

## EXETER CITY COUNCIL

### PLANNING MEMBER WORKING GROUP

10 JULY 2012

#### HOUSES IN MULTIPLE OCCUPATION (INCLUDING CLASS C4 USES) SUPPLEMENTARY PLANNING DOCUMENT

##### **1.0 PURPOSE OF REPORT**

- 1.1 On 31 May 2012 Economy Scrutiny Committee considered a public question by Mr Knowles under Standing Order 19. The Committee resolved to refer the matter to Planning Member Working Group. A copy of the draft Minute of the Committee, including the question and response from the Portfolio Holder is at Appendix 1.

##### **2.0 BACKGROUND**

- 2.1 The question raised the following issues regarding the HMO SPD:
- That the policy restriction triggered at 20% Council Tax exemptions is too high and arbitrary.
  - That an annual count is too infrequent.
- 2.2 This report summarises the reasons behind those Council decisions and provides the annual update on exemptions at 31 May 2012.

##### **3.0 THE 20% LIMIT**

- 3.1 The decision to apply a threshold of 20% in the draft and adopted SPD was carefully considered, including with reference to experience elsewhere and responded to public concerns that an earlier threshold of 25% in an SPG adopted in 2008 was too high (see Appendix 2, an extract from Planning Member Working Group dealing with this issue).

##### **4.0 FREQUENCY OF MONITORING**

- 4.1 The SPD states (para 5.4) that the database will be updated on an annual basis every May. Student numbers largely change with the new academic year so once a year is sufficiently frequent. May has been chosen to tie in with an annual report (run overnight on 31 May that has to be produced for DCLG), is after the busy period for Council Tax staff at the start of a financial year but before students start to leave for the Summer. An extra count was organised towards the end of December 2011 to provide a benchmark data before the implementation of the Article 4 Direction on 1 January 2012.

##### **5.0 UPDATE AT 31 MAY 2012**

- 5.1 Appendix 3 provides the number and proportion of homes in the zones for all the area covered by the Article 4 Direction and the nine exempt streets for 31 May 2011, 21 December 2011 and 31 May 2012. A plan of the zones is at Appendix 4.
- 5.2 The data shows a continuing growth in the number of exemptions in the City. However, the database is increasingly being affected by the growth in purpose-built student accommodation. Large student complexes such as Birks Hall (329 homes)

and Northfield (97 homes) now feature on the database.

2006	1184
2007	1422
2008	1526
2009	1657
2010	1930
31 May 2011	2417*
21 Dec 2011	2668*
31 May 2012	2724*

\* Figures increasingly feature purpose-built accommodation blocks (see Appendix 3).

5.3 1858 of the 2724 exempt properties are within the Article 4 Direction area. 458 of the 866 outside the area are accounted for by the Birks and Opal developments.

5.4 The main changes within the zones in the last year have been:

Area subject to immediate control

- In St James ward, an increase of 54 homes that includes 14 properties at Bishops Blackall resulting in an increase in the proportion of exemptions by 1.5%.
- There has been an increase in the part of the Polsloe ward of 0.4% (4 exemptions).
- Within the part of Newtown ward subject to a current restriction, there has been an increase of 0.8% (4 properties).

5.5 The overall change in the area that is above the 20% threshold is about 1.15% (48 properties).

Nine exempt streets

5.6 There has been an increase of 4 properties (1.1%). The streets exempt from the Article 4 Direction were originally identified on the basis of those with more than 50% exemptions at 2010. Since then, a number of other streets have increased to over 50%, however, they remain subject to the Article 4 Direction. This does result in some inconsistency.

Areas subject to Article 4 Direction but presently below 20% threshold

- 5.7
- Within the main part of Newtown ward there has been an increase of 8 properties (0.7%)
  - Within the Archibald Road area of Newtown there has been a reduction of 3 properties (3.7%)
  - Within the part of Pennsylvania there has been an increase of 2 properties (0.8%)
  - Within the part of Duryard ward an increase of 1 property (1.4%)
  - Within the part of St David's ward there has been an increase of 17 properties plus a further 130 at Northfield (97) and Looe Road (33), an increase of 8.2%.

5.8 St David's ward now exceeds the 20% threshold primarily due to the additional exemptions at Northfield. Planning policy restrictions will therefore now apply in this area.

