

Houses in Multiple Occupation

Evidence Note

March 2025

Executive Summary

It is observed whilst the Borough has an overall low ratio of HMOs compared to neighbouring Local Authorities in the Tees Valley, the location of HMOs is acutely focussed on the ward of Coatham and particularly around the town centre area. This reveals a situation where the Coatham ward has a high concentration of HMOs when compared to other wards in the Borough and this should be a material considered in decision making going forward.

1. Introduction

- 1.1 This note provides information on Houses in Multiple Occupation (HMO) in the Borough of Redcar & Cleveland which can subsequently be used to inform plan makers, local decision makers, Planning Inspectors at Appeal, landlords, investors and developers going forward.

2. Definition of an HMO

- 2.1 Buildings used as residential accommodation can be organised in my different ways (e.g. single persons living, family living, unrelated persons living etc.) depending on how the building owner wants to operate them. Depending on the specific way it is operated it may require planning permission and/or need a licence to continue and this is where definitions are applicable.

- 2.2 In terms of a HMO, definitions vary depending on the forum/regime considering the development. Generally a HMO is:

“Any property occupied by at least three people who are not from one household but share facilities like the kitchen or bathroom”

- 2.3 It is important to note that other similar residential developments are specifically not classed as HMOs and these include the following:

- Hotels
- Self contained flats
- Bed and breakfasts
- Holiday lets
- Contractor lets
- Air B&Bs
- Private rented dwellings

- 2.4 Notwithstanding the “class” of the accommodation types mentioned above it is likely that those developments may be viewed by the general public as being HMO “type” properties.

3. How the Council Monitors and Permits HMOs

3.1 The Council is made aware of any new HMOs in the borough through the following methods set out in table 1:

Notification Method	Threshold of Notification	Comments
Planning Application	Property is occupied by 7 or more unrelated persons.	Applications for planning permission are made by the HMO operator to the Council's Development Management Team. Any property under the threshold (e.g. 6 persons) is classed as "Permitted Development" and planning permission is not normally required.
HMO Licence Applications	Property is occupied by 5 or more persons living in 2 or more separate households.	Applications for a licence are made by the HMO operator to the Council's Housing Team. The HMO licencing process seeks to ensure that the property meets minimum legal standards based around property conditions (e.g. fire safety, kitchen, and bathing facilities) and that the licence holder is a fit and proper person. If granted the licence will be valid for a maximum of 5 years.
General Public	None.	Members of the public may make the Council aware of any works which they deem to be a HMO. In this instance either the Development Management or Housing Standards Team will subsequently investigate and judge whether an application is required or whether the works do not constitute a HMO.

Table 1: HMO notification methods

3.2 As subsequent tables set out it is not possible for the Council to identify every single HMO currently in the borough as:

- Some will fall below the threshold of notification of either 7 persons for a planning application or 5 for a HMO licence. So any HMO "type" properties housing less than 5 persons; the Council will not know about them or have any control over them.
- HMO developers may not notify the Council of the works and the property will remain hidden until the general public notify the Council and we investigate.

3.3 This presents a situation whereby the Council is aware of some (if not the majority of) HMOs although there could be many others which it is not aware of and may be undercounting.

4. HMO Distribution in Redcar & Cleveland Borough

4.1 As set out in section 3, HMOs are recorded through various monitoring mechanisms spread across the Council and national Government, including:

- Office of National Statistics
- Planning applications for HMOs
- Licence applications for HMOs on the Public Register

4.2 In some cases the same HMO may appear on the planning register and also on the licensed register but depending the HMO nature it may only appear on one. As a result it is difficult to accurately quantify a specific amount of known HMOs; we will observe a range of numbers.

Office of National Statistics

4.3 ONS record numerous metrics of demographics, population information and dwellings types. In terms of identifying HMOs they use the type of heating to judge multi-occupancy. Table 2 below reflects the ONS position from the 2021 dataset.

Local Authority	HMOs	Estimated Total Dwellings	% HMO of Total Dwellings
Middlesbrough	459	64,033	0.71%
Stockton-on-Tees	134	88,448	0.15%
Darlington	75	52,128	0.14%
Hartlepool	49	44,316	0.11%
Redcar & Cleveland	21	65,542	0.03%

Table 2: ONS number of HMOs by type of central heating in household

4.4 The table above reflects a position whereby the borough, at 21, have the lowest number of HMOs in the Tees Valley by comparison according to the ONS metric. The dataset does not allow drilling down to ward level or individual property addresses; it is purely on a borough level.

