



Immediate Article 4 Direction

**Findings by Consultation & Engagement Team
August 2025**

1. Background and methodology

Between Friday 13th June and Friday 25th July 2025, an online survey was distributed to stakeholders across the borough to seek representations on the introduction of an immediate Article 4 Direction in the Bolton borough, following the decision made by Cabinet on 9th June 2025.

The Council had gathered evidence showing that the ability to convert a family home into a small House of Multiple Occupancy (HMO) without planning permission was having a negative impact on stakeholders throughout the borough, thus the immediate Article 4 Direction was introduced. The Office for National Statistics estimated in 2021 that Bolton Council had 117 HMOs. An investigation by Bolton Council estimated that at the end of 2024 Bolton had a total of 720 HMOs. This represents 0.56% of the dwelling stock in the borough, whereas nationally only 0.07% of dwelling stock comprises HMOs. This demonstrates that Bolton has a disproportionately high number of HMOs.

Previously, the conversion of a dwelling house into an HMO for up to six residents was permitted without full planning permission, but the introduction of Article 4 Direction provides Local Planning Authorities the ability to require full planning permission for conversions to small HMOs across the borough.

While the Article 4 Direction was implemented immediately, the council was required to allow stakeholders to make representations and give stakeholders the opportunity to provide representations and explain how the Article 4 may impact them.

During the representation period, a comprehensive communication plan was implemented to raise awareness of the proposal across the borough with a strong emphasis on engaging landlords and developers. To inform stakeholders, targeted emails were sent to elected members, council staff, businesses, developers, landlords and other stakeholders. Paper copies of the survey were distributed to all 10 libraries and Bolton Town Hall – One Stop Shop. Social media posts were also published, and a press release was distributed to media contacts, elected members, MPs and council officers. Articles about the immediate introduction of the Article 4 Direction also appeared in [The Negotiator](#), [Landlord Zone](#) and [Landlord Today](#). Supporting documentation was made accessible on the Council's consultation webpages, including a Frequently Asked Questions document.

The questionnaire was made available both digitally and offline, with the questionnaire being accessible on the council's consultation web page, as well as in hard copy format on request. 102 participants undertook the survey, of which five were paper responses. A copy of the survey is available in Appendix A.

Analysis notes

- All questions were optional.
- Results are presented in the questionnaire format with 'Don't know' type responses removed unless stated otherwise.
- Comments have been categorised where feasible. Unless otherwise stated, categories with 5 or more responses are shown. Categories may overlap and a comment from one respondent may be included in multiple categories. A sample of comments [verbatim] are included in the report. Comments may be abbreviated so that only the relevant extract is included. One comment may be coded into multiple categories, and each category may only cover a certain aspect of the comment, for example a respondent may have made both positive and negative comments about the same aspect.
- Base: unless otherwise stated, the base is the number of respondents to a particular question.

2. Consultation responses

The survey asked respondents whether they agreed or disagreed with the introduction of an Immediate Article 4 Direction. One open-ended question was included in the questionnaire to give respondents the opportunity to comment on the implementation of Article 4 and offer representations regarding Houses of Multiple Occupancy (HMOs).

Throughout the survey period the following responses were received:

- 97 completed electronic questionnaires from residents and stakeholders
- 5 completed paper questionnaires from parents/carers and stakeholders
- 1 formal response from Greater Manchester Police (refer to Appendix B).

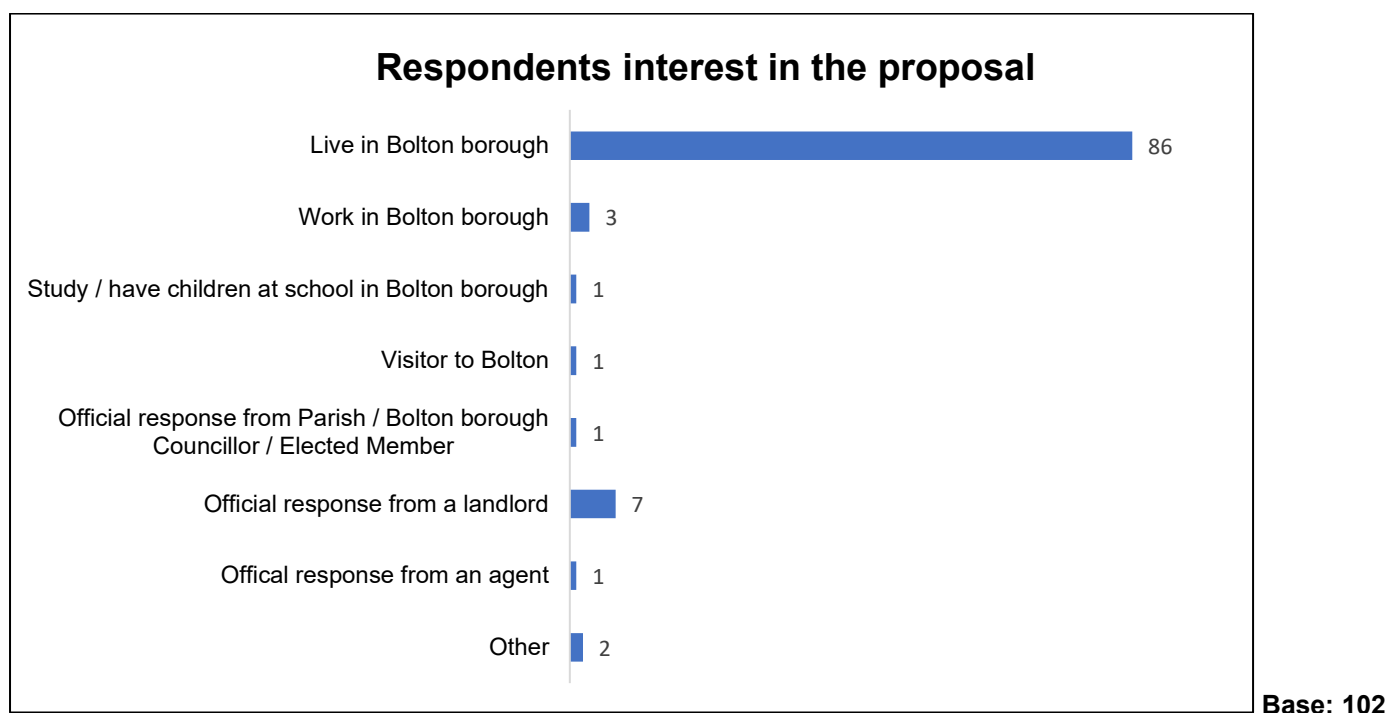
A total of 102 stakeholders took part in the survey, including seven landlords and one agent, outlining their reflections on the introduction of an Immediate Article 4 Direction. All respondents outlined their interest in the proposal, with 86 reporting to live in the borough, three working in the borough, and one studying or have children studying in the borough. One response is an official response from a councillor, another is a visitor to the borough, seven are landlords, and another is an agent. Two respondents grew up in area and have family living in the borough.