Pennsylvania Ward

5.9 Exemptions in the part of Pennsylvania ward covered by the Article 4 Direction are presently at 14.6% (47 of 323) properties. Nine roads in the area have no or a very low proportion of exemptions. Three road have much higher proportions: Union

Road part (27.4%), Sylvan Road (part) (31.4%) and Clevedon Close (25%).

- 5.10 Planning Member Working Group considered the application of the policy in March 2011 and decided it should operate on broader areas within wards rather than individual road. PMWG recognised that communities operate at different levels and that whether a policy restriction would apply may depend upon how an area was defined. An extract of that report is below:

“Areas to be defined on a Ward/part Ward basis

*This approach was advocated to Executive since St James Ward Members had previously suggested a broader brush approach extending restrictions to the whole Ward rather than the previous approach based upon three restraint areas. At the Members’ briefing on 14 December some Members also referred to the advantages of a fine grained approach based upon different circumstances in streets. The area of analysis may have a significant effect on a decision. For example, West Avenue is a street of 32 homes with no council tax exemptions at April 2010. A fine grained local approach might suggest a proposal is acceptable, however, it lies within St James Ward which, as a whole, has 27.3% of properties exempt.”*

## 6.0 PURPOSE-BUILT ACCOMMODATION

- 6.1 The University and private sector providers have been successful in bringing forward large amounts of purpose-build accommodation. For last year and the next two academic years the main schemes are:

<u>2011/12 Academic Year</u>	<u>Homes</u>	<u>Bedspaces</u>
Lafrowda	48 cluster, 86 studios	(459-383 demolitions)
Birks	49 cluster, 390 studios	562 (of 832)
Bishop Blackall	22 cluster	113
71 Looe Road	33 studios	33
Lions Holt	<u>4</u> cluster	<u>19</u>
	632	803
<u>2012/13</u>		
Lafrowda, Ph2 Blocks A-D, J	56 cluster	443
St Annes Brewery	118	118
Duryard	27 cluster	194
Kilmorie	8 cluster	26
Artful Dodger	<u>6</u> cluster	<u>35</u>
	215	816
<u>2013/14</u>		
Townsend	90 cluster, 51 studios	492
Thornton Hill Tennis Ct	9 cluster	42
Stoneman & Bowker	<u>29</u> studios, 14 cluster	<u>96</u>
	193	630
<u>Later or Unknown</u>		
Red Cow	8	34
Kingfisher House	28 cluster, 39 studios	179
<u>2014/15</u>		
Portland House	159 studios	149
Halford Wing	<u>40</u> studios	<u>74</u>
	274	436

- 6.2 At October 2012 the position with respect to the Council’s target that purpose-built accommodation should accommodate at least 75% of any increase in student

numbers over 2006 should be satisfied. There had been an increase of about 3,200 fte students from 2006 after an allowance for those living at home. About 2,900 bedspaces have been completed to October 2011 and a further 800 are expected to be available in October 2012.

- 6.3 The growth in student numbers appears to have slowed from 2010/11. An increase of a total of about 600fte is expected in the five years to 2015/16 (about 0.8% per annum) there is then expected to be an enhanced growth of about 1,750 fte in the years to 2018 (about 3.7% per annum). Overall the University will increase from about 16,000 students in 2011 to about 20,000 in 2018 (not fte). The additional purpose-built accommodation coming on stream and any rush to convert to HMOs before the Article 4 Direction took effect has led to about 600 vacant units of purpose-built accommodation and 200 vacant HMOs (circa 750 bedspaces) this year. The greater supply of accommodation should start to work through into price and result in some poorer accommodation being withdrawn from the market.

## **7 ADVICE SOUGHT**

- 7.1 That Planning Member Working Group notes the report, in particular, that there is no significant change in Pennsylvania ward and that the policy restriction at 20%, with annual monitoring, remains appropriate. A policy restriction will now be applied in the part of St David's ward covered by the Article 4 Direction. A clear statement and plan of where the restriction now applies will be provided on the website. This requires no formal amendment to the HMO SPD.

**RICHARD SHORT**  
**ASSISTANT DIRECTOR CITY DEVELOPMENT**

**SCRUTINY COMMITTEE - ECONOMY – 31 MAY 2012**  
**QUESTION FOR PORTFOLIO HOLDER**  
**UNDER STANDING ORDER NO.19**

Question from Mr Knowles for the Portfolio Holder – Sustainable Development and Transport

Will Exeter City Council agree, and if not why not, that the limit of 20% HMOs in a locality is both arbitrary and too high, and that it should be reduced to 15%; that the annual count is too infrequent to keep abreast of developments; and that the large number of non-permanent residents is destroying a sense of community?

