

Title of meeting:	Cabinet Member for Culture and City Development
Date of meeting:	29 th November 2019
Subject:	Revised Houses in Multiple Occupation (HMO) - Ensuring mixed and balanced communities SPD
Report by:	Ian Maguire, Assistant Director Planning & Economic Growth, Regeneration
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1. To seek approval for the adoption of the revised HMO SPD, following the six week public consultation on the draft document in the summer (29th July to 9th September 2019).

2. Recommendations

- 2.1. **To approve the proposed changes to the HMO SPD.**

3. Background

- 3.1. The Supplementary Planning Document (SPD) sets out how Policies PCS20 'Houses in multiple occupation: Ensuring mixed and balanced communities' and PCS23 'Design and Conservation' of the Portsmouth Plan will be implemented.
- 3.2. The document amends the previous SPD adopted in November 2017, and previously modified in July 2018. It details how the City Council will apply this policy to all planning applications for HMO (C4) and for large HMOs (Sui Generis). The SPD will be accorded significant weight as a material planning consideration in the determination of such applications. It is supported by an assessment of the need for, and supply of, shared housing in Portsmouth and the impacts on local communities of high concentrations of HMOs, and evidence of harm caused by HMO properties.
- 3.3. This SPD is intended to inform planning applications and planning decisions. Further guidance on licensing requirements for HMOs has been published by the Council's Private Sector Housing Team and should be read in conjunction with this SPD.

4. Review of the HMO SPD

- 4.1. The changes to the HMO SPD were made in response to the consultation carried out between 29th July and 9th September 2019.

The following were the main areas of change:

- A section has been added providing additional guidance for waste disposal / storage.
- An additional appendix (Appendix 5 of the SPD) has been added to the document demonstrating the harm caused by HMO's.
- The SPD places further emphasis on the 50m measure and amenity criteria being a starting point to use as part of a balanced judgement on an application, not a tick box exercise.
- The room size requirements have been changed to be in line with PCC Licensing guidance, and national guidance.
- Further references / links to the licensing guidance have been added to the document to aid users.

5. Equality Impact Assessment

- 5.1. The HMO SPD update does not require EIA is because it is not changing Council Policy, as the SPD is supporting guidance. The proposed changes to the SPD were consulted on between July and September 2019 and no issues around equality groups were raised.

6. Legal Implications

- 6.1. The proposed amended policy reflects the review of the SPD and the current amendments indicate that the Authority has engaged reasonably in considering the consultation and has acted accordingly. The benefit of this process is that it will inform decisions that are merely easily understood and consistently applied thereby minimising the potentiality of challenge.

7. Director of Finance's Comments

- 7.1. There are no direct financial implications to the City as a result of approving the recommendations within this report.

Signed by:

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Appendices:

Appendix A - Revised Houses in Multiple Occupation (HMO) SPD

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

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Signed by: