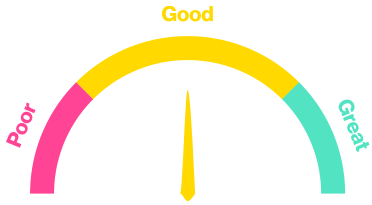
ILLUSTRATIVE SAMPLE · Fictional property data

REPORT SUMMARY

12 Example Avenue

Fictional sample

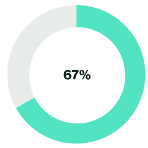
Overall HMO Rating



Good

Planning Great · Financial Good · Location Good

Planning



67% chance of approval

3 HMO-related applications

HMO Property Demand

24 rooms · 48 people looking

Demand exceeds current supply

Financials

18.18% predicted increase

£300,000 to £360,000

Article 4

✕

Not in an Article 4

Property Type

⌂

Semi-detached

Freehold

EPC

C

Potential HMO Occupancy

5 occupants

Subject to licensing checks

HMO Room Rate

£

£600 pcm

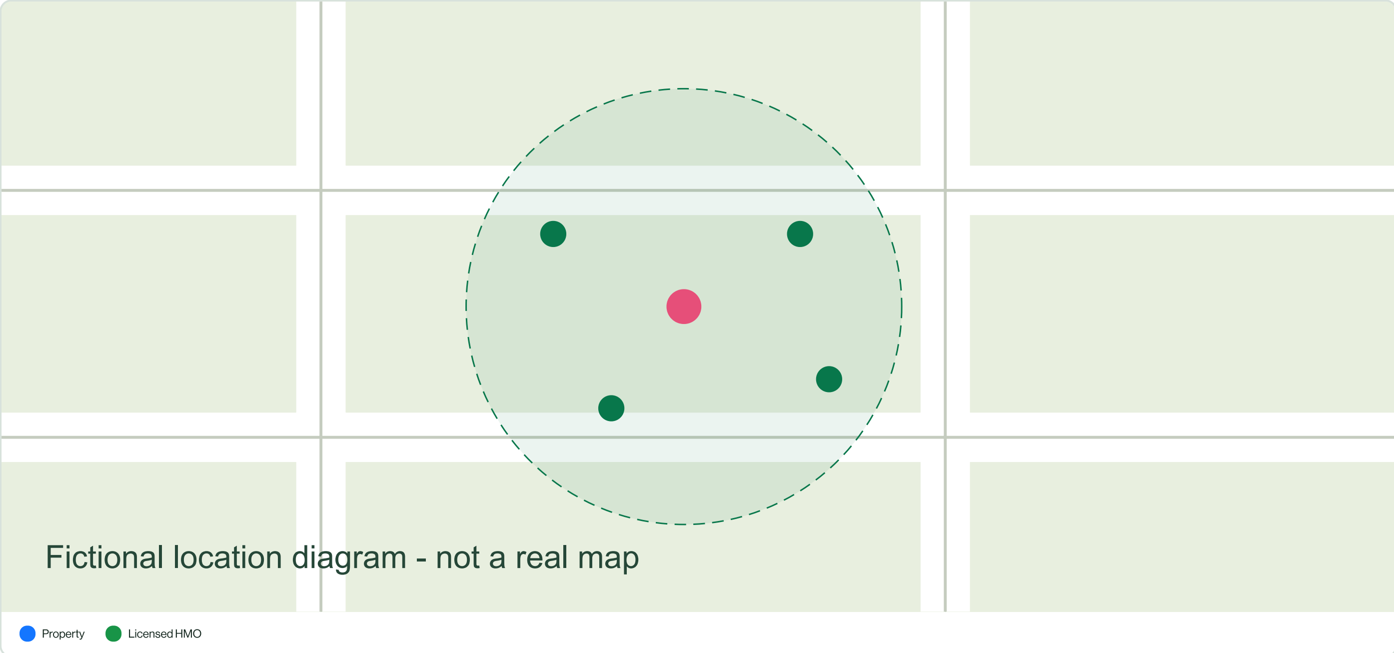
Per room

Evidence coverage 100%

Last refreshed 06/09/2026, 13:00:00

LICENSED HMO DENSITY

12 Example Avenue



Licensed HMO search radius **0.1 miles**

25m 50m 75m 100m 0.1 mile

LOCAL TEST FIXTURE—NOT LIVE COUNCIL DATA.

4	**–**	**–**
Total licensed HMOs	Residential Properties	Percentage of HMOs

HMO Licenses within 161m

Full Address	Occupancy
1 Example Street	5
2 Example Street	5
3 Example Street	5
4 Example Street	5

Live HMO Related Applications within 161m

Full Address	Type
No HMO Applications Found Within 161m	

Planning Overview

Article 4

Your property is not located in an **Article 4 direction**. This is good news.
For HMOs, an Article 4 Direction allows the local authority to control conversion of single-family homes into HMOs.

Conservation Area

Conservation-area evidence is currently unavailable. Permitted-development advice below remains conditional until this check is completed.

Planning Permission within 1 mile

Filter All

Total 3

The local council for this property is **not supplied**.

Around **67%** of nearby decided HMO applications have been approved. You can see recent applications below:

Rejected

20 Example Road

Seven-bedroom HMO conversion (fictional)

Received: **01/03/2026** Decided: **12/05/2026** Reference: **SAMPLE-03**

Approved

8 Example Lane

Six-bedroom HMO conversion (fictional)

Received: **12/02/2026** Decided: **20/04/2026** Reference: **SAMPLE-02**

Approved

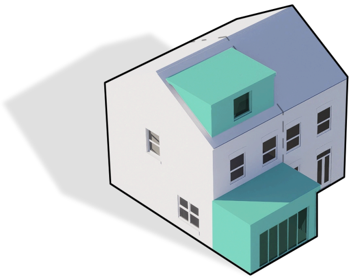
4 Example Avenue

Change of use to a five-bedroom HMO (fictional)

Received: **10/01/2026** Decided: **01/03/2026** Reference: **SAMPLE-01**

Permitted Development Options

Conservation-area status is unavailable. Confirm it with the local authority before relying on these options.



Semi-detached

Rear Extension

A 3m rear single-storey extension from the original house, covering no more than 50% of the original garden and no more than 3m tall.

Side Extensions

Subject to the same permitted-development limits as the rear extension.

Loft Conversion

Up to 50m³ of additional roof volume, with dormer walls at least 200mm from the eaves and below the original ridge.

Consult a planning specialist to confirm that any proposed additions fall within the property's remaining permitted-development rights.

Suggested Project Proposal

Article 4 or conservation-area evidence is incomplete. Confirm the constraints before relying on permitted development; the cautious project stages are shown below.

- Financial Advice ×
- Full planning appraisal ×
- Lawful development certificate C4 use (if it has existing HMO use) ×
- C3–C4 planning application for a 6-person HMO ×
- C4–Sui Generis application for a 7+ person HMO ×
- Building Regulations Package ×
- Construction ×

Predicted Financial Outcomes

Projected HMO Room Rate:

£600

pcm, based on the live local room-rental source

Commercial Value

This calculation uses the available information, the selected multiplier and the predicted number of rooms.

Multiplier 10

Units 5

Existing Value £ 300000

Existing Property Value

£300,000

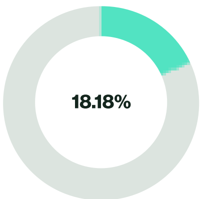
Predicted Bricks and Mortar Valuation

£360,000

Increase in Value

This compares the existing property value with the calculated commercial value.

Existing BTL Income Enter amount **pcm**



+£60,000 predicted value difference

Property Rental Income

Existing Property Rental Value (BTL)

Not supplied

Projected Gross Monthly Rental Value (based on 5 beds)

£3,000 (pcm)

What's nearby

An HMO is best located near local amenities, here's a list of the closest places below:

Universities | Shops & Amenities | Bus | Train | Hospitals

Example University

Fictional local amenity

0.3 miles

VIEW PROPERTY LOCATION

Total HMO Room Rents

Here you can see the difference in gross yearly income between 4–9 bedroom HMOs based on average local area room rates.