Answer

*Councillor Sutton, as Portfolio Holder for Sustainable Development and Transport responded to the question. She offered some background to the 20% limit of Houses in Multiple Occupation which was agreed by a Supplementary Planning Document following a period of public consultation last year. The City Council had no power to control the change of family homes into small HMO's, prior to changes in national legislation in 2010. The Council made an Article 4 Direction to give it planning control and considered and adopted the SPD. The HMO Policy was introduced to provide a balance of accommodation within the city.*

*The annual count provided a snapshot of households which were exempt from council tax. This is taken in May, to coincide with a Government statistical return. More frequent counts would be unlikely to show a very different result, since most students were in their accommodation for a year and there would be a significant cost to the City Council.*

*Cllr Sutton stated that she believed the 20% HMO limit was an appropriate level. The Article 4 Direction had only been in existence for five months and it was too early to establish how successful it had been. She suggested that the matters raised in the question be considered by Planning Member Working Group, which had a remit to discuss the planning policy issues. It was entirely appropriate that they should look at this matter and see if any changes in the limit were justified.*

A Member thanked Cllr Sutton for her in depth reply and welcomed the opportunity to revisit this. He requested that this be dealt with as soon as possible, even if a report was not available. He was aware of a number of issues resulting from the increased number of HMO's in the adjacent St James ward. A Member also acknowledged that this was clearly a matter of concern for a number of people and the need to strike a balance between student accommodation and residents for the city was acknowledged. A Member also suggested that HMO accommodation was not only required or relevant to students, but could help working people and particularly younger people live independently and make a start on the property ladder.

Mr Knowles responded and welcomed that the matter would be referred to the Planning Member Working Group. He felt that the 20% limit was arbitrary and there was a real dilemma over the purpose built student accommodation with many partly vacant.

Members noted that ultimately the Executive could only determine any further change in the HMO limit, but were in support that the issues raised in the question be referred to the Planning Member Working Group for consideration.

**PLANNING MEMBER WORKING GROUP : 8 FEBRUARY 2011**

**EXTRACT**

- 5.18 Future restrictions to be based upon 20% Council Tax exemptions  
The threshold for restrictions was previously set at 25% based upon experience in Nottingham where this level was understood to correspond to areas where there was a perceived problem. Survey work in Loughborough (Charnwood Borough Council) identified that about 50% of respondents considered there was a problem at 10% student accommodation, rising to 68% at 20%. Some local residents comment that student household sizes are typically 4-6 people, while families are more typically about 2.2 people, so 25% student households may mean approaching half of an area's population. In view of public concerns that communities may still be imbalanced at around 25%, it is proposed to reduce the threshold to 20%. The more broad brush approach will result in the inclusion of some areas of St James that are presently below 20% while the Ward as a whole is over 27%.

