



Managing the development of houses in multiple occupation
Draft Supplementary Planning Document
Reg. 13 Version (August 2020)

Consultation Statement

Published August 2020

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1. Introduction

This Consultation Statement explains how Bristol City Council has sought public participation in the preparation of *Managing the development of houses in multiple occupation Supplementary Planning Document*. The approach set out in this document demonstrates compliance with the council's [Statement of Community Involvement \(November 2015\)](#) and is in accordance with the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).

2. Who was consulted?

The following consultee groups were directly consulted:

- Bristol Local Plan Stakeholder Contact List - 913 organisations and 1035 members of the public consulted;
- The West of England Landlord & Agent Panel - 4 local landlord associations consulted;
- Bristol City Councillors - 70 Councillors consulted.

The full list of organisations and Councillors is set out at Appendix A.

3. Consultation methods used

Consultation document

In February 2020 the Council published the consultation document: *Managing the development of houses in multiple occupation: Draft Supplementary Planning Document (SPD)*. The document was published as a full draft version of the proposed SPD.

Public Consultation on the draft SPD took place between 3 February 2020 and 20 March 2020 and sought open comments on its overall content. The draft SPD was made available for inspection at City Hall and placed on the Council's web site.

Web site and other promotion

The draft SPD was promoted on the Council's 'Planning policy and guidance' and 'Consultation and Engagement Hub' web pages during the consultation period. A press release was also published on the Council's 'Newsroom' web page on 3 February 2020.

The draft SPD was also promoted through the Council's 'Ask Bristol' email newsletter and the Spring publication of 'Landlord News'.

Presentation

A presentation was given to the Neighbourhood Planning Network on 14 January 2020 to explain the content of the draft SPD.

4. Summary of main issues raised and how they have been addressed

A total of 78 responses were received on the content of the draft SPD.

The table below summarises the main issues raised by respondents relating to each section of the draft SPD and how the issues have been addressed in the current consultation version (Regulation 13 Consultation). Individual issues may have been raised by more than one respondent and individual respondents may have raised multiple issues.

Of the responses received 52 (67%) supported the draft SPD; 5 (6%) objected to the draft SPD; 19 (24%) neither supported nor objected to the draft SPD and 2 (3%) made no comment. The majority of respondents acknowledged the harmful impacts caused by concentrations of HMOs and/or identified harmful impacts in named residential areas.

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| 1. Introduction | | |
| 1.1 Purpose and scope | | |
| Draft SPD should also address proposals for purpose-built student accommodation. | The draft SPD only provides guidance on Local Plan policies relevant to managing the development of HMOs. This does not include policy <i>BCAP4: Specialist student housing in Bristol City Centre</i> . Guidance on other forms of housing is not proposed at the current time. Clarification has been provided. | Amendments made to section 1.1 <i>Purpose and Scope</i> to clarify scope of document. |
| Draft SPD should provide similar guidance on the sub-division of existing dwellings to flats. | | |
| Clarify whether SPD will also provide guidance on policy <i>BCAP4: Specialist student housing in Bristol City Centre</i> . | | |
| SPD general approach is inflexible and will prevent/restrict the delivery of HMOs. Suggested consequences include: Increase in housing needs, reduced housing diversity, reduced supply of low-cost and convenient accommodation, increased overcrowding in existing accommodation, increased homelessness, reduced ability for companies to attract skilled young professionals to the city, young professionals having to locate further out of the city. | The draft SPD provides further guidance on existing Local Plan policies relating to HMOs. Policy restrictions only apply where harmful conditions /concentrations arise. Local Plan policies including the draft SPD will only apply to proposals requiring planning permission. Small HMOs can be developed under permitted development rights across large areas of the city. | No amendment made. |
| Restricting HMOs will have a greater impact on young people who are more dependent upon this form of accommodation. Considered unfair and discriminatory. | Any potential impacts on Protected Characteristics, including young people, will be considered under the Equalities Impact Assessment screening process. | |
| SPD general approach should provide greater emphasis on raising quality standards. A more permissive approach subject to standards/requirements being met should be considered. | Local Plan policies relating to HMOs seek to ensure a good standard of accommodation. The draft SPD provides detailed additional guidance on how | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| | quality standards can be achieved. | |
| Draft SPD should be applied to retrospective applications. | All retrospective applications for HMOs must be determined in accordance with relevant Local Plan policies supported by guidance in the draft SPD. | No amendment made. |
| 1.2 Status of the document | | |
| The guidance provided in the SPD should form part of the development plan. | The general approach and method for assessing proposals for new and intensified HMOs is set out in policy <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> and associated text. The proposed SPD is considered an appropriate mechanism to provide further guidance on the policy approach and method. Clarification has been provided. | Amendments made to section <i>1.2 Status of the Document</i> to clarify status of document. |
| 1.3 Houses in Multiple Occupation in Bristol | | |
| Include student population figure. | Not relevant to the draft SPD. | No amendment made. |
| Harmful impacts identified should also include: <ul style="list-style-type: none"> Overlooking and loss of privacy (through the use of upper floors as communal living areas); Loss of visual amenity (through the use of front gardens as parking, poor waste management, poor property maintenance); Highway safety (through poor waste management); Erosion of local character and amenities (through anti-social behaviour and irresponsible landlords). | Harmful impacts identified have been broadened to better reflect concerns. | Amendments made to section <i>1.3 Houses in Multiple Occupation in Bristol</i> to better reflect range of harmful impacts. |
| Harmful impacts identified are largely associated with student HMOs and are not representative of the wider HMO market which has shifted from students to professionals. | The harmful impacts of HMO concentrations regardless of occupier group are well established and are identified in Local Plan policy <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> . | No amendment made. |
| Assumption of harm and general approach taken is prejudicial towards HMOs and students. Harmful impacts relate to individuals and should not be associated with a particular form of accommodation. | | |
| Confirm if the purpose of the SPD is to restrict the supply of HMOs and if so explain the consequences of applying the guidance. | The purpose of the proposed SPD is clearly stated in section <i>1.1 Purpose and Scope</i> | No amendment made. |
| Clarify whether the guidance will be applied in | The proposed SPD provides | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| the City Centre and to student HMOs in particular. | guidance to policy <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> which applies across the city. | |
| Problems with non-student HMOs extend across Avonmouth. | Description of HMO locations has been changed. | Amendments made to section 1.3 <i>Houses in Multiple Occupation in Bristol</i> to more accurately reflect location of HMOs. |
| HMOs form an important part of Bristol's growing economy and housing supply. HMOs house young people otherwise unable to buy or rent on their own or to live and work in the city and support the economy. The need for HMOs and the range of needs they provide for should be acknowledged. | The importance of HMOs is acknowledged in section 1.3 <i>Houses in Multiple Occupation in Bristol</i> . | No amendment made. |
| Include reference to the needs and demands of other groups such as older people. | Not considered relevant. | No amendment made. |
| HMOs are a crucial component of the housing market for young people. | Acknowledged in section 1.3 <i>Houses in Multiple Occupation in Bristol</i> . | No amendment made. |
| Harmful impacts also arise from purpose-built student housing. | The potential harmful impacts of concentrations of purpose-built student accommodation are acknowledged. Further appropriate guidance has been provided in a new section. | New section 4.4 <i>HMOs and Purpose-built Student Accommodation</i> inserted to cover consideration of the impacts of concentrations of purpose-built student accommodation. |
| Problems associated with HMOs have been created by university expansion. No coordinated plan for where additional students will live or transport solutions to facilitate a greater dispersal. Problems could be reduced if expansion was stopped. | The draft SPD only provides guidance on Local Plan policies relevant to managing the development of HMOs. Other Local Plan policies are relevant to students and purpose-built student accommodation. | No amendment made. |
| 2. Background | | |
| 2.1 What is a House in Multiple Occupation? | | |
| Include a relevant contact. | Links to further information and a relevant contact has been provided. | Amendment made to section 2.1 <i>What is a House in Multiple Occupation?</i> providing links to further information and a relevant contact. |
| Amend <i>Fig. 1: When is a Property an HMO?</i> - Question 'Do any exemptions apply?' to include buildings managed/controlled by non-educational establishments. | Licence exemptions will apply to non-educational providers of student accommodation under specific circumstances. Text has been amended. | Amendments made to <i>Fig. 1: When is a Property an HMO?</i> providing further explanation. |
| Amend <i>Fig. 1: When is a Property an HMO?</i> - | Further explanation has been | |

