

Report of the Portfolio Holder for Economic Development and Asset Management

Houses in Multiple Occupation Supplementary Planning Document

1. Purpose of Report

To seek approval to adopt the updated Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD). This is in accordance with the Council's Corporate Priority of Housing – a good quality home for everyone.

2. Recommendation

Cabinet is asked to RESOLVE that the updated Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) – June 2026 is adopted.

3. Detail

The existing SPD was adopted in July 2022 and applies to all planning applications in relation to HMO, including those outside of the existing Article 4 area. However, it was considered that the SPD required updating with the following key changes being made:

- Making it clear that the SPD applies to all planning applications related to HMOs, not just those within the existing Article 4 area.
- Reordered and expanded structure, including clearer section headings and refined numbering.
- New section on Purpose-Built Student Accommodation (PBSA), setting out how PBSA should be considered alongside HMOs when assessing cumulative impacts.
- Wider policy context, with explicit references to the Greater Nottingham Strategic Plan (GNSP) and its emerging policies, including space standards.
- Updated definition and explanation of HMOs, including clearer explanation of Use Classes, Permitted Development Rights, and Article 4 Directions.
- Refined principles for clustering, radius tests and sandwiching, now labelled as Principles 1–3.
- Refined wording in relation to car parking and cycle parking to align with national and local policy requirements.

A number of the changes were made following recommendations by Policy Overview Working Group. The draft SPD was approved for consultation by Cabinet in March 2026.

The consultation has now been undertaken with the responses summarised within the Report of Consultation, included in **Appendix 3**.

Following the consultation, a number of additional changes have been made to the SPD:

- Strengthened policy wording throughout (e.g. clauses 1.3.4 and 3.5.2) to replace advisory language with firmer requirements.
- Added heritage section and policy (Section 3.7 / Principle 9) to address impacts on listed buildings and conservation areas, including requirement to conserve significance.
- Introduced drainage safeguards in parking guidance (Clause 3.2.1), requiring porous materials or runoff to permeable areas to address SuDS concerns.
- Included Secured by Design guidance as a new appendix, strengthening expectations around crime prevention and safety in HMO.
- Clarified that the SPD applies borough-wide, supporting consistent application beyond Article 4 areas and emphasising cumulative impact considerations.

Following adoption, the updated SPD in **Appendix 2** will be a material planning consideration for all planning applications related to Houses in Multiple Occupation.

4. Key Decision

This report is a key decision for Cabinet as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 as it affects more than two Wards in the Council's area.

5. Updates from Scrutiny

The update to the HMO SPD was discussed at Policy Overview Working Group with recommendations being included in the updated SPD which was subject to consultation.

6. Financial Implications

The comments from the Interim Deputy Chief Executive and Section 151 Officer were as follows:

The costs in terms of the Planning Policy resources are contained within existing budgets.

7. Legal Implications

The comments from the Head of Legal Services were as follows:

The Council as Planning Authority has a power to adopt Supplementary Planning Documents (SPD) which add more detail and guidance in relation to Local Plan policies and which then become material planning considerations when planning applications are determined.

As with most decisions the adoption of the SPD will be open to legal challenge. Appendix 3 provides details of each comment made during consultation, and changes made to the SPD as a result to address comments raised.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

There are not considered to be any significant climate change implications.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

An Equality Impact Assessment is included as an appendix to the report.

13. Background Papers

Nil.