**APPENDIX 3**

**PROPERTIES EXEMPT FROM COUNCIL TAX – UPDATED TO MAY 2011**

<b>WARD/ROAD</b>	<b>*Total Homes 31/x/11</b>	<b>Council Tax Exemptions at 31/5/11</b>	<b>% Exempt 31/5/2011</b>	<b>Total Homes 21/12/11</b>	<b>% Exempt 21/12/11</b>	<b>Total Homes 31/05/12</b>	<b>% Exempt 31/5/12</b>
<b>ST JAMES</b>							
Union Road, 1-25 odd, 27-73 odd	52	14	26.9	14	26.9	15	28.8
Prospect Park	64	17	26.6	20	31.2	21	32.8
Victoria Road	20	10	50.0	9	45.0	10	50.0
Rosewood Terrace	17	1	5.9	4	23.5	4	23.5
South View Terrace	13	1	7.7	2	17.2	2	17.2
Howell Road,inc Linden Vale, exc the Coach House	105	24	22.9	26	24.8	27	25.7
Pennsylvania Rd to 45/82, inc Norwood House	137	31	22.6	31	22.6	42	30.7
Bishop Blackall	(14)	0	0	13	100.0	14	100.0
Hoopern Street, inc Hoopern Mews	94	44	46.8	44	46.8	45	47.9
Blackall Road	91	14	15.4	15	16.5	17	18.7
Longbrook Street + Isca Lofts (15)	96	41	42.7	41	42.7	35	36.5
Queens Crescent	29	17	58.6	16	55.2	16	55.2
York Road	14	2	14.3	2	14.3	2	14.3
Well Street	46	22	47.8	25	54.3	26	56.5
Oxford Road	88	30	34.1	32	36.4	31	35.2
St James Road	28	8	28.6	8	28.6	10	35.7
St James Close	10	2	20.0	2	20.0	2	20.0
York Terrace	9	6	66.7	4	44.4	6	44.4
St Sidwells Avenue	35	5	14.3	6	17.1	6	17.1
Trafalgar Place	3	2	66.7	2	66.7	2	66.7
St James Terrace	11	2	18.2	3	27.3	3	27.3
Brook Green Terrace	11	3	27.3	3	27.3	3	27.3
Clarence Place	5	0	0	0	0	0	0
Powderham Crescent	104	16	15.4	17	16.3	18	17.3
Leighton Terrace	20	9	45.0	9	45.0	9	45.0
Velwell Road	38	1	2.6	1	2.6	1	2.6
Castle Mount, inc Danes House	41	0	0	0	0	0	0
Elmgrove Road	16	0	0	0	0	0	0
New North Road, 1-29, 41A, Molly Hayes Apartments	67	16	23.9	15	22.4	16	22.4
Woodbine Terrace	11	4	36.4	4	36.4	4	36.4
Highcross Road	13	2	15.4	2	15.4	2	15.4
Hillside Avenue	15	1	6.7	1	6.7	1	6.7
Waverley Avenue	19	2	10.6	5	26.3	5	26.3
Pennsylvania Crescent	8	1	12.5	1	12.5	1	12.5
Addington Court, Horseguards	45	10	22.2	7	15.6	8	15.6
Kingstephen Close	49	0	0	0	0	0	0
The Quadrangle, Horseguards	28	0	0	0	0	0	0
Montague Rise	6	0	0	0	0	0	0
Hoopern Lane	2	0	0	0	0	0	0
Kingsgate, Pennsylvania Rd	44	0	0	0	0	0	0
New Buildings, 2-8	7	0	0	1	14.3	0	0
Bridge Cottages, 1-8	8	1	12.5	1	12.5	1	12.5
Old Tiverton Road, 40-55	39	14	35.9	12	30.8	18	46.2
Longbrook Terr, inc Camilla Ct, Longbrook Ct	72	3	4.2	5	6.9	5	6.9
Devonshire Place	34	9	26.5	13	26.5	13	26.5
King William Street	43	7	16.3	6	13.9	9	20.9
Horseguards	40	6	15.0	5	12.5	5	12.5
Lucombe Court, Stadium Way	23	0	0	0	0	1	4.3
Acland Terrace	6	0	0	0	0	0	0
Acland Road	61	16	26.2	19	31.1	20	32.8
Culverland Close	25	3	12.0	2	8.0	2	8.0
Sidwell Street (part 1-96)	50	9	18	5	10.0	6	12.0
West Avenue	34	0	0	0	0	0	0
Thornton Hill	53	3	5.7	3	5.7	3	5.7
Willow Walk	32	1	3.1	2	6.2	1	3.1
<b>TOTAL</b>	<b>2037/2059</b>	<b>436</b>	<b>21.4</b>	<b>463</b>	<b>22.6</b>	<b>488</b>	<b>23.7</b>
<b>NINE STREETS</b>	<b>379</b>	<b>268</b>	<b>70.7</b>	<b>276</b>	<b>72.8</b>	<b>272</b>	<b>71.8</b>
<b>TOTAL including nine streets</b>	<b>2416/2438</b>	<b>704</b>	<b>29.1</b>	<b>743</b>	<b>30.6</b>	<b>760</b>	<b>31.2</b>
<i>*adjusted for larger schemes</i>							
<b>POLSLOE</b>							
Mount Pleasant Road, 31-112, inc St James Court	102	25	24.6	26	25.5	28	27.5