| Main issues raised | How issues have been addressed | |
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| Question 'Is at least one amenity shared?' to provide further explanation. | provided. | |
| Amend <i>Fig. 1: When is a Property an HMO?</i> - Question 'Do any exemptions apply?' to provide further explanation. | Further explanation has been provided. | |
| The section could be simplified to improve understanding of the document. | A clear definition of an HMO is provided in section 2.1 <i>What is a House in Multiple Occupation</i> . | No amendment made. |
| Provision should be made for more than 2 lodgers living with a homeowner without the property changing use to an HMO. This would address under-occupation of homes, especially by older people, and housing need. | The legal definition of an HMO is set out in the Housing Act 2004 and associated regulations. | No amendment made. |
| 2.2 Policy Context | | |
| National | | |
| No comments made | | |
| Local | | |
| Include reference to policy <i>DM30: Alterations to Existing Buildings</i> to ensure overlooking and privacy issues are considered. Policy could be set out in Appendix A. | The use of additional relevant policies has been referenced. | Amendment made to section 2.2 <i>Policy Context</i> under sub-section <i>Local</i> to indicate the use of additional policies set out in relevant sections. New sub-section <i>Outlook and Privacy</i> inserted under section 3.2 <i>What is a Good Standard of Accommodation</i> to cover Local Plan policies relating to outlook and privacy. |
| 2.3 When is Planning Permission Required? | | |
| Amend <i>Fig. 2: HMO Development - Requirement for Planning Permission</i> - Question 'Will additional occupants significantly change the intensity of the use of the property?' to provide further explanation. A metric would be useful. | Text to question has been altered and further explanation provided. | Amendments made to <i>Fig. 2: HMO Development - Requirement for Planning Permission</i> - Question 'Will additional occupants significantly change the intensity of the use of the property?' altering text to question and providing further explanation. |
| <i>Fig. 2: HMO Development - Requirement for Planning Permission</i> - Question 'Will additional occupants significantly change the intensity of the use of the property?' may undermine the policy aim to prevent harmful impacts. These can occur through small incremental increases to bed space numbers within existing HMOs across an area. The question as worded may allow such increases without the need for planning permission. | | |
| Vitality important that HMOs are subject to planning permission to protect residential areas in the city. | The requirement for planning permission is set out in section 2.3 <i>When is Planning Permission</i> | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| | <i>Required?</i> | |
| Detail needed on how residents will be consulted on HMO proposals. | Links to further detail have been provided. | Amendments made to section 2.3 <i>When is Planning Permission Required?</i> to provide links to further detail. |
| Include a relevant contact. | Links to further detail have been provided. | Amendment made to section 2.2 <i>When is Planning Permission Required?</i> to provide links to further detail. |
| Include a presumption against converting listed buildings into HMOs. | All proposals for new HMOs must be determined in accordance with relevant Local Plan policies and national legislation. | No amendment made. |
| 3. Additional Guidance | | |
| 3.1 What is a Harmful Concentration | | |
| The additional guidance sections in the boxes should confirm if one or more of the definitions of harmful concentration need to apply to result in a refusal of planning permission. | The assessments set out in the 'Additional guidance' boxes are independent of each other. This is clearly indicated. | No amendment made. |
| The requirement under policy DM2 criteria (ii) to consider harmful concentration cannot be applied to proposals for the intensification of existing HMOs as this form of development would not increase the number of HMOs. | The <i>General Criteria</i> section of policy DM2: <i>Residential Sub-divisions, Shared and Specialist Housing</i> applies criteria (i) and (ii) to all types of proposal listed in the policy. This includes the intensification of existing houses in multiple occupation. The sandwiching and HMO threshold approaches set out in the draft SPD will therefore apply to this form of development. | No amendment made. |
| Additional bed spaces within HMOs may not constitute a material change of use requiring a planning application. | Further explanation has been provided. | Amendments made to <i>Fig. 2: HMO Development - Requirement for Planning Permission - Question 'Will additional occupants significantly change the intensity of the use of the property?'</i> providing further explanation. |
| Additional bed spaces within HMOs consistent with national policy on higher densities. | The national policy context is set out in section 2.2. <i>Policy Context</i> | No amendment made. |
| Two tests of harmful concentration insufficient | The street level assessment (sandwiching between HMOs) and neighbourhood level assessment (percentage of HMOs within 100 metres) are considered appropriate and sufficient to determine the | No amendment made. |
| A third geographical area above street and neighbourhood level should also form part of the threshold assessment. If any one test fails then permission should not be granted. | | |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| Ward level assessments of harmful concentration do not represent natural communities. | likelihood of a harmful concentration. Concentrations of HMOs beyond the street/neighbourhood level are less likely to have any measurable impacts. | |
| Approach set out in draft SPD diverges significantly from current approach to implementing policy DM2 and should be taken forward through the Local Plan Review process to allow for public examination and proper assessment of issues. | The general approach and method for assessing proposals for new and intensified HMOs is set out in policy <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> and associated text. The proposed SPD is considered an appropriate mechanism to provide further guidance on the policy approach and method. | No amendment made. |
| Should relax application of additional guidance for HMO proposals for vacant floors above shops. | Other material considerations may be weighed against policy <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> and guidance within the proposed SPD when determining proposals for HMO development. | No amendment made. |
| Student numbers should not increase in central areas. | The draft SPD only provides guidance on Local Plan policies relevant to managing the development of HMOs. Guidance on other forms of housing is not proposed at the current time. | No amendment made. |
| Proportions of the dwelling stock that are occupied as HMOs could be given for Article 4 Direction areas. | The locations of licensed HMOs are available to view on Bristol City Council's web application Pinpoint . | No amendment made. |
| Sandwiching (Street level) | | |
| Does not support sandwich assessment. Issue is a 'made-up' problem or over-simplification of the problem. | The sandwich assessment is considered a sound and proper indicator of a potential harmful concentration of HMOs at a localised level. | No amendment made. |
| Supports sandwich assessment but could increase the number of properties within the sandwich. | Clarification has been provided on the sandwich assessment. | Amendment made to section 3.1 <i>What is a Harmful Concentration</i> under <i>Sandwiching (Street level)</i> linking guidance set out in the 'additional guidance' box to detail provided at section 4.1 <i>Sandwiching (Street level)</i> . Amendments made to Section 4.1 <i>Sandwiching (Street level)</i> to provide further clarification of sandwiching assessment. |

| Main issues raised | How issues have been addressed | |
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| | | <i>Fig. 3: Sandwich Assessment - Worked Examples</i> expanded to show further sandwiching situations. |
| The 'Additional guidance' on sandwiching set out in the blue box should reflect the wording at 4.1 which explains that sandwiching can also occur when a proposed HMO is up to two properties removed. | Clarification has been provided on the sandwich assessment. | Amendment made to section 3.1 <i>What is a Harmful Concentration</i> under <i>Sandwiching (Street level)</i> linking guidance set out in 'Additional guidance' box to detail provided at section 4.1 <i>Sandwiching (Street level)</i> . |
| Harmful concentrations at street level should also include rows of more than 2 adjacent HMOs and individual buildings where more than 20/25% of the units are occupied as HMOs. | <p>The explanatory text to policy <i>DM2: Residential Sub-division, Shared and Specialist Housing</i> also expects analysis to be undertaken at street level. This is explained under section 4.2 <i>HMO Threshold (Neighbourhood level)</i>.</p> <p>Clarification has been provided on the sandwich assessment, including situations relating to sub-divided buildings.</p> | <p>Amendment made to section 3.1 <i>What is a Harmful Concentration</i> under <i>Sandwiching (Street level)</i> linking guidance set out in 'Additional guidance' box to detail provided at section 4.1 <i>Sandwiching (Street level)</i>.</p> <p>Amendments made to Section 4.1 <i>Sandwiching (Street level)</i> to provide further clarification of sandwiching assessment.</p> <p><i>Fig. 3: Sandwich Assessment - Worked Examples</i> expanded to show further sandwiching situations.</p> |
| HMO Threshold (Neighbourhood level) | | |
| The threshold assessment will not apply to other forms of housing set out in policy DM2 e.g. sub-divisions/student accommodation. This is considered inequitable and may encourage the development of student flats in place of HMOs which is not consistent with policy DM2. | The draft SPD only provides guidance on the managing the development of HMOs. Guidance on other forms of housing is not proposed at the current time. Proposals for purpose-built student accommodation and other student flats are subject to other policy controls. | No amendment made. |
| A threshold assessment relating to the development of purpose-built student accommodation should be considered. | | |
| The use of a fixed percentage to define a harmful concentration is overly prescriptive and does not take account of local circumstances. Development in locations that may be more suitable for HMOs rather than family housing should be supported. Suggestions include: city centre, shopping centres, along arterial routes, above commercial premises, busy junctions and transport corridors/termini. A more flexible/permissive approach is required. | The use of a threshold approach to determine the likelihood of a harmful concentration is considered appropriate. Other material considerations may be weighed against policy <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> and guidance within the proposed SPD when determining proposals for HMO development. | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| A flexible/discretionary approach is needed to ensure that mixed use areas with a lower number of residential properties do not create artificial threshold calculations that prevent the development of HMOs. The Threshold assessment should not be the sole basis for decision-making. | An evidence paper explaining the use of the threshold approach and the selection of 10% as the threshold level has been published alongside the proposed SPD. | |
| Published evidence/justification for the citywide 10% threshold percentage is required. Set at this low level the Threshold would restrict development of HMOs across a significant proportion of the city. | Small HMOs can be developed under permitted development rights across large areas of the city. The proposed SPD will only be used where planning applications for new HMOs are required. | No amendment made. |
| The threshold approach is disproportionate to the level of harm caused. | | |
| Consideration should be given to other threshold proportions - 15%, 20%, 25% - based on the characteristics of the locality e.g. access to sustainable transport, locations less suitable for family housing. | | |
| HMO threshold assessment is too high - should be set at 5%. | | |
| Purpose-built student accommodation should not be included in the threshold assessment. Managed purpose-built student accommodation is significantly less likely to give rise to adverse impacts on residential amenity or harm to housing mix. | Purpose-built student accommodation has been removed from the HMO threshold calculation. Amended guidance has been provided on how potential harmful impacts arising from this form of housing should be considered when assessing proposals for HMO development. | Amendments made to sections <i>1.1 Purpose and Scope</i> , <i>3.1 What is a Harmful Concentration</i> under <i>HMO Threshold Assessment (Neighbourhood level)</i> , <i>4.2 HMO Threshold Assessment (Neighbourhood level)</i> and <i>4.5 Information on Datasets</i> under <i>Student Bed Spaces</i> to reflect removal of purpose built student accommodation from the HMO threshold calculation. |
| Inclusion of purpose-built student accommodation within the threshold assessment could prevent new purpose built student accommodation from being developed in appropriate locations or existing purpose-built student accommodation being extended. | The proposed SPD does not provide guidance on existing or emerging policies covering the development of purpose-built student accommodation. | New section <i>4.4 HMOs and Purpose-built Student Accommodation</i> inserted to cover consideration of the impacts of concentrations of purpose-built student accommodation. |
| Inclusion of purpose-built student accommodation within the threshold assessment wrongly assumes students are harmful. Should not equate purpose-built student accommodation to HMOs. | | |
| The 10% threshold assessment must include student accommodation. | | |
| Should also note the impact of student halls of residence. | | |
| Inclusion of purpose-built student accommodation within the threshold assessment would be inconsistent with other emerging policies in the Local Plan Review which support student accommodation in defined locations up to a bed space Cap. This Cap may exceed the 10% threshold. | | |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| HMOs and purpose-built student accommodation have been combined as one. This contradicts schedule 14, para. 4 of the Housing Act 2004 which defines buildings that are not HMOs as including purpose-built student accommodation not provided by educational establishments. On this basis purpose-built student accommodation should not be counted as equivalent HMOs. | When assessing proposals for HMO development the need to consider existing purpose-built student accommodation is based on potentially harmful impacts arising from this form of housing. The legal definition of what constitutes an HMO is not relevant to this consideration. | No amendment made. |
| Should be a blanket ban on HMO proposals in areas where 10% exceeded. | The application of the 10% HMO threshold as set out in the 'Additional guidance' box provides an appropriate level of flexibility. | No amendment made. |
| Should also apply the 10% threshold assessment at street level. | The explanatory text to policy <i>DM2: Residential Sub-division, Shared and Specialist Housing</i> also expects analysis to be undertaken at street level. This is explained under section 4.2 <i>HMO Threshold (Neighbourhood level)</i> . | No amendment made. |
| 3.2 What is a Good Standard of Accommodation | | |
| Proposals for new HMOs and student developments should be required to have a proper window rather than just a skylight in each bedroom. | The use of additional relevant policies that consider outlook and daylight have been referenced. | Amendment made to section 2.2 <i>Policy Context</i> under sub-section <i>Local</i> to indicate the use of additional policies set out in relevant sections. New sub-section <i>Outlook and Privacy</i> inserted under section 3.2 <i>What is a Good Standard of Accommodation</i> to cover Local Plan policies relating to outlook and privacy. |
| All HMOs should be provided with communal space. | Requirements for communal space (where provided) are set out at <i>Appendix B: Guideline Minimum Room Size Standards for HMO Development</i> . | No amendment made. |
| Further quality standards should be included. | Additional guidance has been included. | New sub-section <i>Outlook and Privacy</i> inserted under section 3.2 <i>What is a Good Standard of Accommodation</i> to cover Local Plan policies relating to outlook and privacy. |
| The draft SPD should also provide guidance on adaptable layouts to allow for future conversion to a standard dwellinghouse layout. | Consideration of adaptability and flexibility of layouts is clearly referenced in section 3.2. <i>What is a Good Standard of Accommodation</i> and sub-section <i>Internal Living Space</i> . | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| Further requirements could include security standards and standards relating to provision and quality of shared facilities. | Consideration of security and other matters are clearly referenced in section 3.2. <i>What is a Good Standard of Accommodation</i> . | No amendment made. |
| Internal Living Space | | |
| Clarification needed on whether Internal Living Space standards also apply to purpose-built student accommodation. | The draft SPD only provides guidance on Local Plan policies relevant to managing the development of HMOs. | No amendment made. |
| One person/multi-person bedroom sizes small but acceptable provided the general condition/facilities are good and appropriate space provided elsewhere. | The proposed minimum room size standards are consistent with those applied by Bristol City Council to licensable HMO properties and are therefore considered appropriate to meet the requirement of policy <i>BCS18: Housing Type</i> . The bedroom size standards for licensable HMO properties are specified in relevant legislation. | No amendment made. |
| The proposed standards for internal living space are below the nationally described space standard and should not be applied to permanent accommodation. The standard should be significantly raised. | | |
| Welcomes additional guidance on internal living space but standards set out in Appendix B should be requirements. | | |
| The room size standards for internal living space are too small. | | |
| The room size standards should take account of furniture provision. | | |
| Text relating to <i>Internal Living Space</i> and Appendix B should be amended to reflect potential future changes to the standards. | Clarification has been provided. | Amendments made to section 3.2 <i>What is a Good Standard of Accommodation</i> under <i>Internal Living Space</i> and to 'Additional guidance' box, section 4.3 <i>Achieving a Good Standard of Accommodation</i> and to Appendix B to allow for future changes to the standard. |
| Cycle and Car Parking | | |
| Section on cycle and car parking should also provide guidance to prevent the use of front gardens as parking to the detriment of the street scene. | Additional appropriate guidance has been provided relating to the use of front gardens for parking. | Additional text to section 3.2 <i>What is a Good Standard of Accommodation</i> under <i>Cycle and Car Parking</i> to cover creation of off-street parking spaces. |
| The parking standards referred to do not provide criteria for HMOs above 6 people. | Clarification has been provided. The general principles of policy <i>DM23: Transport Development Management</i> in relation to <i>Parking and Servicing</i> will apply | Additional text to section 3.2 <i>What is a Good Standard of Accommodation</i> under <i>Cycle and Car Parking</i> to clarify use of parking standards. |

| Main issues raised | How issues have been addressed | |
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| | to all HMOs. | |
| Existing/new HMO occupiers should not be eligible for a parking permit within a residents' parking scheme area. | A link to further information has been provided. | Amendment made to section 3.2 <i>What is a Good Standard of Accommodation</i> under <i>Cycle and Car Parking</i> to provide link to further information on parking permit restrictions. |
| New HMOs should be limited to two parking permits within a residents' parking scheme area. | | |
| Student HMO occupiers who do not pay Council Tax should not be eligible for a parking permit within a residents' parking scheme area. | | |
| HMO proposals should only be approved where there is a residents parking zone. | | |
| Permits for new HMOs should be limited to ease parking congestion. | | |
| Covered and secure bicycle stores should be installed by the Council in areas with high concentrations of shared houses, bedsits and student accommodation. | Policy requirements relating to cycle parking are set out in section 3.2 <i>What is a Good Standard of Accommodation</i> under <i>Cycle and Car Parking</i> . | No amendment made. |
| Refuse and Recycling Storage | | |
| Document needs greater focus on waste and recycling management issues. | The draft SPD refers to current policy requirements relating to refuse and recycling storage and associated guidance <i>Waste and Recycling: Collection and Storage Facilities - Guidance for developers, owners and occupiers</i> which sets out in greater detail the provisions for residential development which includes HMOs. General waste capacities set out in the policy and guidance may be increased subject to occupant numbers. | No amendment made. |
| Draft SPD should require development to provide sufficient space for the storage of refuse and recycling containers off the pavement/road. | | |
| The waste and recycling guidance note referred to does not provide specific guidance on HMOs. | | |
| Stricter requirements needed for refuse and recycling such as waste management contracts. | | |
| HMOs are currently provided with the same refuse/recycling storage capacity as C3 dwellings. This should be increased. | | |
| Waste management problems are due to limited refuse capacity/collection. | | |
| 4. Assessment of Planning Applications | | |
| Further clarification required on how the sandwich and threshold assessments can be applied to proposals for the intensification of existing HMOs. | Clarification has been provided on the sandwich assessment. The application of the threshold assessment to proposals for the intensification of existing HMOs | Amendment made to section 4.1 <i>Sandwiching (Street level)</i> to clarify application of sandwich assessment to proposals for the intensification of existing houses in multiple occupation. |

| Main issues raised | How issues have been addressed | |
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| | is clearly stated in sections 3.1 <i>What is a Harmful Concentration</i> and 4.2 <i>HMO Threshold (Neighbourhood level)</i> . | |
| The HMO sandwich and threshold assessment do not address the wider socio-economic impacts of HMOs e.g. detriment to community services/facilities such as shops, entertainment and transport. A third indicator of socio-economic harm is required. | The draft SPD can only provide guidance on Local Plan policies relevant to managing the development of HMOs. The principal policy used to assess proposals <i>DM2: Residential Sub-divisions, Shared and Specialist Housing</i> does not require consideration of socio-economic factors. | No amendment made. |
| 4.1 Sandwiching (Street level) | | |
| Further clarification required on how the HMO sandwich assessment is applied to development within existing single buildings that have been sub-divided into separate residential units. All scenarios described should be shown under Fig. 3. | Clarification has been provided on the sandwich assessment. | Amendment made to section 3.1 <i>What is a Harmful Concentration</i> under <i>Sandwiching (Street level)</i> linking guidance set out in 'Additional guidance' box to detail provided at section 4.1 <i>Sandwiching (Street level)</i> . Amendments made to Section 4.1 <i>Sandwiching (Street level)</i> to provide further clarification of sandwiching assessment. <i>Fig. 3: Sandwich Assessment - Worked Examples</i> expanded to show further sandwiching situations. |
| Sandwich assessment needs to be applied vertically within individual buildings to avoid locating HMOs above and below dwellings. | | |
| HMO sandwich assessment could include 2 adjacent properties sandwiched between 2 HMOs. | | |
| An HMO threshold level of 10% to 20% should be set within subdivided buildings. | | |
| The text should provide detail on the lower illustration in Fig.3 which shows that a lane would be disregarded in the application of the sandwich assessment. All breaks in building line will need to be defined in the text. | | |
| The proximity of purpose-built student accommodation should be taken into account. | Amended guidance has been provided on how potential harmful impacts arising from this form of housing should be considered when assessing proposals for HMO development. The proposed SPD does not provide guidance on existing or emerging policies covering the development of purpose built student accommodation. | New section 4.4 <i>HMOs and Purpose-built Student Accommodation</i> inserted to cover consideration of the impacts of concentrations of purpose-built student accommodation. |
| 4.2 HMO Threshold (Neighbourhood level) | | |
| Published evidence/justification for the 100 metre radius is required. | An evidence paper explaining the selection of 100 metres as the radius distance used in the HMO | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| | threshold assessment has been published alongside the proposed SPD. | |
| Need to be more precise on the types of development that will be counted as equivalent HMOs rather than stating 'student bed spaces'. | <p>For clarity/transparency the HMO threshold calculation must be based on likely operational HMOs only and verified by relevant, reliable and up-to-date data sources. For these reasons the HMO datasets only include licensed HMOs and planning permissions for HMOs that are not licensed. The data sources are clearly set out in section 4.5 <i>Information on Datasets</i>. The extent of verifiable data on HMOs is expected to increase over time.</p> <p>Amended guidance has been provided on how potential harmful impacts arising from purpose-built student accommodation should be considered when assessing proposals for HMO development.</p> | <p>New section 4.4 <i>Additional Considerations</i> inserted to cover consideration of the impacts of concentrations of purpose built student accommodation.</p> |
| Should state that hostels and larger HMOs with a Sui Generis planning use class will be counted as part of the threshold assessment approach. | | |
| Clarification is needed on whether all types of accommodation defined as HMOs in section 2.1 are counted in the threshold assessment. This will include some buildings converted into self-contained flats that are legally defined as HMOs. Where these units are counted a higher threshold could be used. | | |
| The threshold assessment should also include properties that are short-term let. | | |
| The threshold assessment should also include non-HMO properties that are let to less than 3 students. | | |
| Clarification required on how student bed spaces are counted as equivalent HMOs as part of the threshold approach. | <p>Purpose-built student accommodation has been removed from the HMO threshold calculation. Amended guidance has been provided on how potential harmful impacts arising from this form of housing should be considered when assessing proposals for HMO development.</p> | <p>Amendments made to sections 1.1 <i>Purpose and Scope</i>, 3.1 <i>What is a Harmful Concentration</i> under <i>HMO Threshold Assessment (Neighbourhood level)</i>, 4.2 <i>HMO Threshold Assessment (Neighbourhood level)</i> and 4.5 <i>Information on Datasets</i> under <i>Student Bed Spaces</i> to reflect removal of purpose built student accommodation from the HMO threshold calculation.</p> <p>New section 4.4 <i>HMOs and Purpose-built Student Accommodation</i> inserted to cover consideration of the impacts of concentrations of purpose-built student accommodation.</p> |
| Purpose-built student accommodation should be counted as more than one equivalent HMO. Suggestions of one HMO for every 4 or 5 bed spaces. | | |
| Larger HMO and student accommodation should still be counted as part of the HMO threshold assessment where the property boundary is within 100m radius but the property point falls outside. | The HMO threshold calculation can only count HMO property points. Whilst purpose-built student accommodation has been removed from the HMO threshold calculation it is separately counted to inform the assessment of proposals for HMO development. This count is based on any part of the boundary of a | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| | purpose-built student accommodation development falling within the 100 metre radius. | |
| A further threshold assessment across a wider geographical area or at ward level as identified in policy DM2 should be considered. Reasons given include: A more effective approach; Will take account of the wider cumulative impact of HMOs; Will help to redress imbalances of HMOs. Suggestions that this should be set between 200m to 500m. | The street level assessment (sandwiching between HMOs) and neighbourhood level assessment (percentage of HMOs within 100 metres) are considered appropriate and sufficient to determine the likelihood of a harmful concentration. Concentrations of HMOs beyond the street/neighbourhood level are less likely to have any measurable impacts. | No amendment made. |
| The existing HMO threshold radius should be extended. Reasons given include: Will take account of impacts of HMOs beyond the 100m radius; Will more effectively prevent additional HMOs being developed in small areas of low concentration that lie between areas of high concentration. Suggestions that this should be set between 150m and 500m. | | |
| Consideration should be given to different radius distances based on the characteristics of the locality. | | |
| A smaller radius distance of 50m could allow for higher concentrations of HMO development in areas less suitable for family housing. | | |