4.5 HMOs are traditionally developed in existing residential dwellings which are of substantial size that allow effective change of use and conversion. Very few HMOs are purpose built buildings. Because of the geography, HMOs are therefore mainly located in areas where there is a concentration of those property types (e.g. multi-storey, multi bedroom, multi reception room residential dwellings). By definition, Middlesbrough and Stockton have more of these property types in their dwelling stock and therefore have a greater probability of HMOs occurring when compared to Redcar & Cleveland.

4.6 Whilst the data identifies 21 HMOs in the borough an element of caution should be attached to this there is likely to be undercounting in the census as HMO occupants are the least likely to respond. However this undercounting risk should be applied across the whole Tees Valley dataset. What this does indicate though is the inherent difficulties with finding incontestable evidence on the amount and nature of HMOs in any borough across the country.

- 4.7 Notwithstanding the accuracy risk, the ONS evidence does reveal a position whereby the borough has the lowest percentage of HMOs per total dwelling stock in the Tees Valley; with Middlesbrough having the highest.

Planning Applications for HMOs

- 4.8 The Council's Development Management team continually receive, process and determine planning applications for HMOs on an ongoing basis. The team are required to record the applications received on the publicly available "Planning Register" and this is a valuable source of evidence on where HMOs are in the borough.
- 4.9 Not all planning applications for HMOs are approved and subsequently result in a HMO being developed on the ground. Some applications are approved and not progressed by the developer and some are refused and therefore don't progress. Therefore the most relevant category to look at is "approved planning applications" and assume that these applications have been implemented and a HMO is subsequently in operation in that property. Appendix A sets out the approved planning applications in the borough for HMOs since 1985; which reveals a figure of 44 HMOs. Appendix B gives an overview of the geographical spread on a plan.
- 4.10 The approved planning applications suggest there are 44 in the borough. The approved planning applications dataset allows the further drilling down to ward level and the location of individual properties to concentration visibility. Table 3 below summaries the approved planning applications for HMOs by ward in the borough.

Ward	HMOs	Estimated Total Dwellings	% HMO of Total Dwellings
Belmont	0	2,039	0.00%
Brotton	1	3,304	0.03%
Coatham	30	2,894	1.04%
Dormanstown	0	2,865	0.00%
Eston	3	3,823	0.08%
Grangetown	1	2,786	0.04%
Guisborough	0	3,927	0.00%
Hutton	0	3,175	0.00%
Kirkleatham	0	3,559	0.00%
Lockwood	0	1,197	0.00%
Loftus	1	3,234	0.03%
Longbeck	0	2,787	0.00%
Newcomen	0	2,297	0.00%
Normanby	0	3,600	0.00%
Ormesby	0	3,071	0.00%
Saltburn	7	3,270	0.21%
Skelton East	0	2,046	0.00%
Skelton West	0	2,156	0.00%
South Bank	1	2,771	0.04%
St Germain's	0	3,431	0.00%
Teesville	0	3,107	0.00%

Ward	HMOs	Estimated Total Dwellings	% HMO of Total Dwellings
West Dyke	0	2,980	0.00%
Wheatlands	0	2,026	0.00%
Zetland	0	2,077	0.00%

Table 3: Approved planning applications for HMOs by ward

4.11 Table 3 illustrates a position whereby Coatham ward in the borough has the highest concentration of HMOs, but where other wards, do not have any HMOs. The most critical observation is that Coatham ward is the focus for the borough, but the immediately adjacent wards, such as Newcomen, West Dyke and Zetland have no HMOs. Plan 1 below illustrates that actual geographical spread and the concentration in Redcar area.

4.12 This location is predominantly due to the concentration of larger dwellings/buildings in or around the town centre area and their desirability for use/conversion as an HMO. There are other concentrations of these types of buildings in the Borough, for instance in Saltburn and Guisborough, however they are not traditionally converted to HMOs as:

- They and the locations are still used and popular for family living accommodation and therefore do not become available/vacant for development.
- If they are subdivided they, due to the rental income potential, are more attractive for landlords/developers for use as self-contained flats, holiday lets etc.



Plan 1: Approved planning applications for HMOs in Redcar

Licence Applications for HMOs

- 4.13 The Council's Housing team continually receive, process and determine applications for HMO licences on an ongoing basis. The team record the applications received and licences granted and then monitor on an ongoing basis. Where HMO licences are granted provides another valuable source of evidence on where HMOs are located in the borough.
- 4.14 Appendix C in the appendices sets out a list of the licensed HMOs in the borough; which reveals a figure of 31 HMOs. The breakdown by wards is set out in Table 4 below.