Nine respondents state they were responding in an official capacity, including landlords of several properties:

"We are Investors, Lettings Agents, Developers and we live locally. We are trying to raise living standards in the North Manchester areas."

"I am a landlord with properties in the Bolton Council area we provide great high end HMO accommodation for working young working professionals."

Postcodes were provided by 79 respondents (see the demographics section below). Of the responses received, 77 of these stakeholders are resident in the borough and two responses were from outside of the borough. Nearly half of the responses received, with a valid postcode, reported as being from the West of the borough, particularly Horwich (49%). This may be attributed to the circulation of several posts relating to Article 4 on social media to stakeholders in this location.

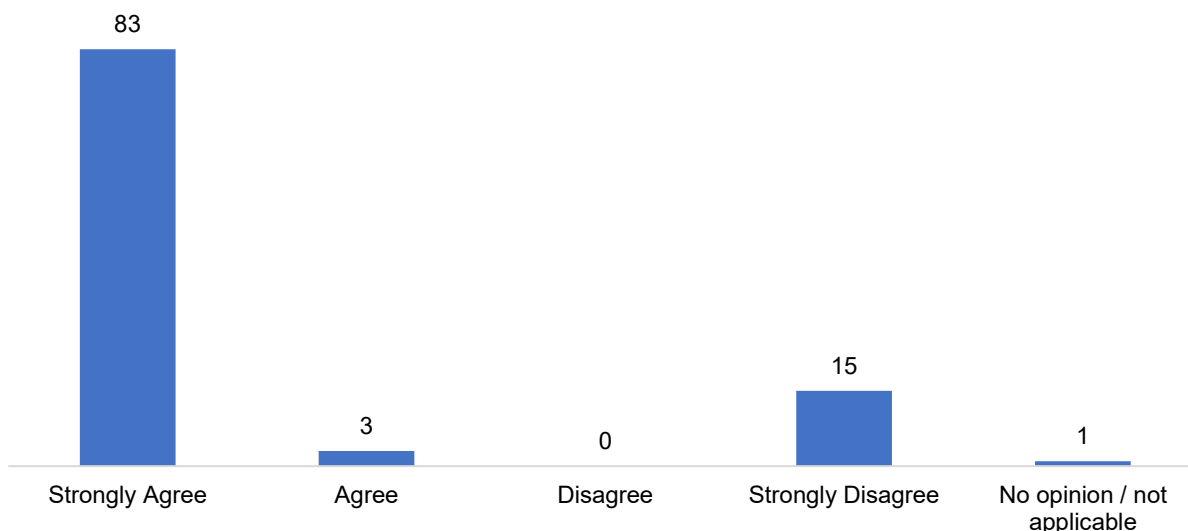


3. Overall views

The Executive Cabinet voted to introduce an immediate Article 4 Direction on 9th June 2025 following concerns around the number of HMOs in Bolton increasing. It was understood that when an area has very high concentrations of HMOs, this can negatively impact the amenity of the area and lead to a lack of available properties for families and single occupiers. The Article was implemented on 13th June 2025. Although the Direction came into effect immediately, the Council were seeking representations submitted before 25th July 2025 as per legislation to assist with deciding whether to confirm the Direction.

Respondents were asked to what extent they agreed with the introduction of an immediate Article 4 Direction for the whole borough. Of the 102 responses received, 83 respondents strongly agree with the introduction, while 15 strongly disagree, three agree and one respondent has no opinion.

How strongly do you agree / disagree with the introduction of an immediate Article 4 Direction for the whole of the borough?



Base: 102

4. Comments on the introduction of Article 4

There were 71 comments from respondents outlining the impact of the introduction of an immediate Article 4 Direction and other opinions relating to HMOs, and there was one formal response from Greater Manchester Police. Whilst some comments referenced the positive impacts of HMOs on local communities, most comments focus on the negative impacts of HMOs. There were many comments showing support for the introduction of an immediate Article 4 Direction, but there was a notable response from landlords and developers elaborating on the risks and lack of notice, with some offering alternative approaches. The comments from HMO residents suggested a positive sentiment towards HMOs. The comments received have been categorised into six key themes, which are outlined below.

Please use this space to share your comments on the immediate introduction of an Article 4 Direction. You may wish to include how the Article 4 Direction could impact you.

Rank	Category	No. of respondents
a.	Negative impacts of HMOs on residents	62
b.	Negative impacts of HMOs on communities	35
c.	Support for introducing Article 4	19
d.	Impact on developers / landlords	16
e.	Alternative approaches	9
f.	Positive impact of HMOs on local communities	6

a. Negative impacts of HMOs on residents

62 respondents conveyed frustration with HMOs, particularly the impact on residents, such as: parking, waste, noise, safety, and anti-social behaviour. Respondents also referred to overcrowding, poor living conditions and the impact on house prices. There are also comments regarding how HMOs alter respondents' perception of their local area. In addition, there is a strong sentiment that HMOs are disruptive to residents, with some respondents referring to the volume of HMOs being developed in their area.