| Further detail needed to explain the HMO threshold Test. Clarification required on: Whether all HMOs are counted within the 100m radius; How HMOs are counted, including different sized HMOs; How the threshold assessment takes account of buildings converted into multiple HMOs. | The HMO threshold calculation counts all individual HMOs that are licenced or are un-licenced but with planning permission. This includes all HMOs within converted buildings where data is available. This is clearly explained in <i>section 4.5 Information on Datasets</i> . | Amendments made to section 4.2 <i>HMO Threshold Assessment (Neighbourhood level)</i> and <i>Fig.4: HMO Threshold Assessment - Worked Example</i> to further clarify the HMO threshold assessment and the calculation underlying it. |
| Fig.4 shows the general concept of the threshold assessment but does not accurately explain the calculation underlying it which could be misleading. A note is required for clarification. | Further clarification has been provided on the HMO threshold assessment and the calculation underlying it. | |
| Further detail needed to explain the outcome of applications where the 10% threshold is exceeded. | This is clearly set out in sections <i>3.1 What is a Harmful Concentration</i> and <i>4.2 HMO Threshold (Neighbourhood Level)</i> which explain that proposals for HMO Development where the 10% threshold is reached or exceeded are, where relevant, unlikely to be consistent with Local Plan policies. | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| Guidance relating to the intensification of existing HMOs should be provided. | The application of the threshold assessment to proposals for the intensification of existing HMOs is clearly explained in sections 3.1 <i>What is a Harmful Concentration</i> and 4.2 <i>HMO Threshold (Neighbourhood level)</i> . | No amendment made. |
| If the Local Land and Property Gazetteer is publicly available this should be referenced in the text. | The Local Land and Property Gazetteer (LLPG) is not publicly available. | No amendment made. |
| Consideration is needed on whether applications in an area where the 10% threshold has not been reached will be determined in order of receipt to ensure fairness. A delay to an application may result in refusal where the threshold is reached prior to its determination as a result of planning permissions given to subsequent applications. | Unlikely that two or more applications would be submitted in short succession and within overlapping radii. Where this does occur the harmful impact of exceeding the 10% threshold by a small margin would need to be considered. | No amendment made. |
| 4.3 Achieving a Good Standard of Accommodation | | |
| No comments made | | |
| 4.4 Information on Datasets | | |
| Data sources need to be updated regularly/updated more frequently. | The time intervals for updates to the HMO and student bed spaces datasets set out in section 4.5 <i>Information on Datasets</i> are considered appropriate. | No amendment made. |
| HMOs | | |
| The accuracy of the HMO dataset can be increased by including further data. Suggestions include: pending HMO licence/planning applications, Council Tax Class N exemptions, Census data, Electoral Roll data and properties subject to planning and/or licensing enforcement investigations/actions. The current datasets identified in the SPD or shown on Pinpoint underestimate the number of HMOs. | For clarity/transparency the HMO threshold calculation must be based on likely operational HMOs only and verified by relevant, reliable and up-to-date data sources. For these reasons the HMO datasets only include licensed HMOs and planning permissions for HMOs that are not licensed. The data sources are clearly set out in section 4.4 <i>Information on Datasets</i> . | No amendment made. |
| Concerns that HMO dataset accuracy will decline when Bristol City Council additional licensing scheme ceases in mid 2024. Suggestions that consideration is given to other data sources to maintain long-term accuracy including Council Tax Class N exemptions and 2021 Census data, or, that all planning permissions are included in datasets for unlicensed properties. | The Council's licensing and planning teams work together to ensure all relevant HMO properties are licensed and have planning permission or are otherwise authorised under planning. This ensures that HMO properties continue to be counted when licences expire. | |
| A requirement to submit a Certificate of Lawful Use application (or other appropriate application) could be imposed where an HMO licence is granted within an Article 4 Area to improve HMO dataset accuracy/ensure | The extent of verifiable data on HMOs is expected to increase over time. | |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| <p>permanent recording of HMOs when licenses expire.</p> <p>Data held by licensing and planning authorities should be the same.</p> <p>Should also include datasets on other shared housing, as set out in policy DM2, such as buildings owned by public sector bodies including bail hostels which may be exempt from licensing or other forms of accommodation including short-term lets.</p> | | |
| <p>Information should be provided on how residents/communities can input into HMO data sources.</p> | <p>Residents/communities can provide information on alleged unauthorised/unlicensed HMOs through the Council's enforcement processes. Details of how to contact the Council's enforcement teams have been provided.</p> | <p>New sub-section <i>6.4 Reporting a Breach of Planning or Licensing Rules</i> inserted to cover enforcement issues.</p> |
| <p>A subdivided building where one residential unit is occupied as an HMO should be counted as a single HMO use for the entire building. This will prevent new HMOs within subdivided buildings and strengthen the HMO sandwich approach.</p> | <p>The method of calculating the proportion of dwellings that are occupied as HMOs set out in section <i>4.5 Information on Datasets</i> is considered accurate and appropriate.</p> <p>Clarification has been provided on the sandwich assessment.</p> | <p>Amendment made to section <i>3.1 What is a Harmful Concentration under Sandwiching (Street level)</i> linking guidance set out in 'Additional guidance' box to detail provided at section <i>4.1 Sandwiching (Street level)</i>.</p> <p>Amendments made to Section <i>4.1 Sandwiching (Street level)</i> to provide further clarification of Sandwiching assessment.</p> <p><i>Fig. 3: Sandwich Assessment - Worked Examples</i> expanded to show further sandwiching situations.</p> |
| <p>Clarification required on whether HMO threshold assessment relies on Pinpoint datasets or data from other sources.</p> | <p>The datasets used in the threshold assessment set out in section <i>4.5 Information on Datasets</i> will all be available to view on Pinpoint. This has been clarified.</p> | <p>Amendments made to section <i>4.5 Information on Datasets</i> under <i>Pinpoint</i> to clarify publicly available datasets.</p> |
| <p>Retrospective applications for HMOs should not be permitted if the 10% threshold has been reached.</p> | <p>All retrospective applications for HMOs must be determined in accordance with relevant Local Plan policies supported by guidance in the draft SPD.</p> | <p>No amendment made.</p> |
| <p>Datasets should not be in the public realm to protect targeting of individual properties for burglary.</p> | <p>The Council is legally required to make available information on planning permissions and HMO licensed properties.</p> | <p>No amendment made.</p> |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| Student Bed Spaces | | |
| Smaller student accommodation of less than 3 bed spaces that are not defined as HMOs should be included within the dataset. | Smaller student accommodation where known is included within the student bed space dataset as explained in section 4.5 <i>Information on Datasets</i> . | No amendment made. |
| The annual Residential Development Survey needs to be published. | The residential Development Survey is published annually. A link to the document has been provided. | Amendment made to section 4.5 <i>Information on Datasets</i> under <i>Student Bed Spaces</i> providing link to current Residential Development Survey. |