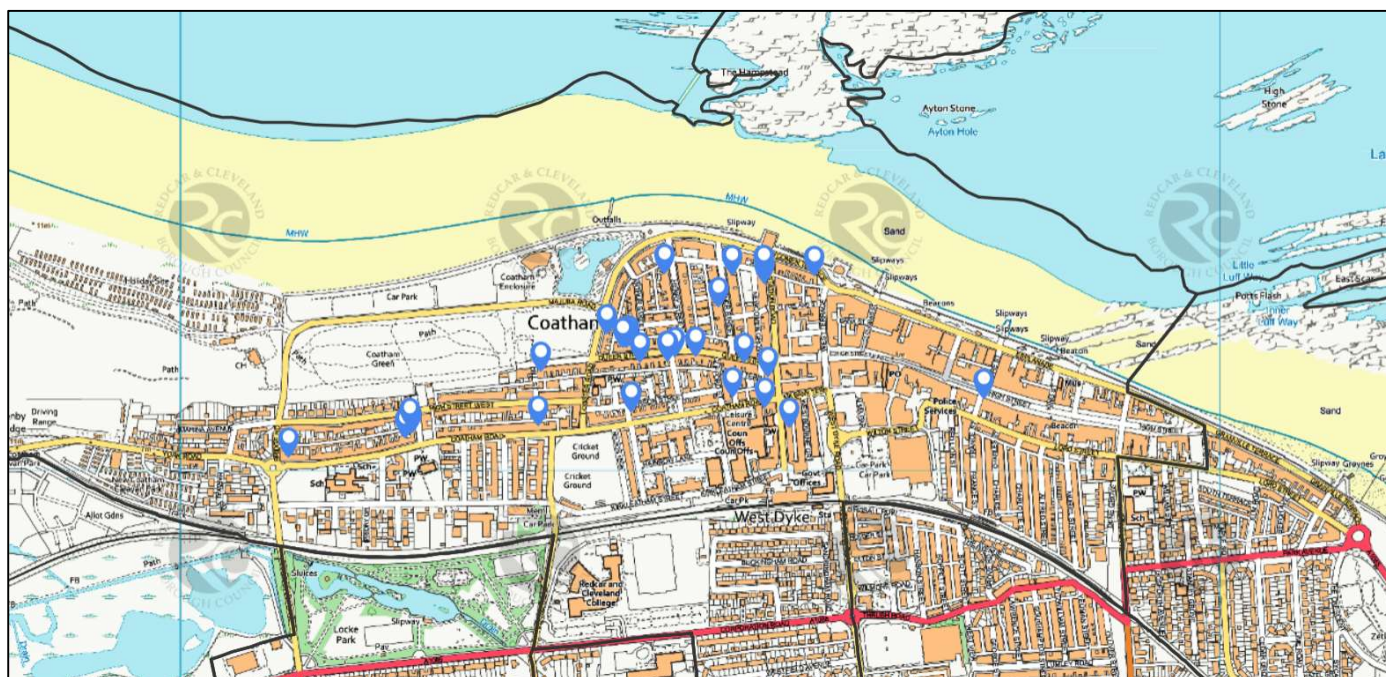
Ward	Licensed HMOs
Coatham	23
West Dyke	4
Eston	1
Guisborough	1
South Bank	1
Saltburn	1
All other wards in the borough	0
Total	31

Table 4: Licensed HMOs by ward

- 4.15 Again, as with the approved planning applications, the licensed HMO dataset reveals a concentration of HMOs in the Coatham ward, with a smaller distribution in some wards but with the majority of the rest of the wards having no HMOs; again reflecting the predominant dwellings/building type in the local dwelling stock.