Resident behaviour e.g. noise, parking, waste

- *"HMOs are just cropping up everywhere. Rules for maximum occupancy are not followed."*
- *"I have extensive experience working with professional HMO landlords and they all say the same thing - the biggest problem is the parking chaos the HMO causes and the never-ending complaints from neighbours."*
- *"Concerned about a family house... being converted into a HMO the parking is already terrible and the impact of anti social behaviour ie Noise pollution etc as the party walls have little sound proofing."*
- *"Rats and litter everywhere. Sirens all day."*
- *"Too many HMOs with no parking facilities"*
- *"They are often poorly managed, leading to issues with inadequate and overflowing waste, multiple comings and goings at all hours, lack of property/garden maintenance visually damaging the area. Neighbours have to put up with noise, exacerbated parking issues, waste placed in their bins and flytipping due to frequent turn over of tenants I live on a street with multiple HMOs and even before these houses were changed the parking was horrendous and now I can't even park on my street at all"*
- *"HMOs are popping up all over the place, more people means more rubbish, over flowing bins, more cars and not enough parking spaces. More cars means the roads and footpaths have more weight on them and it's evident that some can't take the extra capacity. More people in a house also means more noise."*

Perceptions of local area

- *"They have a negative affect on the whole area. Also most HMOs are not even looked after and look disgusting in the local area."*
- *"While there is a need for housing in the affordable category, I have witnessed in my volunteer litter picking capacity, a lack of accountability for maintenance of said properties especially gardens."*
- *"It's absolutely ridiculous how many HMO your allowing. It needs to STOP they are bringing our area into an absolute shambles and somewhere that's unsafe and unpleasant to live."*
- *"Research suggests they often become associated with areas of deprivation."*

- *“There has been zero control of the spread of these HMO's as they spread across the borough. These houses are turning what were nice streets and rows of houses in to areas no one wishes to buy”*
- *“HMO's create ghetto like conditions”*
- *“House is poorly maintained and is an eyesore.”*

Anti-social behaviour

- *“HMOs tend to attract people who have no interest in the community as they are not stakeholders in it. Their conduct usually reflects this, causing problems with neighbours and fellow tenants.”*
- *“There are many instances where the individuals plonked in the HMO bring little to the area except antisocial behaviour and on occasions, criminality.”*
- *“Anti social behaviour especially noise at unacceptable times. Shift workers are affected.”*

Safety / unsuitable housing

- *“Without planning control these property conversions could be unsafe to occupants,”*
- *“Fully support this. The standard of living conditions in 2 and 3 bedroom homes converted to HMO's are appalling and unsafe.”*
- *“HMO are often substandard, of poor quality, often rules and regulations are not adhered to causing dangerous accommodation ie damp problems etc and can be a danger to life. Not a substitute for good quality affordable homes.”*
- *“Communities and standard of living throughout the borough should be protected by the council.”*
- *“Concerns about return to overpopulated slums with more and more people being crammed into the area”*
- *“Children are at risk when playing as visitors have no consideration to their speed!”*

Impact on house prices / affordable housing

- *“I think this is a positive thing for the borough. Someone could find themselves living next door to a HMO without consultation therefore devaluing the houses around as most people see the HMOs in a negative light.”*
- *“HMOs should not be allowed without local residents approval, this can massively make an impact on the area for example the house prices”*
- *“Lack of first time buyers being able to afford the properties as they are outbid by developers”*
- *“I believe there should be no approvals of any HMOs that impact the valuation of a neighbour's property.”*
- *“It is essential to start putting HMOs through planning to ensure that proper building standards are maintained, residents are not adversely affected, the stock of family homes are not further reduced”*
- *“It is known that house prices go down directly affecting local residents”*

- *“Not only are families priced out of purchasing family sized accommodation, the resultant lack of family dwellings causes rents to be astronomical in their amounts.”*
- *“It cheapens the area.”*

b. Negative impacts of HMOs on communities

35 respondents demonstrated that HMOs may impact the fabric of their communities. Respondents referred to the transient nature of HMO occupiers and the implications of HMOs on social cohesion and increasing pressure on local services. There were some comments regarding landlords and property management. There was also a strong sentiment about the lack of contribution HMO occupiers may bring to their community.

Impact on local amenities

- *“School and nurseries are at capacity, doctors appointments and dentists are scarce. This is not community, this is squishing in as many people as possible.”*
- *“There needs to be proper scrutiny of the impact of HMO development on limited local resources such as healthcare, education and other services.”*
- *“Bolton already has a large increase in building work and infrastructure issues. HMOs are likely (albeit not all) to increase numbers of occupants in such accommodations and thus more pressure on already strained services.”*
- *“Burden on already oversubscribed services.”*
- *“Large number of people in one home means a greater use of local services.”*
- *“The pressure is further felt on local resources such as doctors, where an already pressured system has more stress.”*

Impact on community structure

- *“HMOs tend to attract people who have no interest in the community as they are not stakeholders in it.”*
- *“I am also concerned that HMOs will attract transient tennants who have no interest in contributing to the local community and may in fact be more detrimental to it than anything else.”*
- *“HMOs often have the effect of changing the area from one of family orientatation into one of short term lets”*
- *“The transient nature of HMO occupiers will mean constant disruption in the neighbourhood - it’s not the same as a family moving in next door, family members are not transient/ever changing.”*
- *“The residents living in the HMOs make no effort to integrate into the community, and no benefit is brought for them.”*
- *“The occupants have no connection with the local community. They are transient and move on after a couple of weeks. Their place taken by someone new.”*
- *“The proliferation of HMO’s is having a detrimental effect on neighbourhoods.”*

- *“Communities are currently not well connected or cohesive.”*
- *“Larger occupancy homes change the dynamics of an area.”*
- *“HMOs should have to planning permission to ensure they don't affect the local community. Developers need to keep the property's design in keeping with other houses, make parking available, not make them too large in comparison.”*
- *“Erode community fabric”*

Impact of landlords

- *“A perfect opportunity for exploitative landlords to abuse the use of the property”*
- *“It is essential to start putting HMOs through planning to ensure that proper building standards are maintained, residents are not adversely affected, the stock of family homes are not further reduced, and landlords are held to account should tenants behave in a way that breaches neighbours' rights to quiet enjoyment.”*
- *“There are below par standards of housing and agree on over saturation of HMO's in the borough”*
- *“This is the result of greedy 'HMO businesses' who are able to throw large amounts of capital at a property.”*

c. Support for introducing Article 4

19 respondents demonstrated their support for the introduction of an immediate Article 4 Direction. Some respondents referenced that regulation was necessary. Some stakeholders noted the benefits the Direction may bring in relation to building standards and managing development.

- *“Control over housing and planning is needed therefore welcome this decision.”*
- *“It should have been brought in sooner. HMOs are becoming a bit of a blight in Bolton.”*
- *“Introducing and enforcing article 4 is a must for the borough.”*
- *“Great news for me I was following this as the house next door to me was to be purchased specifically to be turned into a hmo”*
- *“I completely agree it should not be allowed.”*
- *“It's well over due.”*
- *“I fully support the Council's efforts to manage the proliferation of HMOs and to ensure that such developments meet high standards, which is essential for maintaining the quality and character of our communities.”*
- *“There must be strict regulation on HMO's. There are already too many in certain areas of the town which is negatively impacting the area and its residents.”*
- *“Planning permission helps maintain a balanced mix of housing types.”*

d. Impact on developers / landlords

16 respondents demonstrated that the introduction of an immediate Article 4 Direction may negatively impact landlords / developers. Respondents alluded to financial impacts due to the lack of notice for investors / developers with ongoing projects. There was also a sentiment of frustration because of uncertainty for this group of respondents.

Lack of notice / consultation

- *“Whilst I fully agree that Article 4 should be introduced introducing it immediately without enabling current developments or conversions could lead to developers seeking compensation.”*
- *“We are currently developing a high end HMO that will be ready for occupation in 4-6 weeks. We have had confirmation from the council that planning was not required. It is outrageous that Bolton council chose to ignore statutory notice periods and brough It in Article 4 with no notice”*
- *“It is expected with such an overnight implementation that the council will no doubt be inundated with applications, and for certificates of lawful development which your already stretched housing team won’t have capacity to properly manage. This actually is dangerous and higher risk.”*
- *“The sudden application of the new rules, without any prior notice or transitional arrangements, places projects like ours in a very difficult and uncertain position, particularly given the scale of financial and planning commitments already made in good faith, under the previous regulatory framework.”*
- *“To do it with immediate affect will have a knock on effect to investors like myself with properties in build and legal stages.”*

Lack of guidance

- *“As there are no Supplementary guidance documents to allow us to make informed decisions due to the immediate nature not allowing your policy team time to produce this we will stop all investment in the town for fear of this.”*

Associated costs and risks of investing / developing

- *“Immediate introduction of article 4 is a big problem for property investors and developers in the area due to the financial risks”*
- *“Whilst I fully agree that Article 4 should be introduced introducing it immediately without enabling current developments or conversions could lead to developers seeking compensation.”*
- *“The abortive costs... if planning is denied could run into the hundreds of thousands and we will claim. The costs associated with planning and delays associated with that planning and any planning conditions applied could be tens of thousands.”*
- *“You have immediately become anti investment in housing although we understand it is for good reasons”*

- *“If a developer has started work on converting a property to an HMO and potentially incurred tens of thousands of pounds on the conversion based on the existing rules it is ridiculous for the council to then change the rules requiring them to effectively seek retrospective planning permission.”*
- *“We have projects in the pipeline at various stages that will be financially affected significantly by the immediate introduction”*

Negative impacts of introduction of Article 4

- *“Bolton’s implementation of article 4 will increase housing costs across the borough and disadvantage the most vulnerable who otherwise cannot afford to live independently.”*
- *“As an active developer heavily investing in providing quality affordable housing for Bolton residents. This is disappointing after we have spent many years investing in the town. This will naturally have us rethink our strategy.”*
- *“By taking a knee jerk overnight reaction as Bolton has means every HMO is unfairly tarnished with the same brush instead of tackling the problem of those that don’t meet standards.”*

e. Alternative approaches

Nine respondents outlined alternative approaches to the challenges with HMOs, with most comments being from investors / developers. Some comments challenge the immediate nature of the Article for ongoing projects and ask for exceptions to be made for ongoing developments. Other suggestions include the improvement of housing standards and licensing.

- *“If there are problem areas such as areas most deprived and high density housing, bring in selective Licensing in those areas first, as Salford did. That will no doubt give you the ability to implement change and have adequate resources to manage and improve standards in those areas.”*
- *“I respectfully request that the committee consider making allowances for developments that can provide clear evidence of having commenced prior to 12th June 2025. Specifically, I propose that such projects be permitted to proceed under the previous regulations, where permitted development rights for qualifying conversions still applied. This would help avoid disproportionately penalising those who have acted in accordance with the rules as they stood at the time and have invested accordingly.”*
- *“The changes should be brought in for end of year to appease the borough and protect residential areas but also allow conversions and pending transactions to go through”*
- *“Better to raise standard of amenity and squeeze out bad operators.”*
- *“In my opinion there should have been a gradual implementation over say 6 months. This would have given developers and investors enough time to make a decision of whether to invest in Bolton or to diversify and look in other places to invest. I think the immediate impact is that people will find it difficult to find housing and this will lead to unregulated properties becoming utilised as HMOs and putting tenants at risk as no standards would be implemented.”*

- *“Instead of immediate Article 4 there should have been a drive to implement higher standards and also licence reviews on badly managed and run properties which would have taken all the bad landlords and properties out of Bolton.”*
- *“If 12 months notice as per other councils practices (See Salford) was applied there would be no abortive costs, it would be fair upon investor led developers and we would have been able to make a better informed decision prior to offering to purchase the property”*

f. Positive impact of HMOs on local communities

Six comments made by investors / developers and HMO residents outlined the positive aspects of HMOs for residents and the local community. Themes included the affordability of HMOs for renters and communal living.