| Suggestions for the method of counting student bed spaces as equivalent HMOs include: Cluster flats within purpose-built student accommodation counted as individual HMOs; 4/5 bed spaces within purpose-built student accommodation counted as a single HMO. | Purpose-built student accommodation has been removed from the HMO threshold calculation. Amended guidance has been provided on how potential harmful impacts arising from this form of housing should be considered when assessing proposals for HMO development. | Amendments made to sections 1.1 <i>Purpose and Scope</i> , 3.1 <i>What is a Harmful Concentration</i> under <i>HMO Threshold Assessment (Neighbourhood level)</i> , 4.2 <i>HMO Threshold Assessment (Neighbourhood level)</i> and 4.5 <i>Information on Datasets</i> under <i>Student Bed Spaces</i> to reflect removal of purpose built student accommodation from the HMO threshold calculation. New section 4.4 <i>HMOs and Purpose-built Student Accommodation</i> inserted to cover consideration of the impacts of concentrations of purpose-built student accommodation. |
| Pinpoint | | |
| Data on Pinpoint must be kept up-to-date. | The time intervals for updates to the HMO and student bed spaces datasets set out in section 4.5 <i>Information on Datasets</i> are considered appropriate | No amendment made. |
| 5. Submission requirements for applicants | | |
| Submission requirements will not apply to prior approval applications. | Prior Approval applications are not required for any HMO development. | No amendment made. |
| 6. Other considerations | | |
| Should be links to the University of Bristol. | Not relevant to the draft SPD. | No amendment made. |
| HMO Licences | | |
| Proposals for new HMOs must gain planning permission and comply with conditions before any licence is issued. | The planning status of an HMO cannot be considered when making a decision on whether to grant or refuse a property licence. However, planning is referred to in the formal licence letter. | Amendments made to section 6 <i>Other Matters</i> under <i>HMO Licences</i> providing clarification and link to further information. |
| Should explain how HMO licensing relates to planning requirements. | | |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| | Clarification and links to further information have been provided. | |
| Mandatory licensing should be extended to all HMOs. | The criteria for mandatory licensing are set at the national level. Bristol City Council has introduced additional licensing schemes for HMOs and selective licensing schemes for non-HMOs in certain areas of the city. Links to further information have been provided. | Amendments made to section 6 <i>Other Matters</i> under <i>HMO Licences</i> providing link to further information. |
| All rental properties and landlords should be licensed, not just HMOs. | | |
| Holding an HMO licence should be conditional on provision and satisfactory management of adequate recycling facilities. | HMO licence holders must provide suitable facilities for the storage and disposal of refuse and recycling in accordance with the Council's waste and recycling collection requirements as a condition of their licence. | No amendment made. |
| HMO licenses should only be issued where a waste management strategy is in place. | | |
| Property licence fees expensive in Bristol compared to other local authorities. Should be standardised across all local authorities in England. | Local authorities have discretion to set their own licence fees. | No amendment made. |
| Property Management | | |
| Landlords/Agents should be required to demonstrate effective ways to manage their properties. Matters suggested include: Transparency of ownership to enable residents to make complaints; Controlling noise and disturbance by tenants; Ensuring appropriate waste management; Providing a named person responsible for problems; Providing a code of conduct for tenants covering noise, waste and community integration; Regular visits to the property to check compliance. Suggestions that this should be secured through the planning or licensing process. | For licensable HMO properties landlords and agents are subject to licence conditions and West of England Code of Good Management Practice requirements relating to the safety, operation and management of their properties. A condition of the licence includes completion of the West of England Landlord Development Programme or other equivalent training. The Council has recently extended the licensing requirement across larger areas of the city. Other relevant HMO licence holder conditions and/or West of England Code of Good Management Practice requirements include provisions relating to: complaints procedures, dealing with any anti-social behaviour, refuse and recycling facilities, terms of occupation for residents and regular property inspections. | No amendment made. |
| Owners of HMOs should be registered. | | |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| <p>The West of England Code of Good Management Practice could be strengthened by:</p> <ul style="list-style-type: none"> • Including a requirement for planning permission and compliance with attached conditions. • Requiring landlords to respond to problems within an appropriate time frame and allowing the response to be assessed by the complainant. This can be used to assess licence renewal applications. • Requiring dedicated spaces for refuse and recycling and instructions on use for tenants. • Requiring noise attenuation requirements for HMO development including: Soundproofing to party walls, fitting of soft closers on doors, laying carpets, better fitting entrance doors, door bells instead of door knockers, sanitary ware located to avoid noise transmission. | <p>Changes to the West of England Code of Good Management Practice would require agreement between all West of England Authorities. The content of the code is considered when legislative changes occur and when new discretionary licensing schemes are being considered.</p> <p>The planning status of an HMO cannot be considered when making a decision on whether to grant or refuse a property licence. Conditions relating to planning cannot therefore be included within the West of England Code of Good Management Practice. Planning matters are referred to in the formal licence letter.</p> <p>Relevant HMO licence holder conditions and/or West of England Code of Good Management Practice requirements include provisions relating to refuse and recycling facilities and complaints procedures.</p> <p>Sound reduction requirements are set out in Building Regulations Approved Document E - Resistance to the Passage of Sound and are applied where required.</p> | <p>No amendment made.</p> |
| <p>Detail needed on how landlords and HMOs are monitored and how non-compliance with regulations and codes of practice relating to property management are addressed through enforcement processes.</p> | <p>Residents/communities can provide information on alleged unlicensed HMOs or breaches of licensing conditions through the Council's enforcement process. Details of how to contact the Council's relevant enforcement teams have been provided.</p> <p>The Council has undertaken significant work to map HMOs across the city to better understand concentration issues. The Council has and continues to seek to improve co-ordination between teams including Licensing, Development Management, Neighbourhood Enforcement and Waste Management to mitigate potential harmful impacts caused</p> | <p>New sub-section <i>Reporting a Breach of Planning or Licensing Rules</i> inserted under section 6. <i>Other Matters</i> to cover enforcement issues.</p> |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| | by existing HMOs. | |
| Appendix A: Local Plan Policy for HMOs | | |
| Is the policy text incomplete? | The text of the policy has been abridged for relevance. | No amendment made. |
| Appendix B: Guideline Minimum Room Size Standards for HMO Development | | |
| No comments made | | |