5. Coatham as a Specific Area of High Concentration of HMOs

- 5.1 Whether number of approved planning applications or licenced HMOs is used as a metric it still reveals the overall position that there is a high concentration in HMOs in the Coatham ward of the borough.
- 5.2 It is accepted that the Council does not currently identify a uniform threshold figure above which a concentration of any land use is deemed “over concentration”; whether that be for hot food takeaways, caravan sites or HMOs, they all vary and/or are not defined. There are recognised difficulties in introducing such an approach in the Borough and, in the absence of a threshold based approach, this can make identifying what an over concentration is considered to be challenging. Therefore the Council has adopted an approach which is evidence led and where decisions are required. It will be up to the decision maker to judge whether a “over concentration” threshold has been crossed; based on evidence.
- 5.3 The two regimes which seek to “control” HMOs are the planning system and the HMO licencing system. It is noted that the licencing system does not take into consideration HMO concentrations when licences are granted or refused; it only seeks to ensure that the property meets minimum legal standards based around property conditions (e.g. fire safety, kitchen, and bathing facilities) and that the licence holder is a fit and proper person. Therefore, the only system that can consider whether there is an over concentration when granting or refusing a new HMO is the planning system. Therefore, when looking at an evidence-based approach to decision making on newly proposed HMOs it is reasonable to use the “approved planning application” as the best metric to consider as a material matter.
- 5.4 Based on this, as set out in section 4, the evidence reveals that Coatham ward has the highest number of HMOs in the Borough; with over 1% of all dwellings in the ward considered to be used as an HMO. Plan 2 below illustrates how these are distributed across the ward.



Plan 2: Coatham Ward HMO Distribution

- 5.5 Plan 2 illustrates a situation whereby the HMOs are acutely concentrated around the town centre area; predominantly north of the railway line and particularly around Coatham Road and Queen Street. However HMOs are also evenly distributed elsewhere across the ward north of the railway line; so the impact is felt across the whole Coatham ward area with in excess of 1% of all dwellings being used as an HMO.
- 5.6 Therefore it is generally recognised that Coatham ward has a high concentration of HMOs when compared to other wards in the Borough and this should be a material considered in decision making going forward.

6. Conclusion

- 6.1 It is observed whilst the Borough has an overall low ratio of HMOs compared to neighbouring Local Authorities in the Tees Valley, the location of HMOs is acutely focussed on the ward of Coatham and particularly around the town centre area. This reveals a situation where the Coatham ward has a high concentration of HMOs when compared to other wards in the Borough and this should be a material considered in decision making going forward.
- 6.2 As subsequent decisions are made on planning applications, utilising this note as a material consideration, the Council will continue to monitor the situation over the next 24 months.

Appendices

Appendix A: Approved planning applications since 1985

Planning Application Ref	Address	Details of Development Approved	Date Approved
R/2024/0381/CA	72 COATHAM ROAD REDCAR TS10 1RY	Change of use from dwellinghouse to 12 bed HMO to include the provision of two dormer windows to the front roof slope and two dormer windows to the rear roof slope	06/12/2024
R/2024/0535/FF	22 COATHAM ROAD REDCAR TS10 1RJ	Change of use of part of property from hair salon (ground and first floors) to 5 person contractor accommodation with shared facilities (HMO) with new side access door and external alterations to windows	14/11/2024
R/2023/0536/FFM	LAND ADJACENT 89 BROADWAY AND 2 ST DAVIDS ROAD GRANGETOWN MIDDLESBROUGH TS6 7HS	ERECTION OF 28 BED HMO (CONTRACTOR'S ONLY) TWO STOREY BUILDING WITH ASSOCIATED ACCESS; CAR PARKING & LANDSCAPING	13/11/2024
R/2024/0370/PNC	FIRST FLOOR 80 HIGH STREET REDCAR TS10 3DL	Prior approval for change of use from retail unit (first floor) to form small HMO (C3) dwellinghouse - contractor accommodation	02/08/2024
R/2022/0802/FF	REAR OF 60 STATION ROAD REDCAR TS10 1DU	CHANGE OF USE AND CONVERSION OF FIRST FLOOR OFFICE SPACE (USE CLASS E) INTO 10 BED HMO (USE CLASS SUI GENERIS) INCLUDING INSTALLATION OF FIRST FLOOR WINDOWS TO SIDE AND VELUX ROOFLIGHTS TO FRONT	20/02/2023
R/2022/0027/FF	5 COATHAM ROAD REDCAR TS10 1RH	CHANGE OF USE AND CONVERSION FROM GROUND FLOOR RETAIL (CLASS E) AND FIRST AND SECOND FLOOR FLATS TO 9 BED HOUSE IN MULTIPLE OCCUPATION (HMO) (CLASS SUI GENERIS) WORKS TO INCLUDE INTERNAL AND EXTERNAL ALTERATIONS; NEW SIDE ACCESS DOOR AND WINDOWS TO FRONT ELEVATION AND REAR ELEVATION TO INCLUDE ALTERATION TO ACCESS DOOR AT SIDE	07/10/2022