WARD/ROAD	*Total Homes 31/x/11	Council Tax Exemptions at 31/5/11	% Exempt 31/5/2011	Total Homes 21/12/11	% Exempt 21/12/11	Total Homes 31/05/12	% Exempt 31/5/12
Pinhoe Rd, 4-270 even, Watmore Ct	218	33	15.1	31	14.2	32	14.7
Monks Road	253	82	32.4	79	31.2	79	31.2
Polsloe Road, 1-35 all	55	10	18.2	9	16.4	8	14.5
Abbey Road	18	0	0	1	5.6	2	11.1
Priory Road	83	39	47.0	43	51.8	41	49.4
Thurlow Road	10	2	20.0	1	10.0	2	20.0
Elton Road	23	6	26.1	6	26.1	6	26.1
Monkswell Road	40	19	47.5	18	45.0	18	45.0
Kings Road	24	9	37.5	9	37.5	9	37.5
Morley Road	20	7	35.0	8	40.0	8	40.0
Clinton Avenue	18	9	50.0	8	44.4	8	44.4
Abbots Road	20	5	25.0	6	30.0	6	30.0
Jubilee Road	26	7	26.9	6	23.1	5	19.2
St Anne's Road	60	13	21.7	14	23.3	13	21.7
Manston Road	72	14	19.4	12	16.7	12	16.7
Park Road	110	33	30.0	37	33.6	36	32.7
St John's Road	64	23	35.9	25	39.1	25	39.1
Devon Road, inc Tuffery Ct	12	0	0	0	0	0	0
Old Tiverton Road, 56-81	44	15	34.1	17	38.6	17	38.6
Mansfield Road	40	12	30.0	12	30.0	12	30.0
Tresillian Gardens	4	1	25.0	1	25.0	1	25.0
Greyfriars Walk, inc Pilgrim House	87	7	8.0	6	6.9	7	8.0
Whitefriars Walk	13	0	0	1	7.7	2	15.4
Ladysmith Road	135	6	4.4	4	3.0	4	3.0
Commins Road	33	0	0	1	3.0	1	3.0
St Marks Avenue, Collard House	1/2	0	0	2	100.0	1	50.0
<b>TOTAL</b>	<b>1584</b>	<b>377</b>	<b>23.8</b>	<b>393</b>	<b>24.2</b>	<b>383</b>	<b>24.2</b>

#### NEWTOWN

Old Tiverton Road, 85-124, inc St Annes Chapel	69	20	29.0	25	36.2	21	30.4
Mount Pleasant Road, 1-30 Inc Exon Mews	55	12	21.8	15	27.3	15	27.3
Iddesleigh Road	27	9	33.3	10	37.0	10	37.0
Herschell Road	33	7	21.2	8	24.2	8	24.2
Salisbury Road	41	12	29.3	12	29.3	11	26.8
Rosebery Road	54	16	29.6	19	35.2	19	35.2
Lucas Avenue	32	8	25.0	8	25.0	8	25.0
Elmside	62	24	38.7	24	38.7	25	38.7
May Street	41	9	22.0	9	22.0	8	19.5
Bartholomew Terrace	13	0	0	0	0	0	0
Albion Place	18	1	5.6	1	5.6	1	5.6
Toronto Road	53	7	13.2	6	11.3	6	11.3
<b>TOTAL</b>	<b>498</b>	<b>125</b>	<b>25.7</b>	<b>137</b>	<b>25.1</b>	<b>132</b>	<b>26.5</b>

#### ARTICLE 4 DIRECTION AND RESTRICTION ON NEW HOMES WHEN AREA OF WARD REACHES 20%

##### NEWTOWN (Main)

Elmside Close	8	0	0	0	0	0	0
Blackboy Road, inc Sydenham House and Exeter Trust House (18 + 35)	187	49	26.2	53	28.3	54	28.9
Alexandra Terrace	20	1	5.0	2	10.0	2	10.0
Jesmond Road, inc Bourne Court	27	4	14.8	3	11.1	3	11.1
Gordon Road	14	0	0	0	0	0	0
Clifton Hill, inc Clifton Court	62	4	6.5	4	6.5	5	8.1
Clifton Street	52	1	1.9	1	1.9	0	0
Clifton Road, inc Frances Gardens, Belmont Mews	75	5	6.6	6	8.0	7	9.3
Grosvenor Place, inc Cleveland Court/Gardens	62	3	4.8	3	4.8	1	1.6
Belmont Road	79	8	10.1	8	10.1	9	11.4
Parr Street	29	0	0	0	0	0	0
Ridgeway Ct, Nichols Way	19	0	0	0	0	0	0
Chute Street	36	2	5.6	3	8.3	3	8.3
Portland Street	111	33	29.7	37	33.3	39	35.1
Sandford Walk	67	8	11.9	8	11.9	7	10.4
East John Walk	52	7	13.5	6	11.5	6	11.5
Salem Place	5	0	0	0	0	0	0
Newtown Close	27	0	0	0	0	0	0



