



FOI REF:	14510
RESPONSE SENT:	20/08/2024

Request

1. Please provide me with all reports on studentification of Stanmore and the issues caused by students including impacts.
2. How many houses are located in Stanmore. How many HMOs? How many are occupied by students?
- 3 How many student related complaints has the council received in the last 5 years relating to Stanmore.
4. What categories do the complaints fall into?
5. What has been the Councils response to the issues in Stanmore relating to students?
6. Have any businesses complained about students in Stanmore?
- 7 what new businesses have opened in Stanmore in last 5 years.
- 8 what is the increase, year on year, in numbers of students over the last 5 years residing in Stanmore.

Response

1. We have not been able to locate any reports.
2. There are 1984 properties in Stanmore. We do not hold a record of all HMOs. A list of licensed HMOs can be viewed on the council's website. [HMO Public Register](#). This does not specify if the occupants are students.
- 3 and 4. See below – although it is not always possible to assess whether complaints are related to students or other occupiers of shared houses or HMO.

Department	Category	Number
Environmental Health	Noise	39
Neighbourhood Services	Noise	2
Neighbourhood Services	Waste Management	5



Please note there may be more than one 'complaint' relating to a case or there may be more than one case for a specific address.

5. All complaints are investigated in the same way as for other non-student cases. Environmental Health assess whether the noise is causing a statutory nuisance under Environmental Protection Act 1990.

Neighbourhood Service Officers undertake visits to the property to provide education and awareness raising. For waste management, where known, the landlord is informed.

6. We are not aware of any complaints from businesses specifically about students in Stanmore.

7. There have been 7 new businesses that have become liable for Business Rates in the last 5 years.

We do not hold details of businesses that have moved in and out of the area.

8. We do not hold this information. However, there is an Article 4 Direction in force in Stanmore that prevents change of use of dwelling houses to HMO without planning permission. This restricts any increase in the number of student properties or other HMOs since it came into effect in 2016.