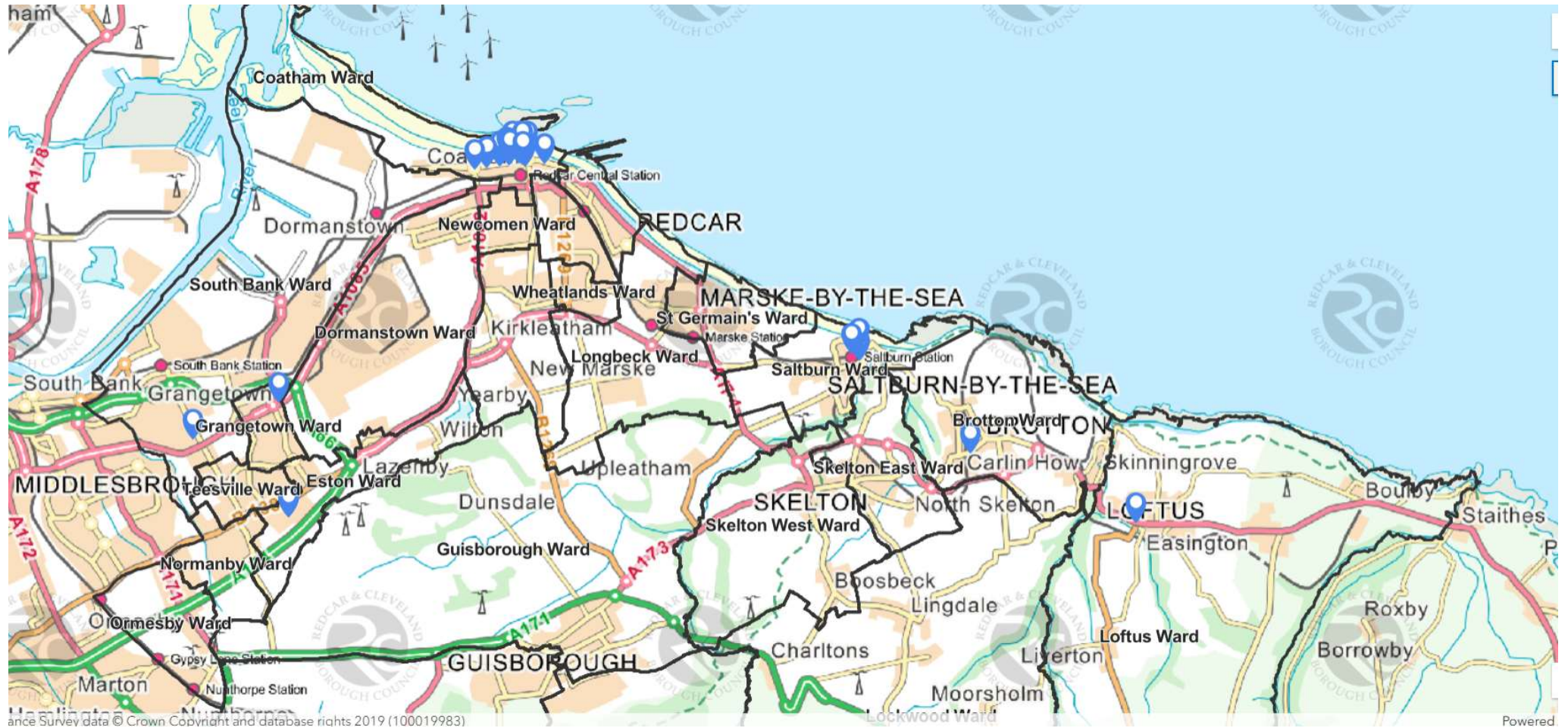
Planning Application Ref	Address	Details of Development Approved	Date Approved
R/2022/0052/FF	51 NEWCOMEN TERRACE REDCAR TS10 1DB	CHANGE OF USE FROM DWELLING (C3) TO 7NO BED HMO (SUI GENERIS)	24/03/2022
R/2021/0739/CA	DIAMOND GUEST HOUSE 9 DIAMOND STREET SALTBURN BY THE SEA TS12 1EB	CHANGE OF USE OF HOUSE IN MULTIPLE OCCUPATION TO FOUR SELF CONTAINED APARTMENTS	09/12/2021
R/2021/0636/CA	1 PEARL STREET SALTBURN BY THE SEA TS12 1DU	CHANGE OF USE AND CONVERSION OF EXISTING 11 BEDROOM HOUSE IN MULTIPLE OCCUPATION TO 7 SELF CONTAINED FLATS (PART RETROSPECTIVE)	01/10/2021
R/2021/0043/CA	1 WESTFIELD TERRACE LOFTUS TS13 4PU	CHANGE OF USE AND CONVERSION OF VACANT 6 BED HMO TO 3 SELF-CONTAINED FLATS INCLUDING COMMUNAL SPACES	01/04/2021
R/2020/0311/FF	23 QUEEN STREET REDCAR TS10 1AB	CHANGE OF USE AND CONVERSION FROM OFFICES (CLASS A2) TO HOUSE IN MULTIPLE OCCUPATION (HMO) (9 BEDROOMS) (CLASS SUI GENERIS)	01/09/2020
R/2019/0467/RS	CLEVELAND BAY 61 JUBILEE ROAD ESTON TS6 9EP	CHANGE OF USE AND CONVERSION OF GROUND FLOOR FROM PUBLIC HOUSE (CLASS A4) AND FIRST FLOOR FROM HMO (CLASS C4) INTO 6 RESIDENTIAL FLATS (CLASS C3) (RESUBMISSION) (PART RETROSPECTIVE)	19/09/2019
R/2018/0402/FF	CLEVELAND BAY 61 JUBILEE ROAD ESTON TS6 9EP	CHANGE OF USE AND CONVERSION OF GROUND FLOOR FROM PUBLIC HOUSE (CLASS A4) AND FIRST FLOOR FROM HMO (CLASS C4) INTO 9 RESIDENTIAL FLATS (CLASS C3)	18/09/2018