- *“HMOs are vital for key workers across Bolton and the country to house people. Homelessness is ever increasing and there is a severe shortage of affordable accommodation in Bolton and across greater Manchester.”*
- *“Our tenants are typically young professionals who like a co-living environment as their first step to independence from leaving home.”*
- *“HMOs provide affordable accommodation for key members of the community, young professionals, students as well as those who are vulnerable in society. I lived in a HMO when I first left home as it was the only place I could afford. I would have missed out on my first step in my career if I hadn’t done so because my new job was too far to travel from where I lived otherwise.”*
- *“Large houses work well as HMO,s (often too large for modern family living)”*

g. Other comments

There were two other responses from HMO residents. Responses referred to HMOs being “a good alternative for single people who cant afford a flat or house with forever rising bills” and that “not all HMOs are bad”. Other sentiments referred to “many young people will never be able to buy their own house and in some cases, may not want to...I don’t necessarily think regulation is a bad thing if it improves the standards of the worsts HMOs.”

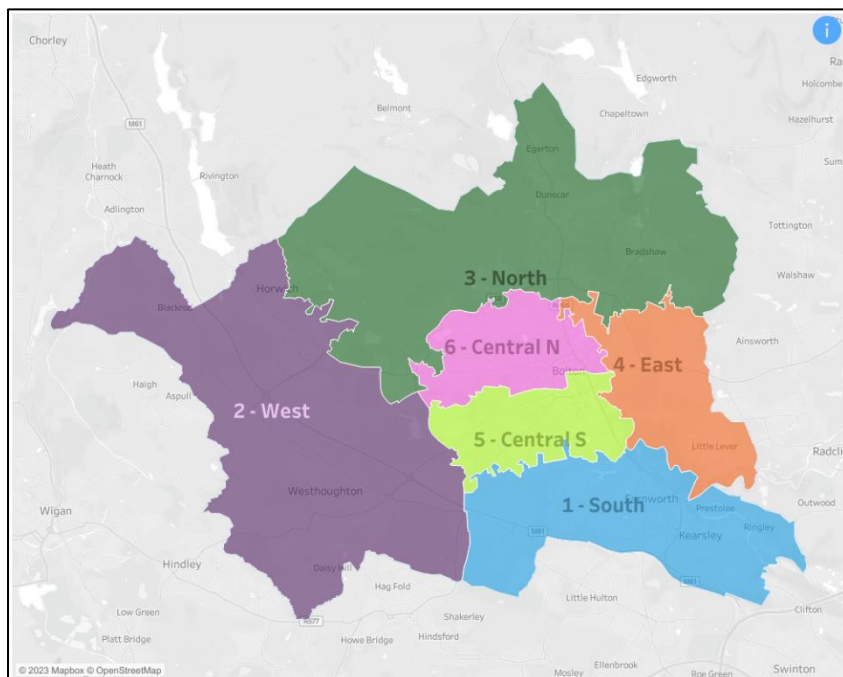
There was also one formal response from Greater Manchester Police: *“The introduction of Article 4 will make it more challenging for dwellings to be used as HMO's which in turn will help mitigate the type of demand we see from such properties. There is no opposition to this position.”*

5. Interest in the proposal

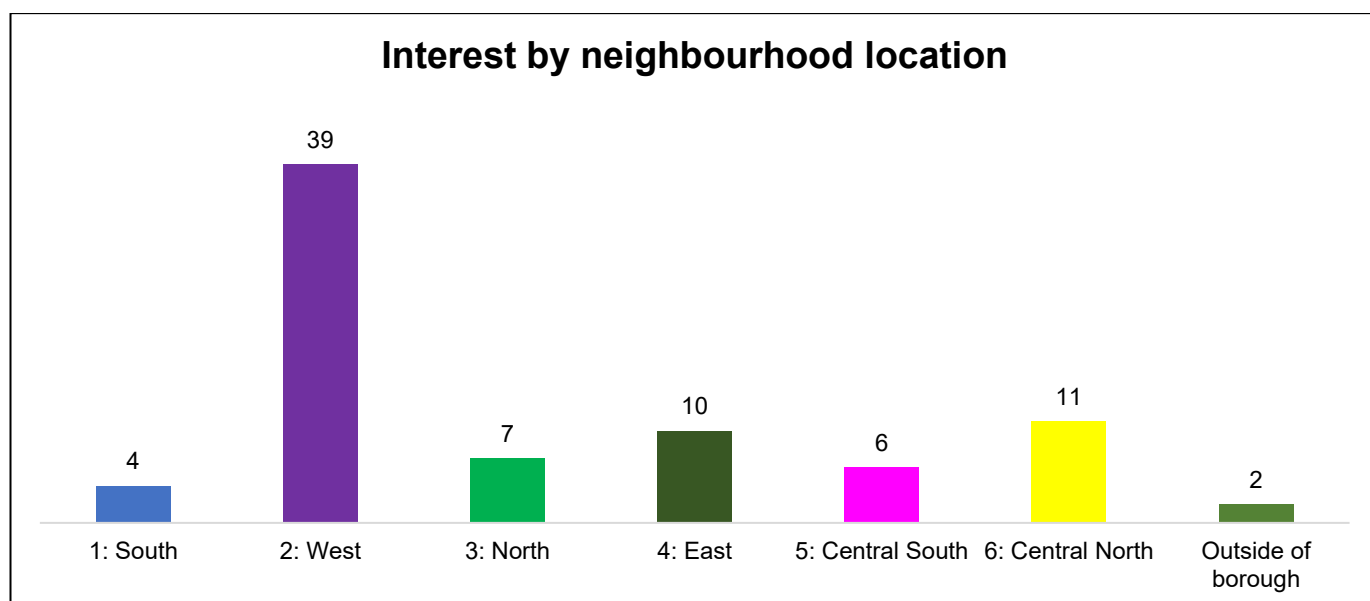
All stakeholders responding to the consultation were asked to provide their demographic information, enabling the team to monitor engagement and ensure that the responses reflect the diversity of the borough.