<b>WARD/ROAD</b>	<b>*Total Homes 31/x/11</b>	<b>Council Tax Exemptions at 31/5/11</b>	<b>% Exempt 31/5/2011</b>	<b>Total Homes 21/12/11</b>	<b>% Exempt 21/12/11</b>	<b>Total Homes 31/05/12</b>	<b>% Exempt 31/5/12</b>
Codrington Street inc Codrington Court	45	3	6.7	3	6.7	3	6.7
Albert Street	26	2	7.7	2	7.7	2	7.7
Parr Close	22	1	4.5	1	4.5	1	4.5
Silver Lane, inc Belmont House	53	0	0	0	0	0	0
Kendall Close	24	0	0	0	0	0	0
Gladstone Road	3	3	100	2	66.7	2	66.7
<b>TOTAL</b>	<b>1097</b>	<b>134</b>	<b>12.2</b>	<b>142</b>	<b>12.9</b>	<b>142</b>	<b>12.9</b>
<b>NEWTON WARD (ARCHIBALD ROAD)</b>							
Archibald Road	36	7	19.4	5	13.9	5	13.9
Athelstan Road, 62-83 all	24	3	12.5	2	8.3	2	8.3
Barnfield Road, 19-37 odd	21	1	4.8	1	4.8	1	4.8
<b>TOTAL</b>	<b>81</b>	<b>11</b>	<b>13.6</b>	<b>8</b>	<b>9.9</b>	<b>8</b>	<b>9.9</b>
<b>PENNSYLVANIA</b>							
Union Road, 2-102 even, inc Mitchell House	67	17	25.4	20	29.9	20	29.9
Pennsylvania Road, 86-136 even	32	8	25.0	8	25.0	5	15.6
Maryfield Avenue	13	0	0	0	0	0	0
Lower Kings Avenue	47	2	4.3	2	4.3	2	4.3
Higher Kings Avenue	51	1	2.0	1	2.0	1	2.0
Elmdon Close	7	0	0	0	0	0	0
Hill Close	13	0	0	0	0	0	0
Charingthay Gate	8	0	0	0	0	0	0
Sylvan Road, 1 to 39A (all)	51	14	27.5	17	33.3	16	31.4
Sylvan Avenue, 1b	1	0	0	0	0	0	0
Pennsylvania Close	13	0	0	0	0	0	0
Clevedon Close	12	3	25.0	3	25.0	3	25.0
Brodick Close	2	0	0	0	0	0	0
<b>TOTAL</b>	<b>317</b>	<b>45</b>	<b>14.2</b>	<b>51</b>	<b>16.1</b>	<b>47</b>	<b>14.8</b>
<b>DURYARD</b>							
King Edward Street + King Edward Ct (adjoining Opal/KE Studios) excluded	65	11	16.9	12	18.5	13	20.0
Cooks/Llewelyn Mews not exempt							
Cowley Bridge Road, 1-8	8	5	62.5	4	50.0	4	50.0
<b>TOTAL</b>	<b>73</b>	<b>16</b>	<b>21.9</b>	<b>16</b>	<b>21.9</b>	<b>17</b>	<b>23.3</b>
<b>ST DAVID'S</b>							
New North Road (part, inc Atwills Almshouses, Marcus House, Constantine House, Julius House, Augustus House, Bury Meadow Cottage, The Imperial)	285	73	25.6	63	22.1	72	25.3
Queen Street (part – no 1-20 or 74+)	2	0	0	0	0	0	0
Northernhay Str and Northernhay Sq	48	2	4.2	4	8.3	2	8.3
Lower North St (inc St Annes Well Brewery, St Annes Well Mews, The Old Bakery, The Courtyard, Northgate Court)	62	31	50.0	31	50.0	33	53.2
Richmond Road, inc Silver Terrace, St Michaels Mews	92	12	13.0	20	21.7	17	18.5
Richmond Court	101	35	34.6	33	32.7	37	36.6
Jubilee Court, Queen Street	41	0	0	0	0	0	0
Bystock Terr, inc Redvers Ct	27	6	22.2	4	14.8	4	14.8
Queens Terrace, inc Bystock Close	23	4	17.4	4	17.4	2	8.7
Russel1 Terrace	8	0	0	0	0	0	0
Little Silver	11	1	9.1	1	9.1	1	9.1
St David's Terrace	13	1	9.2	0	0	0	0
St David's Hill (Montpelier Court, North Bridge Place, Windsor Court, Shirehampton House) (16+3)	190	16	8.4	19	10.0	23	12.1
Howell Road	1	0	0	0	0	0	0
Exe Street, inc Barbican Ct, Bell Ct, Bridge Court	182	0	0	0	0	0	0
Napier Terrace	13	0	0	0	0	0	0
Iron Bridge (inc Bell Court, Bridge Crt)	12	2	16.7	1	8.3	0	0