Planning Application Ref	Address	Details of Development Approved	Date Approved
R/2018/0014/CAM	1 PEARL STREET SALTBURN BY THE SEA TS12 1DU	CHANGE OF USE AND CONVERSION OF EXISTING 11 BEDROOM HOUSE IN MULTIPLE OCCUPATION TO 11 SELF CONTAINED FLATS	28/02/2018
R/2017/0661/CL	1 CHURCH STREET REDCAR TS10 1QZ	LAWFUL DEVELOPMENT CERTIFICATE FOR THE EXISTING USE OF PROPERTY AS HOUSE IN MULTIPLE OCCUPATION (5 ROOMS) (CLASS C4)	15/11/2017
R/2017/0662/CL	2 CHURCH STREET REDCAR TS10 1QZ	LAWFUL DEVELOPMENT CERTIFICATE FOR THE EXISTING USE OF PROPERTY AS HOUSE IN MULTIPLE OCCUPATION (8 ROOMS)	15/11/2017
R/2017/0449/CA	72 COATHAM ROAD REDCAR TS10 1RY	CHANGE OF USE FROM VACANT DWELLINGHOUSE (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION; DORMER EXTENSIONS TO FRONT AND REAR	16/10/2017
R/2016/0017/FF	33 TURNER STREET REDCAR TS10 1AZ	CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION INTO 2 SELF CONTAINED FLATS (PART RETROSPECTIVE)	22/03/2016
R/2013/0221/FF	71 STATION ROAD REDCAR TS10 1RD	CHANGE OF USE FROM BED AND BREAKFAST (CLASS C1) INTO HOUSE IN MULTIPLE OCCUPATION (CLASS C4)	21/05/2013
R/2012/0457/FF	CLEVELAND BAY 61 JUBILEE ROAD ESTON TS6 9EP	CHANGE OF USE OF FIRST FLOOR TO HOUSE IN MULTIPLE OCCUPATION; CREATION OF TWO SELF CONTAINED FLATS AT SECOND FLOOR	02/08/2012
R/2011/0742/FF	67 QUEEN STREET, REDCAR, TS10 1BG	RENEWAL OF EXTANT PLANNING PERMISSION R/2008/0780/FF FOR CONVERSION OF HOUSE IN MULTIPLE OCCUPATION TO 6 NO SELF CONTAINED FLATS; TWO STOREY REAR EXTENSION; ALTERATIONS TO ROOF INCLUDING REAR DORMER.	22/11/2011
R/2011/0265/CA	108 COATHAM ROAD, REDCAR, TS10 1RZ	CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (CLASS C4) (RETROSPECTIVE)	21/06/2011
R/2011/0266/CA	238 COATHAM ROAD, REDCAR, TS10 1RA	CHANGE OF USE FROM DWELLINGHOUSE (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (CLASS C4) (RETROSPECTIVE)	21/06/2011