5a. Demographics: Geographical

The graph below outlines the demographics by geographical neighbourhood. 79 respondents provided their full postcode to this optional question. Of the 79 responses, 77 live in the borough of Bolton. Residents in the West of the borough made up the largest group of respondents with 39 in total (49%), followed by Central North (11) and the East (10). A breakdown by neighbourhood can be found in the bar chart and ward in the table below. A series of social media posts were circulated on local pages in this area, including on Councillor pages on 10th and 13th June. This could have caused an increase in engagement in this location.



*Neighbourhoods are a local geography for integrated health and social care; all have a population of around 50,000 residents.



Base: 79

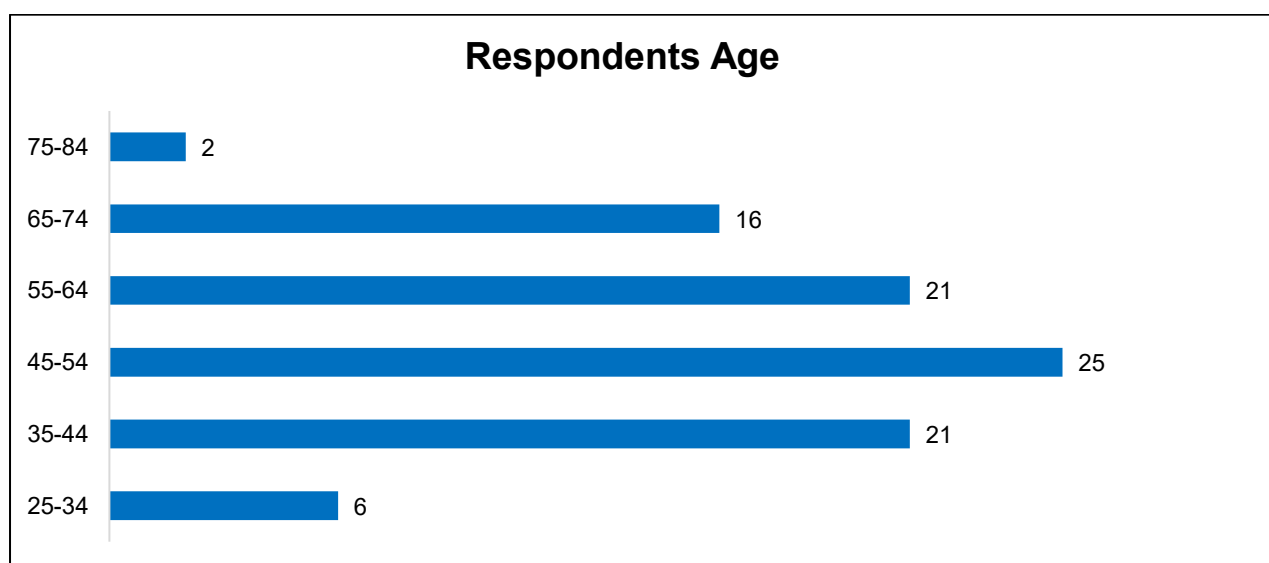
Ward	Number
Astley Bridge	2
Bradshaw	5
Brightmet	4
Bromley Cross	1
Farnworth North	3
Great Lever	1
Halliwell	1
Heaton, Lostock & Chew Moor	3
Horwich North	23
Horwich South & Blackrod	14
Hulton	2
Kearsley	1
Little Lever & Darcy Lever	3
Queens Park & Central	2
Rumworth	2
Smithills	6
Tonge with the Haulgh	2
Westhoughton North & Hunger Hill	1
Westhoughton South	1
Outside of borough	2

6b. Gender

92 responses were received providing the respondent's gender. 58 respondents identified as being female, 32 as male and two respondents identified as 'Other'.

