

In simplified terms, a house in multiple occupation (HMO) is a property rented out by at least three people who are not from one 'household' (for example a family) but share facilities like the bathroom and kitchen.

The Council maintains a public register of mandatory licenced HMOs (5 or more people forming more than 1 household). On 1 October 2020 there were 493 HMOs on the register. While the type of occupants do not form part of the information gathered for licensing, based on working knowledge Private Sector Housing officers have attempted to specify the occupying group for each property. Of these, 269 (55%) were occupied by students, 214 (43%) were occupied by professionals, whilst the remaining 10 (3%) were occupied by Asylum Seekers or were categorised as either Hostels or Care Homes (Table 1).

Type of HMO	Number of HMOs	% of HMOs
Asylum Seekers	4	1%
Care Home	3	1%
Hostel	3	1%
Professionals	214	43%
Students	269	55%
Total HMOs	493	100%

Table 1. HMOs in South Gloucestershire

Fig 1 and Table 2 (overleaf) illustrate that the highest proportion of HMOs in South Gloucestershire (particularly student HMOs) are geographically concentrated in areas of the north Bristol fringe close to the University of West of England (UWE) Frenchay Campus. Two thirds of HMOs in the district are concentrated in the wards of Filton (174) and Stoke Park & Cheswick (153).

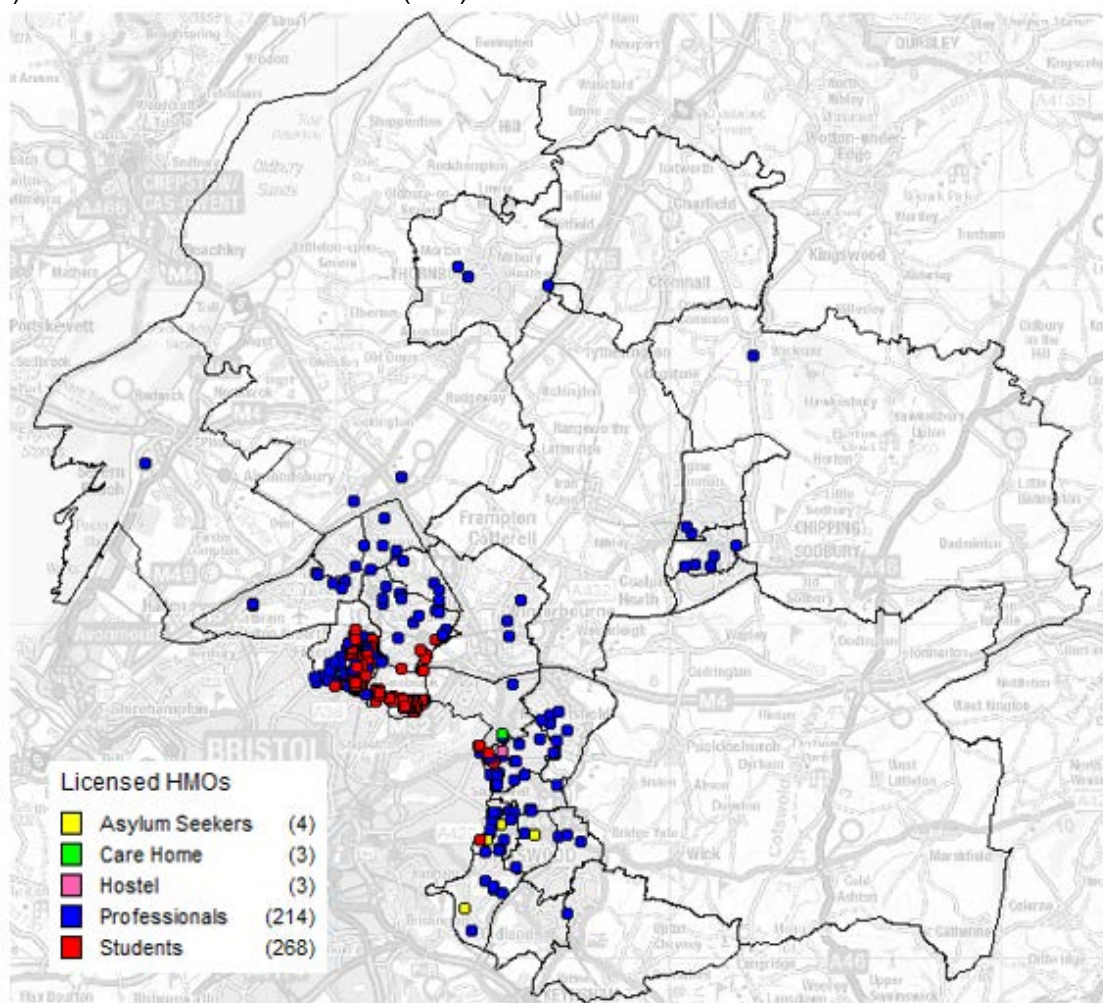


Fig 2. Distribution of HMOs across South Gloucestershire

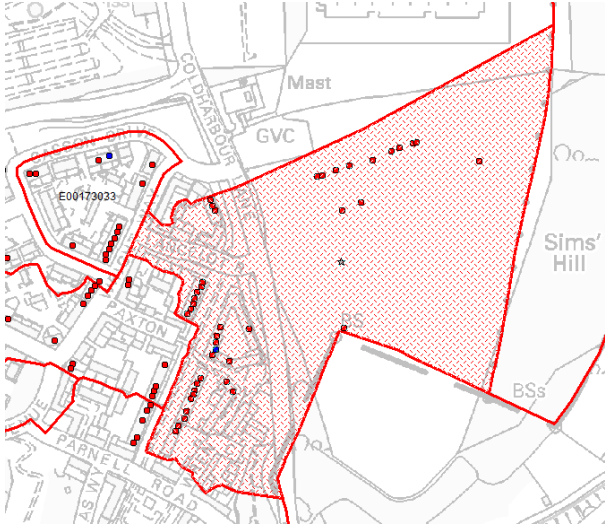
Ward	Asylum Seekers	Care Home	Hostel	Professionals	Students	Total HMOs
Filton		2		76	96	174
Stoke Park & Cheswick				10	143	153
Frenchay & Downend		1		7	16	24
Kingswood	2		1	20	1	24
Stoke Gifford				18	6	24
Staple Hill & Mangotsfield			2	18	2	22
Charlton & Cribbs				10		10
Hanham	1			6		7
Winterbourne				3	3	6
Bradley Stoke South				5		5
Emersons Green				5		5
New Cheltenham				5		5
Yate Central				5		5
Bradley Stoke North				3		3
Patchway Coniston				3		3
Thornbury				3		3
Woodstock	1			2		3
Parkwall & Warmley				2		2
Pilning & Severn Beach				2		2
Severn Vale				2		2
Yate North				2		2
Bitton & Oldland Common				1		1
Chipping Sodbury & Cotswold Edge				1		1
# Other (unmatched)	0	0	0	5	2	7
Grand Total	4	3	3	214	269	493

Table 2. HMOs in South Gloucestershire by ward

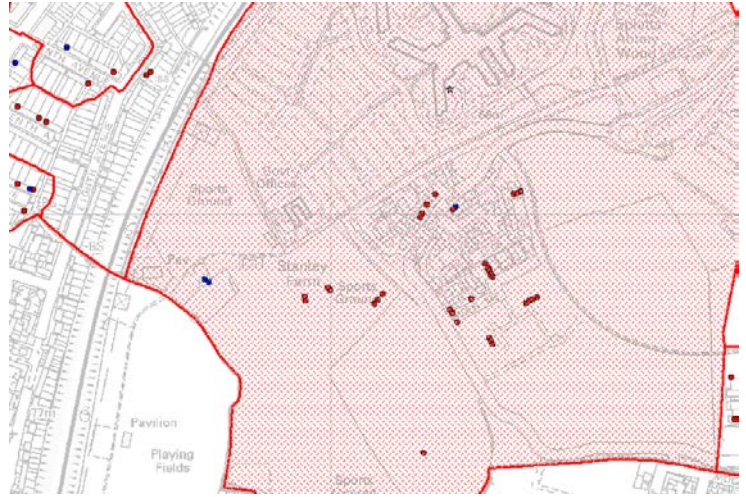
Analysis by more detailed Census Output Area (COA) level shows that there are six COAs with 15 or more HMOs (Table 2). Fig 2 shows that all these COAs are clustered close to the UWE Frenchay Campus.