Planning Application Ref	Address	Details of Development Approved	Date Approved
R/2010/0439/CA	21 MARINE PARADE, SALTBURN BY THE SEA, TS12 1DP	CHANGE OF USE OF PART OF PROPERTY FROM HOUSE IN MULTIPLE OCCUPATION TO 5 (NO) SELF CONTAINED APARTMENTS	23/08/2010
R/2010/0263/CA	178-182 COATHAM ROAD, REDCAR	DEMOLITION OF EXISTING REAR EXTENSIONS; ERECTION OF 2 STOREY REAR EXTENSION AND 3 NO. FRONT DORMERS AND CHANGE OF USE OF 182 COATHAM ROAD FROM HOUSE IN MULTIPLE OCCUPATION TO CARE HOME	19/07/2010
R/2009/0712/FF	16 - 18 HIGH STREET, BROTTON, TS122PA	CHANGE OF USE OF FIRST FLOOR STORE TO HOUSE IN MULTIPLE OCCUPATION TO INCLUDE REAR ACCESS AND EXTERNAL STAIRCASE	19/01/2010
R/2008/0780/FF	67 QUEEN STREET, REDCAR, TS101BG	CONVERSION OF HOUSE IN MULTIPLE OCCUPATION TO 6 NO. SELF CONTAINED FLATS INCLUDING TWO STOREY REAR EXTENSION; ALTERATIONS TO ROOFLINE AND REAR DORMER EXTENSION	11/11/2008
R/2000/0354/FF	1 NEWCOMEN TERRACE REDCAR S10 1AT	CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION INTO 2 NO. FLATS	14/07/2000
R/1998/0048/CA	2 BALMORAL TERRACE, SALTBURN.	CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION INTO 5 NO. FLATS	23/04/1998
L/1994/0079/FF	2 BALMORAL TERRACE, SALTBURN.	CHANGE OF USE FROM DWELLING TO HOUSE IN MULTIPLE OCCUPATION (7 NO. BEDSITS) & BASEMENT FLAT (RETROSPECTIVE) & ALTS. TO REAR YARD WALL	01/09/1994
L/1993/0677/FF	143 QUEEN STREET, REDCAR.	CHANGE OF USE FROM A BOARDINGHOUSE INTO A HOUSE IN MULTIPLE OCCUPATION (6 BEDSITS/8 RESIDENTS) & CONSTRUCTION OF ENLARGED DORMERS FRONT/REAR	16/09/1993
L/1993/0432/FF	67 QUEEN STREET, REDCAR.	CHANGE OF USE FROM A BOARDING HOUSE INTO A HOUSE IN MULTIPLE OCCUPATION (8 BEDSITS)	01/07/1993
L/1990/1337/FF	8 STATION ROAD, REDCAR	CHANGE OF USE FROM A DWELLINGHOUSE TO HOUSE IN MULTIPLE OCCUPATION	10/01/1991
L0070/89/UN	34 Henry Street, Redcar, Redcar & Cleveland	Change Of Use From Boarding House To House In Multiple Occupation (5 Bedsits).	08/02/1989

Planning Application Ref	Address	Details of Development Approved	Date Approved
L1297/88/UN	241 Normanby Road South Bank	Conversion Of Existing House In Multiple Occupation To A Private Residential Care Home For The Elderly, Including The Erection Of Two Storey Side Extensions With Pitched Roofs And A Single Storey Side Extension Fronting St. Margaret's Grove	19/01/1989
L0336/87/UN	16 Turner Street, Redcar, Redcar & Cleveland	Change Of Use From A Dwellinghouse Into A House In Multiple Occupation (8 Residents).	23/04/1987
L0007/87/UN	70 Queen Street, Redcar, Redcar & Cleveland	Change Of Use Of Existing Dwellinghouse Into A House In Multiple Occupation.	22/01/1987
L0008/87/UN	72 Queen Street, Redcar, Redcar & Cleveland	Change Of Use Of Existing Dwellinghouse Into A House In Multiple Occupation.	22/01/1987
L1701/86/UN	83 Queen Street, Redcar, Redcar & Cleveland	Change Of Use From A Dwellinghouse Into A House In Multiple Occupation.	17/12/1986
L1309/86/UN	68 Queen Street, Redcar, Redcar & Cleveland	Change Of Use From A Private Dwellinghouse Into A House In Multiple Occupation For Six Residents (retrospective)	23/10/1986
L0892/86/UN	63 Queen Street, Redcar, Redcar & Cleveland	Conversion Of Part Of The Ground Floor Of A House In Multiple Occupation Into A Self Contained Flat.	17/07/1986
L1789/85/UN	25 Marine Parade, Saltburn, Redcar & Cleveland	Established Use Certificate - House In Multiple Occupation.	08/01/1986
L0929/85/UN	14 Station Road, Redcar, Redcar & Cleveland	Change Of Use From A Dwellinghouse Into A House In Multiple Occupation.	20/08/1985
L1068/85/UN	51 Queen Street, Redcar, Redcar & Cleveland	Change Of Use From A Private Dwellinghouse Into A House In Multiple Occupation (4 Units)	20/05/1985