6c Age

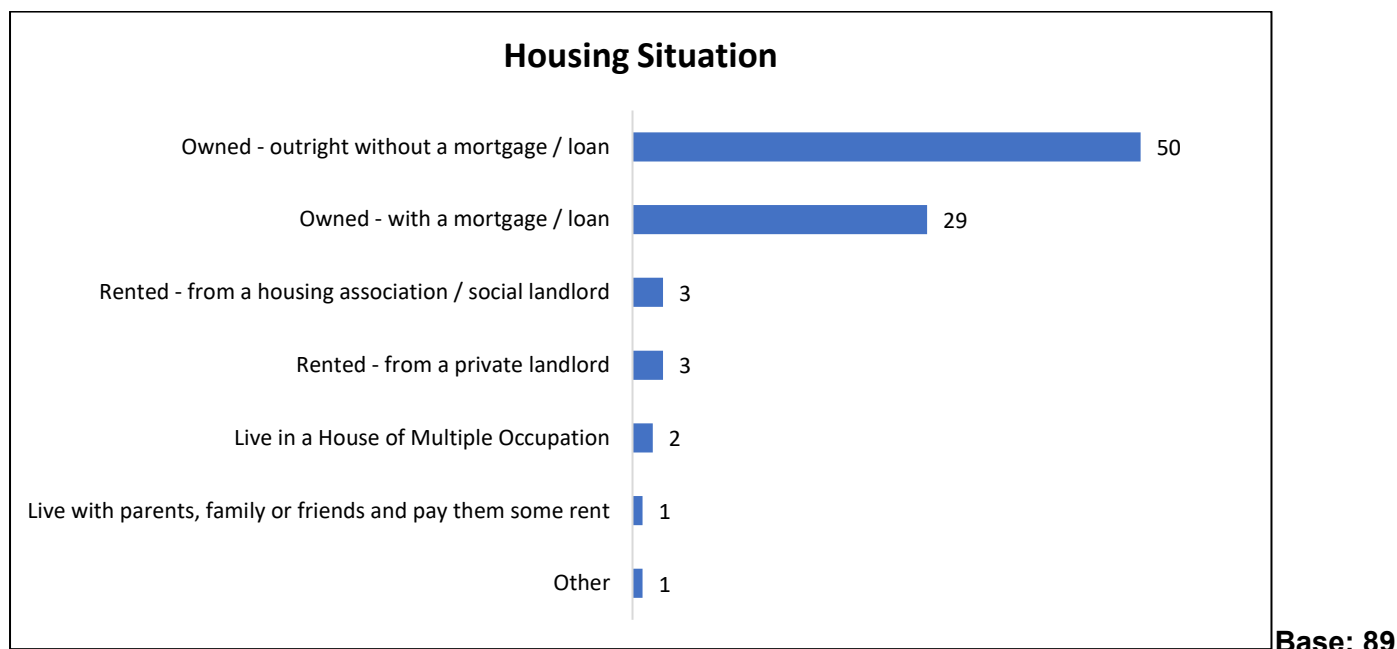
Responses were received from individuals in almost all age categories. Six respondents were between the age of 25 and 34 years. 67 respondents were aged between 35 – 64 years. 18 responses were received from individuals above the age of 65 years.



Base: 91

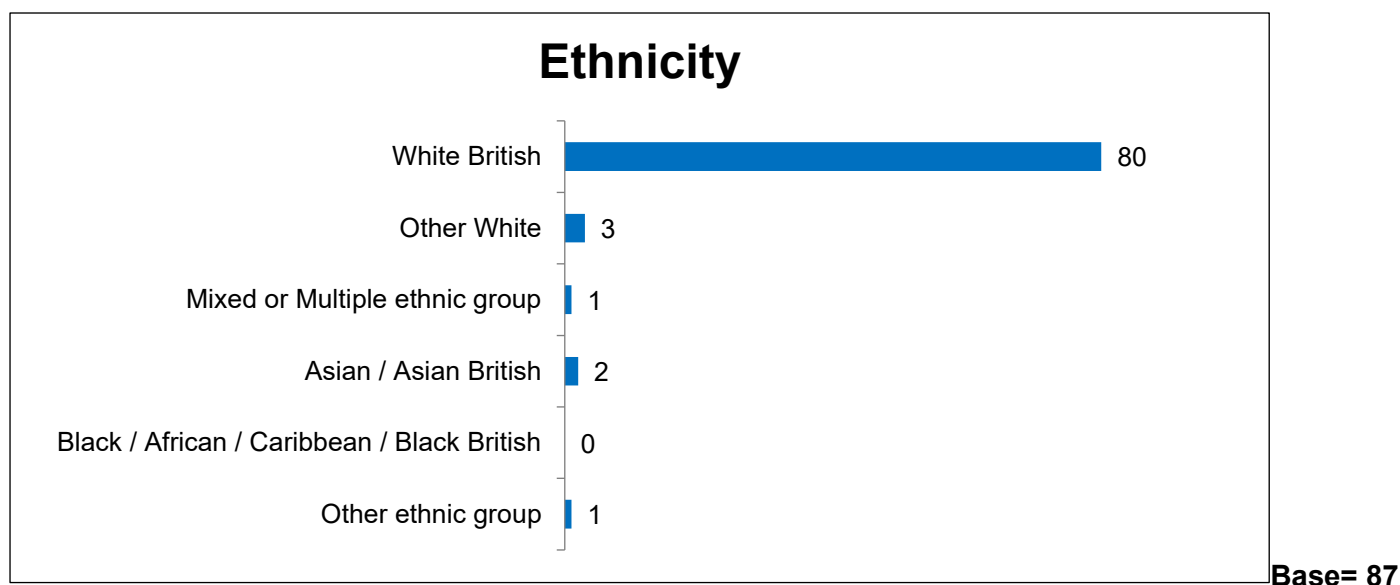
6d. Housing situation

Respondents were asked to reflect on the type of property they live in. 89 responses were received, of which 79 responses were from individuals who own property either with or without a mortgage / loan. Three responses were received from individuals who are renting. Only two respondents live in an HMO. One person responded as “Other”.



6e. Ethnicity

87 respondents provided their ethnicity when undertaking the consultation. 83 reported as White British or “Other White”. Four respondents report as being from other ethnically diverse communities, this includes two from the Asian / Asian British community.



7. Executive Summary

Between 13th June and 25th July 2025 an online survey was published to seek representations in response to the introduction of an immediate Article 4 Direction. The Cabinet decided to introduce the Article following concerns around the increasing number of Houses in Multiple Occupation (HMO) in Bolton. The immediate introduction mitigated the need for formal public consultation and the Article 4 Direction was implemented on 13th June 2025.

The survey was available both online and offline and 102 responses were received. Nine respondents stated they were responding in an official capacity, including seven respondents who are landlords / investors, an agent and a councillor. Two respondents are HMO residents. A formal response from Greater Manchester Police was also received. Most respondents are resident in the borough and two were from outside the borough. Of the postcodes provided, nearly half of the responses (49%) were from the West of the borough, which may be attributed to the circulation of several posts on social media regarding the immediate Article 4 Direction. 79 of 89 respondents stated they own their own property and 83 of 87 respondents stated they are White.

