

HMO CONCENTRATION ASSESSMENT

Proposed 4-Bedroom Class C4 HMO with Shared Communal Lounge

8 Paget Road, Uxbridge
Hillingdon Council
Pre-Application Reference: 79552/PRC/2026/102

HMO Concentration Assessment

The proposed development at 8 Paget Road comprises the change of use of the existing dwelling to a four-bedroom House in Multiple Occupation (HMO), with a shared communal lounge at first-floor level. The proposal is therefore assessed against the HMO concentration requirements of Policy DMH 5 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Policy DMH 5 requires proposals for HMO accommodation within areas covered by an Article 4 Direction to demonstrate that the proposal would not result in an unacceptable concentration of HMO accommodation. In particular, the policy identifies a threshold of less than 20% of properties within the relevant neighbourhood area and, additionally, less than 15% of properties within 100 metres of the application property.

Existing HMO Evidence

The Hillingdon HMO Register has been reviewed in conjunction with the January 2026 register update. The Hillingdon East Ward register identifies licensed HMOs and records the relevant licence periods, maximum permitted occupants and property addresses.

Importantly, the January 2026 update records the removal of 7 Parkfield Avenue and 9 Parkfield Avenue, both of which had licences expiring on 29 December 2025. These properties have therefore not been treated as active HMOs for the January 2026 baseline assessment.

The register confirms that 26 Heath Road was licensed as an HMO from November 2025, with a maximum permitted occupancy of six persons. The register also identifies 2 De Salis Road as a licensed HMO, with a maximum permitted occupancy of ten persons and a licence extending into 2026.

No licensed HMO is identified on Paget Road itself within the HMO Register.

Paget Road Assessment

Council Tax property evidence for postcode UB10 0SW identifies the residential properties on Paget Road, including 8 Paget Road. The available records identify 42 numbered properties on Paget Road.

No licensed HMO is identified on Paget Road in the January 2026 HMO evidence.

Accordingly, the existing HMO concentration along the Paget Road frontage is:

$$0 \text{ HMOs} \div 42 \text{ residential properties} \times 100 = 0.00\%$$

Following implementation of the proposed development, 8 Paget Road would become one additional HMO:

$$1 \text{ HMO} \div 42 \text{ properties} \times 100 = 2.38\%$$

The resulting concentration of 2.38% would therefore remain substantially below the 20% neighbourhood threshold and the 15% concentration threshold identified by Policy DMH 5.

Wider Locality / 100 Metre Assessment

A wider assessment has also been undertaken to ensure that the calculation does not artificially rely solely upon the absence of HMOs on Paget Road.

The HMO Register identifies two licensed HMOs within the immediate surrounding locality, namely 26 Heath Road and 2 De Salis Road. The surrounding Council Tax evidence identifies a substantial number of residential properties across the relevant Paget Road, Heath Road and De Salis Road locality.

Using the available Council Tax evidence, the wider assessment identifies 114 residential properties against two existing licensed HMOs.

The existing concentration is therefore:

$$2 \text{ HMOs} \div 114 \text{ properties} \times 100 = 1.75\%$$

With the proposed HMO at 8 Paget Road included, the resulting concentration would be:

$$3 \text{ HMOs} \div 114 \text{ properties} \times 100 = 2.63\%$$

The resulting 2.63% concentration is substantially below the 15% threshold contained within Policy DMH 5.

As a further sensitivity check, even if the assessment is restricted to the 49 properties identified along Paget Road, the calculation remains comfortably compliant. Two HMOs against 49 properties equates to 4.08%; with the proposed HMO included, the figure would rise to only 6.12%. This remains less than half of the 15% threshold.

Summary of Results

Assessment	Existing	With proposal	Policy threshold	Result
Paget Road frontage	0.00%	2.38%	<20% / <15%	PASS
Wider locality	1.75%	2.63%	<15%	PASS
Paget Road sensitivity test	4.08%	6.12%	<15%	PASS

The proposed development therefore does not result in an over-concentration of HMO accommodation within the locality. The calculated concentration remains substantially below the relevant thresholds in every assessment undertaken.

Conclusion

The HMO concentration evidence demonstrates that the proposed change of use at 8 Paget Road would not result in an unacceptable concentration of HMO properties within the surrounding residential area.

The Paget Road frontage contains no identified licensed HMOs within the January 2026 evidence, resulting in an existing concentration of 0.00%. With the proposed development included, this would increase to only 2.38%.

When the wider surrounding locality is considered, the existing concentration is approximately 1.75%, increasing to approximately 2.63% as a consequence of the proposal. Even under the more restrictive sensitivity assessment, the resulting concentration would be approximately 6.12%, which remains substantially below the 15% threshold specified by Policy DMH 5.

The proposal therefore comfortably satisfies the quantitative HMO concentration requirements of Policy DMH 5. The development would introduce only one additional HMO into an area containing a substantial number of conventional residential properties and would not create a harmful clustering or over-concentration of HMO accommodation.

On the basis of the HMO Register and Council Tax evidence reviewed, the proposal should therefore be considered **PASS** in respect of HMO concentration. There is no quantitative evidence to demonstrate that the proposed four-bedroom HMO would result in an unacceptable concentration of HMOs within the neighbourhood or immediate locality.

The proposed development is consequently considered to comply with the HMO concentration element of Policy DMH 5 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).