Appendix B: Approved Planning Applications for HMOs in the Borough



Appendix C: Licensed HMOs in the Borough

Address	Town	Postcode	Ward	Date License Granted	No of Storeys	Max Households Permitted	Max Persons Permitted
79 Queen Street	Redcar	TS10 1BG	Coatham	06/01/2025	0, +1, +2	7	7
71 Station Road	Redcar	TS10 1RD	Coatham	21/10/2024	0, +1, +2	5	5
108 Coatham Road	Redcar	TS10 1RZ	Coatham	04/10/2024	0, +1, +2	7	10
26 Westbourne Grove	Redcar	TS10 1EH	Coatham	05/07/2024	0, +1	5	5
22 Turner Street	Redcar	TS10 1AZ	Coatham	22/03/2024	0, +1	6	6
78 Muriel Street	Redcar	TS10 3JB	Coatham	09/10/2023	0, +1	5	5
3 Arundel Street	Redcar	TS10 1BL	Coatham	06/10/2023	0, +1, +2	5	5
238 Coatham Road	Redcar	TS10 1RA	Coatham	18/09/2023	0, +1, +2	10	10
186-190 High Street	Redcar	TS10 3AN	Coatham	21/08/2023	0, +1, +2	29	40
100 Station Road	Redcar	TS10 1RQ	Coatham	21/08/2023	0, +1, +2	10	10
2 Alfred Street	Redcar	TS10 3HY	Coatham	03/03/2023	0, +1, +2	6	6
40 Newcomen Terrace	Redcar	TS10 1DB	Coatham	21/02/2023	0, +1, +2	6	7
33 Turner Street	Redcar	TS10 1AZ	Coatham	18/07/2022	0, +1	5	5
6 Turner Street	Redcar	TS10 1AY	Coatham	17/06/2022	-1, 0, +1, +2	8	10
12-14 Station Road	Redcar	TS10 1AQ	Coatham	15/06/2022	0, +1, +2	15	21
46 Alfred Street	Redcar	TS10 3HY	Coatham	15/03/2022	0, +1	5	5
39 Queen Street	Redcar	TS10 1BE	Coatham	17/01/2022	0, +1	5	5
1 Church Street	Redcar	TS10 1QZ	Coatham	26/11/2021	0, +1, +2	5	5
2 Church Street	Redcar	TS10 1QZ	Coatham	26/11/2021	0, +1, +2	8	8
72 Coatham Road	Redcar	TS10 1RY	Coatham	02/07/2021	0, +1	8	8
67 Queen Street	Redcar	TS10 1BG	Coatham	14/06/2021	0, +1, +2	8	8
8 Cleveland Street	Redcar	TS10 1BA	Coatham	09/06/2021	0, +1, +2	5	5
70 Queen Street	Redcar	TS10 1BQ	Coatham	13/07/2020	0, +1	5	5
120 East Row	Eston	TS6 9JN	Eston	27/05/2024	0, +1, +2	6	6
55 Redcar Road	Guisborough	TS14 6HR	Guisborough	28/07/2023	0, +1, +2	5	5
21 Marine Parade	Saltburn	TS12 1DP	Saltburn	21/09/2023	-1, 0, +1, +2, +3	11	14
Address withheld	N/A	N/A	South Bank	04/11/2024	0, +1, +2	5	5
10 Aske Road	Redcar	TS10 2BS	West Dyke	23/10/2023	0, +1, +2	5	5

Address	Town	Postcode	Ward	Date License Granted	No of Storeys	Max Households Permitted	Max Persons Permitted
7 Aske Road	Redcar	TS10 2BS	West Dyke	14/02/2022	0, +1, +2	6	6
2 Hanson Street	Redcar	TS10 2AH	West Dyke	18/10/2021	0, +1	6	6
8 Fitzwilliam Street	Redcar	TS10 2BH	West Dyke	13/04/2021	0, +1	5	5

