Road is approved as an HMO, the number of HMOs on Buller Road would increase from **3 to 4**.

The post-permission concentration would be:

$$4 / 49 \times 100 = \text{approximately } 8.2\%$$

This is summarised below:

Scenario	HMOs on Buller Road	Estimated residential properties	Concentration
Existing position	3	49	6.1%
With 45 Buller Road approved	4	49	8.2%

The increase would therefore be approximately **2.1 percentage points**.

In planning terms, this remains a modest concentration. Buller Road would continue to be predominantly residential in character and would not become dominated by HMO use.

7. Wider Four-Street Study Area

The wider four-street study area contains **19 confirmed licensed HMOs**.

The verified HMO distribution is:

Street	Confirmed HMOs	Percentage of all HMOs in study area
Buller Road	3	15.8%
Mafeking Road	6	31.6%
Holcombe Road	5	26.3%
Kimberley Road	5	26.3%
Total	19	100%

This shows that the existing HMO pattern is already established across the wider residential block, but Buller Road is not the main focus of that concentration.

The proposal would add one HMO to Buller Road, increasing the total number of HMOs within the study area from **19 to 20**.

Scenario	Confirmed HMOs in four-street area
Existing position	19
With 45 Buller Road approved	20

The proposal would therefore represent a single additional HMO within a wider area where HMOs are already distributed across several streets.

8. Planning Assessment

The relevant planning issue is whether the proposed HMO at 45 Buller Road would result in an unacceptable concentration of HMOs or cause harmful cumulative impacts within the surrounding neighbourhood.

The evidence does not support such a conclusion.

First, Buller Road itself contains only **3 confirmed licensed HMOs**. Against an estimated total of approximately **49 residential properties**, this represents an existing concentration of approximately **6.1%**.

Second, even if 45 Buller Road is approved, the concentration on Buller Road would increase only to approximately **8.2%**. This remains a limited proportion of the street.

Third, the wider four-street study area shows that HMOs are distributed across Mafeking Road, Holcombe Road, Kimberley Road and Buller Road. The existing HMO pattern is therefore not focused on Buller Road, and the proposal would not create a new cluster around the application site.

Fourth, not all licensed properties should be treated as HMOs. The licensing data includes a wider group of licensed properties, but only confirmed HMO licences have been counted for the purpose of this assessment. This provides a more accurate and fair assessment of actual HMO concentration.

The proposal should therefore be assessed primarily on its own merits, including:

- the quality of accommodation;
- occupancy level;
- refuse and recycling arrangements;
- cycle parking;
- noise and disturbance;
- management arrangements; and
- neighbour amenity.

These matters can be properly addressed through the submitted plans, a management plan and appropriate planning conditions.

9. Management and Mitigation

Although the concentration assessment does not identify an unacceptable HMO concentration on Buller Road, it is appropriate for the use to be controlled by suitable management measures.

The following measures are recommended:

1. A clear HMO management plan.
2. A named manager or managing agent.
3. An occupancy cap consistent with the approved layout.
4. Adequate refuse and recycling storage.
5. Secure cycle parking.
6. Clear arrangements for bin collection and waste presentation.
7. Regular maintenance of communal areas.
8. A neighbour complaints procedure.
9. Controls to minimise noise and anti-social behaviour.

These controls would be proportionate and would directly address the practical impacts commonly associated with HMO occupation.

10. Conclusion

The assessment has considered the existing HMO concentration within the immediate residential block surrounding 45 Buller Road, namely:

- Buller Road
- Mafeking Road
- Holcombe Road
- Kimberley Road

The verified Haringey licensing data identifies **19 confirmed licensed HMOs** across the four-street study area.

Buller Road itself contains **3 confirmed licensed HMOs**. Based on an estimated total of approximately **49 residential properties**, the existing concentration on Buller Road is approximately **6.1%**.

If 45 Buller Road is approved, the Buller Road concentration would rise to approximately **8.2%**.

This would remain a modest proportion of the street and would not result in Buller Road being dominated by HMO use. The proposal would not create a new harmful cluster and would not materially alter the residential character of Buller Road.

The wider study area shows that HMOs are already distributed across neighbouring streets, with higher numbers on Mafeking Road, Holcombe Road and Kimberley Road. The proposed HMO at 45 Buller Road would therefore represent one additional property within an established wider pattern, rather than a concentration tipping point.

Accordingly, the proposal is acceptable in HMO concentration terms, subject to appropriate management, refuse, cycle parking and occupancy controls.

11. Limitations

This assessment is based on licensing data provided from the Haringey public licensing register and the address information available at the time of preparation.

The assessment distinguishes between general licensed properties and confirmed HMO licences. Only confirmed HMOs have been counted in the HMO concentration assessment.

The estimated total number of residential properties on Buller Road is based on available address evidence indicating that the street runs to approximately No. 49. The wider four-street area has been assessed by confirmed HMO count and distribution, but a precise total dwelling count for every property on Mafeking Road, Holcombe Road and Kimberley Road has not been independently verified.

This assessment is limited to HMO concentration. It does not assess all other planning considerations, including internal space standards, original gross internal floorspace, outlook, daylight, refuse capacity, cycle storage, parking demand, fire safety or licensing compliance.

Appendix 1: Confirmed HMOs by Street

Buller Road

1. 4 Buller Road
2. 15 Buller Road
3. 25 Buller Road

Mafeking Road

1. 11 Mafeking Road
2. 14 Mafeking Road
3. 30 Mafeking Road
4. 37 Mafeking Road
5. 47 Mafeking Road
6. 50 Mafeking Road

Holcombe Road

1. 53 Holcombe Road
2. 55 Holcombe Road
3. 64 Holcombe Road
4. 67 Holcombe Road
5. 77 Holcombe Road

Kimberley Road

1. 2 Kimberley Road
2. 27 Kimberley Road
3. 34 Kimberley Road
4. 62 Kimberley Road
5. 64 Kimberley Road