<b>WARD/ROAD</b>	<b>*Total Homes 31/x/11</b>	<b>Council Tax Exemptions at 31/5/11</b>	<b>% Exempt 31/5/2011</b>	<b>Total Homes 21/12/11</b>	<b>% Exempt 21/12/11</b>	<b>Total Homes 31/05/12</b>	<b>% Exempt 31/5/12</b>
Dinham Road	19	3	15.8	2	10.5	3	15.8
Dinham Crescent (inc Dinham Mews)	29	0	0	1	3.4	1	3.4
Mount Dinham	44	0	0	0	0	0	0
Haldon Road, inc St Lichfields Ct	120	10	7.8	13	10.8	12	10.0
Bonhay Road	98	20	20.5	18	18.4	20	20.4
Looe Rd	43	1	2.3	1	2.3	34	2.3
Apollo Works (71 Looe Road)	33	0	0	33	100.0	33	100.0
Tavistock Road	18	1	5.5	0	0	0	0
Kingdom Mews	20	0	0	0	0	0	0
Telford Road	20	5	25.0	5	25.0	5	25.0
Clayton Road	25	0	0	0	0	0	0
Brunel Close, Point Exe (59) excluded	18	0	0	0	0	0	0
Eldertree Gardens	21	6	28.6	8	38.1	8	38.1
St Clements Lane	2	2	100.0	2	100.0	2	100.0
Windsor Close	4	0	0	0	0	0	0
Taddiford Road	17	0	0	3	17.6	3	17.6
St David's Place/Red Cow Village	13	1	7.7	1	7.7	1	7.7
Northfield Student Scheme	97	0	0	97	100.0	97	100.0
Point Exe (59 units)	(0)	0	0	0	0	0	0
<b>TOTAL</b>	<b>1799</b>	<b>230</b>	<b>12.8</b>	<b>364</b>	<b>20.2</b>	<b>377*</b>	<b>21.0</b>

#### STREETS EXCLUDED FROM ARTICLE 4 DIRECTION

Culverland Road	59	36	61.0	37	62.7	37	62.7
Danes Road	65	51	78.5	53	81.5	52	80.0
Edgerton Park Road	25	18	72.0	19	76.0	19	76.0
Hillsborough Avenue	25	18	72.0	18	72.0	17	68.0
Mowbray Avenue	19	11	57.9	10	52.6	10	52.6
Old Park Road	15	11	73.3	11	73.3	11	73.3
Springfield Road	56	39	69.6	40	71.4	40	71.4
Victoria Street	100	76	76.0	79	79.0	77	77.0
Wrentham Estate	15	8	53.3	9	60.0	9	60.0

<b>TOTAL</b>	<b>379</b>	<b>268</b>	<b>70.7</b>	<b>276</b>	<b>72.8</b>	<b>272</b>	<b>71.8</b>
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#### TREATMENT OF PURPOSE-BUILT STUDENT ACCOMMODATION OUTSIDE ZONES

<b>OPAL, Cowley Bridge Road</b>	-	<b>129</b>	-	<b>129</b>	-	<b>129</b>	
<b>Birks Hall</b>	-	<b>240</b>	-	<b>322</b>	-	<b>329</b>	
<b>TOTAL Exemptions in ECC</b>	-	<b>2417</b>	-	<b>2668</b>	-	<b>2724</b>	

