

Bespoke Nitrogen Assessment Consideration

1 Ferndale

The proposal seeks to convert an existing building comprising four two-bedroom flats into a nine-bedroom HMO. According to confirmation from the estate agent, the property is currently occupied by nine individuals, with two of the four flats accommodating three occupants each.

It is important to note that, in its current configuration, the building could reasonably accommodate a higher number of residents. For example, if each two-bedroom flat were occupied by a family of three, the total occupancy could reach twelve or more individuals.

In contrast, the proposed HMO arrangement would cap the number of occupants at nine, thereby not increasing the existing level of occupation. Instead, it would provide greater control over occupancy levels.

For this reason, we believe a bespoke assessment is justified. The proposed HMO scheme would formalise and limit occupancy to nine individuals, reducing the potential risk of higher, unmanaged occupancy within the building.