COA	Ward	Total HMOs
E00173035	Stoke Park & Cheswick	41
E00173041	Stoke Park & Cheswick	37
E00173040	Stoke Park & Cheswick	30
E00173033	Stoke Park & Cheswick	23
E00075337	Filton	18
E00075320	Filton	15

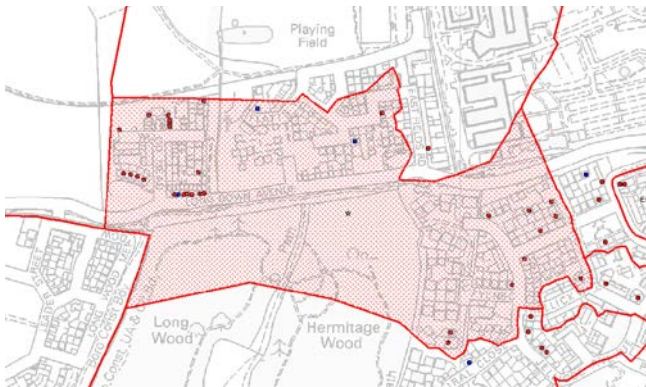
Table 2 – COAs with the highest number of HMOs



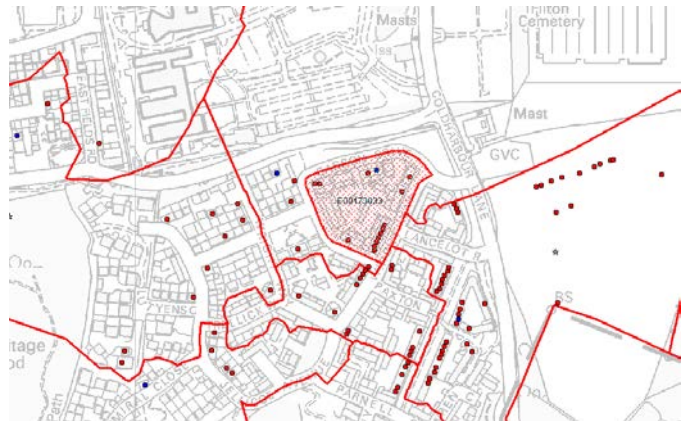
E00173035 – Stoke Park & Cheswick Ward



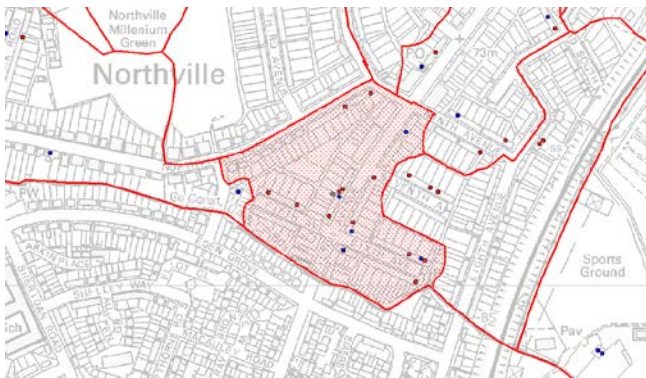
E00173041 - Stoke Park & Cheswick Ward



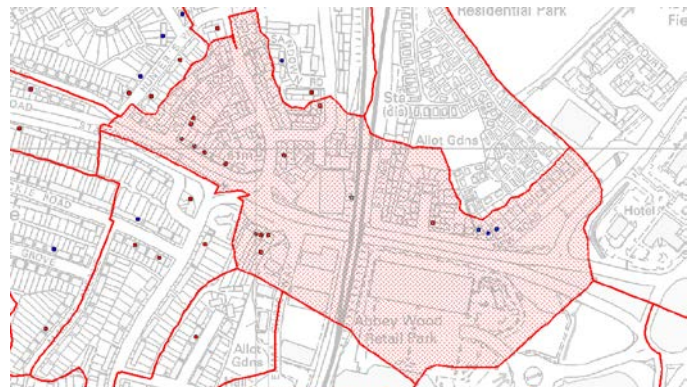
E00173040 - Stoke Park & Cheswick Ward



E00073033 – Stoke Park & Cheswick Ward



E00175337 - Filton



E00175320- Filton

Fig 2 – COAs with the highest number of HMOs

Disclaimer: This report has been prepared by South Gloucestershire Council's Corporate Research and Consultation Team, with all reasonable skill, care and diligence.

For further information contact:
The Corporate Research and Consultation Team:
01454 863990 / 01454 863862,
email research@southglos.gov.uk