



HMO workshop **11 February 2027**

This workshop will examine the planning enforcement issues arising from Houses in Multiple Occupation, using a combination of legal principles, real-life case studies and practical examples. The day will be interactive, with opportunities throughout to discuss difficult cases and ask questions.

Programme:

HMOs: identifying the development. What is an HMO? Planning and Housing Act definitions and use classes; when the creation or use of an HMO amounts to a breach of planning control; distinguishing HMOs from self-contained flats; mixed uses; identifying the correct planning unit and use. Also looking at elfin kitchens, shared facilities. Information sharing with licensing teams.

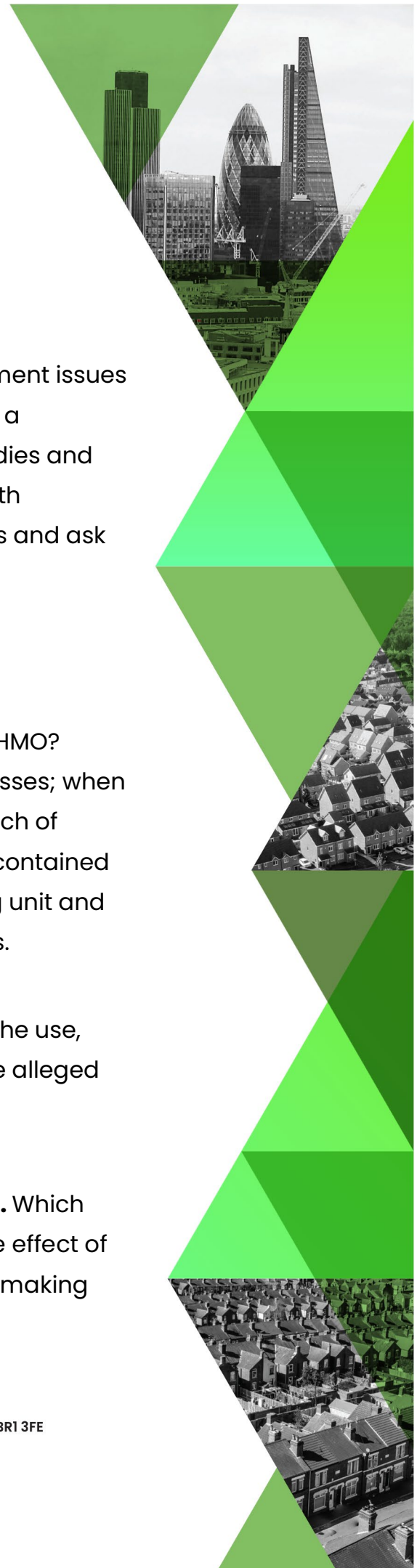
Real-life examples of cases where the nature of the use, number of occupiers, facilities or layout make the alleged breach difficult to identify or prove.

Morning Break

Permitted development and Article 4 Directions. Which permitted development rights apply to HMOs; the effect of Article 4 Directions and why you should consider making them.

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HMO enforcement following Article 4 Directions. Practical examples of enforcement investigations and disputes arising after the introduction of Article 4 controls.

Lunch

Immunity, continuity and mixed uses. Immunity for HMO uses; evidential issues; interruptions and changes in occupation; mixed HMO and other residential uses; identifying what use has actually become lawful.

Immunity in practice. Case studies illustrating evidential difficulties, mixed uses and disputed periods of occupation.

Afternoon Break

Enforcement powers, offences and direct action. Enforcement notices and breach of condition notices; prosecution for non-compliance; injunctions where appropriate; direct action and practical considerations when securing compliance.

HMO prosecutions and direct action in practice. Examples of difficult HMO enforcement cases, prosecution and securing compliance on the ground.

Workshop discussion and Q&A. Delegates are encouraged to bring their own HMO cases and questions for discussion.

Finish

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Format: Practical workshop with real-life examples, discussion of difficult enforcement scenarios and opportunities for questions throughout the day.

Course runs from **9:30am** to **16:30pm**

Cost: **£ 200** plus VAT per delegate

Presented by **Izindi Visagie, Nigel Wicks and Tom Wicks**

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