Overall, there was a general agreement for the introduction of an immediate Article 4 Direction. 83 of 102 respondents strongly agree, while 15 strongly disagree, three agree and one respondent has no opinion. When asked to comment further, views focused on the negative impacts of HMOs and showed further support for the Article 4 Direction. While some comments outlined the positives of HMOs, the adverse impacts on residents and local communities significantly outweighed the positive. Comments range from parking, waste, noise, safety and anti-social behaviour to the impacts of HMOs on house prices, social cohesion, and local services. There was a strong sentiment that HMOs are disruptive to residents. The formal response from Greater Manchester Police stated there was no opposition to Article 4.

The overall response from landlords / developers outlined the adverse impacts from the introduction of the Article 4 Direction including financial costs, risk, uncertainty and frustration. Some stakeholders outlined alternative proposals, including providing more notice, or providing exceptions for ongoing development projects. Other suggestions include the improvement of housing standards and licensing.

Immediate Article 4 Direction

Bolton Council has gathered evidence that shows that the ability to convert a family home into a small House of Multiple Occupation (HMO), without planning permission, is having a negative impact on residents and stakeholders throughout the borough and has therefore introduced an immediate Article 4 Direction to address this.

The immediate Article 4 Direction will be applied to the whole of the borough, resulting in anyone who wants to convert a family home into a HMO (of any size) will need to apply for planning permission.

An Article 4 Direction does not mean a planning application for a small HMO would be automatically refused.

The council is now seeking representations (comments) on introducing the immediate Article 4 Direction.

Please read the background documents for more information.
www.bolton.gov.uk/directory/13/consultations/category/195

Your response - keeping your data safe

Most questions are optional; just miss out any that you don't want to answer.

Representation responses may be made public. If you're responding as an individual you won't be identified in any report as your responses will be anonymised and grouped with those from other people. If you're responding in an official capacity your response may be published, but no personal details will be included.

Any personal data you provide will be held securely, in line with our retention schedule and privacy policy:
www.bolton.gov.uk/data-protection-freedom-information/privacy-notice

We use Snap Surveys professional software to collect and process your data. Snap Surveys Ltd. follow the UK General Data Protection Regulation, and their privacy policy can be found by following this link:
www.snapsurveys.com/survey-software/privacy-policy-uk/.

Your views on the immediate introduction of an Article 4 Direction

The immediate Article 4 Direction has withdrawn "permitted development" rights throughout the borough, meaning that anyone who wants to convert a family home into a House of Multiple Occupation (of any size) will now need to apply for planning permission. This has been introduced with immediate effect.

How strongly do you agree / disagree with the introduction of an immediate Article 4 Direction for the whole of the borough.

- ☐ Strongly agree ☐ Agree ☐ Disagree ☐ Strongly disagree ☐ No opinion / Not applicable

Please use this space to share your comments on the immediate introduction of an Article 4 Direction. You may wish to include how the Article 4 Direction could impact you.

☐ No comments

Your interest

Which of the following best describes you / your family's interest in an immediate Article 4 Direction?

- ☐ Live in Bolton borough [Bolton Council area]
- ☐ Work in Bolton borough
- ☐ Study / have children at school in Bolton borough
- ☐ Visitor to Bolton
- ☐ Official response from Parish / Bolton borough Councillor / Elected Member
- ☐ Official response from a landlord
- ☐ Official response from an agent
- ☐ Official response from a business / organisation / community group. You must have their permission to submit an official response on their behalf
- ☐ None of the above - please explain below

Please say what your interest is

Please say which ward you represent

Please say what your role is - in what official capacity do you represent the ward, business, organisation or community group?

About you

Your answers in this section help us to make sure we are getting views from different types of people. They won't be used to contact or identify you.

Please give your full postcode

eg BL1 1RU

How do you identify?

- ☐ Female ☐ Male ☐ Identify in another way

Which age group are you in?

- | | |
|-------------------------------|----------------------------------|
| <input type="radio"/> Under18 | <input type="radio"/> 55 - 64 |
| <input type="radio"/> 18 - 24 | <input type="radio"/> 65 - 74 |
| <input type="radio"/> 25 - 34 | <input type="radio"/> 75 - 84 |
| <input type="radio"/> 35 - 44 | <input type="radio"/> 85 or over |
| <input type="radio"/> 45 - 54 | |

Which of these best describes the home you live in?

- | | |
|---|---|
| <input type="radio"/> Owned - outright without a mortgage / loan | <input type="radio"/> Live in a House of Multiple Occupation (HMO) |
| <input type="radio"/> Owned - with a mortgage / loan | <input type="radio"/> Live with parents, family or friends and pay them some rent |
| <input type="radio"/> Rented - from a housing association / social landlord eg Bolton at Home | <input type="radio"/> Live rent-free with parents, family or friends |
| <input type="radio"/> Rented - from a private landlord | <input type="radio"/> Other{Q7.a} |

Please tell us more

What is your ethnic group?

- | | |
|--|--|
| <input type="radio"/> White British | <input type="radio"/> Asian or Asian British |
| <input type="radio"/> White other | <input type="radio"/> Black, Black British, Caribbean or African |
| <input type="radio"/> Mixed or Multiple ethnic group | <input type="radio"/> Other ethnic group |

Thanks!

Please post to: Freepost RTTT-YTEL-YSXS, Consultation & Engagement Team, 2nd Floor, Town Hall, Victoria Square, Bolton, BL1 1RU.

Appendix B- Official response from Greater Manchester Police

Bolton Police Station
Scholey Street
Bolton
BL2 1HX



[REDACTED]
Bolton Council
3rd Floor
Town Hall
Bolton
BL1 1RU

25th June 2025

Dear [REDACTED]

ARTICLE 4 DIRECTION OPPORTUNITY TO MAKE REPRESENTATIONS

Thank you for your letter dated the 16th June.

The introduction of Article 4 will make it more challenging for dwellings to be used as HMO's which in turn will help mitigate the type of demand we see from such properties.

There is no opposition to this position. I am aware it's a position taken by other areas within Greater Manchester in recent years.

Yours sincerely,

[REDACTED]
**Chief Inspector
Bolton District**