| Other Issues Raised | | |
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| Enforcement | | |
| Improvements required to planning enforcement against unauthorised HMOs or breach of planning conditions. Sanctions need to be imposed for non-compliance. Suggestions include revocation of planning permission and financial penalties/compensation for negative impacts. | Residents/communities can provide information on alleged unauthorised/unlicensed HMOs or other breaches of planning/legislative control through the Council's enforcement processes. Details of how to contact the Council's enforcement teams have been provided. The Council has undertaken significant work to map HMOs across the city to better understand concentration issues. The Council has and continues to seek to improve co-ordination between teams including Licensing, Development Management, Neighbourhood Enforcement and Waste Management to mitigate potential harmful impacts caused by existing HMOs. | New sub-section <i>Reporting a Breach of Planning or Licensing Rules</i> inserted under section 6. <i>Other Matters</i> to cover enforcement issues. |
| Concerns that some HMO properties may be immune from enforcement action. Residents should have a say. The draft SPD should cover this issue. | | |
| Improvements required to licensing enforcement against noise and disturbance, poor waste management, poor management and general control over tenants and non-compliance with the Code of Good Management Practice. Sanctions need to be imposed for non-compliance. Suggestions include revocation of licences. | | |
| Bristol City Council enforcement of noise legislation needs to be strengthened. The Neighbourhood Enforcement Team (NET) should be better resourced and processes for reporting and enforcing against noise issue should be reviewed/improved. The current approach results in significant under-reporting of noise nuisance which cannot be relied upon when determining proposals for new HMOs. | | |
| Better collaboration is needed between Council teams dealing with HMOs including Planning, HMO licensing, waste management and noise nuisance teams. Linkages between teams and remits/powers should be clearly communicated. | | |
| Retrospective Applications | | |
| Retrospective planning applications for HMOs should not be allowed. | Retrospective planning applications for HMOs will be accepted where required or | No amendment made. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| Existing HMOs should not need to apply for retrospective planning permission in areas where the 10% threshold is exceeded. | sought where a breach of planning control requires remedy. | |
| Retrospective planning applications should not be approved unless property has been an HMO for at least 5 years. | All retrospective applications must be determined in accordance with relevant Local Plan policies supported by guidance in the draft SPD. | |
| SPD should be applied to retrospective applications for HMOs. | | |
| SPD will not stop retrospective planning consents being given. | | |
| Addressing existing harmful concentrations | | |
| <p>Draft SPD does not address problems with existing properties sandwiched by HMOs.</p> <p>SPD should identify actions needed to help communities already affected by harmful concentrations of HMOs. Suggestions for actions include mapping harmful concentrations and reviewing measures to reduce concentrations/mitigate harms.</p> <p>Draft SPD too late to address existing HMO concentrations.</p> | <p>The draft SPD is only relevant to HMO development proposals.</p> <p>The Council has undertaken significant work to map HMOs across the city to better understand concentration issues. The Council has and continues to seek to improve co-ordination between teams including Licensing, Development Management, Neighbourhood Enforcement and Waste Management to mitigate potential harmful impacts caused by existing HMOs.</p> | |
| Noise reduction | | |
| <p>HMO development proposals should include noise attenuation measures to reduce noise impact. This should be secured or referenced through the draft SPD. Measures suggested include: Sound proofing measures to party walls and floors; Use of soft-closers on internal doors and external doors; Replacement of door knockers with doorbell/keyless systems; Sound-deadening material on stair treads; Location/design of bathroom sanitary ware to avoid noise transmission through party walls; Plan layouts that avoid positioning of communal rooms opposite bedrooms in adjoining properties and restriction of access to elevated external areas (i.e. balconies, roofs).</p> <p>SPD could require attachment of a noise insulation condition to any planning permission given. Such conditions have already been used and require a scheme of noise insulation measures to be submitted and approved.</p> | Further appropriate guidance on sound reduction measures has been provided. | New sub-section <i>Sound Reduction Measures</i> inserted under section 6. <i>Other Matters</i> to cover sound reduction measures. |

| Main issues raised | How issues have been addressed | |
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| | Response | Changes to document |
| New HMOs should comply with Building Regulations Approved Document E - Resistance to the Passage of Sound. | | |
| Other considerations | | |
| Proposals for HMOs should retain/protect front gardens. Reasons provided include preservation of wildlife corridors. | Additional appropriate guidance has been provided relating to the use of front gardens for parking. | Additional text to section 3.2 <i>What is a Good Standard of Accommodation under Cycle and Car Parking</i> to cover creation of off-street parking spaces. |
| Properties should revert to C3 use when sold or not in use. | Not possible under current Planning Law. | No amendment made. |
| Rents in areas should be capped to disincentivise conversion of properties to HMOs. | Not relevant to the draft SPD. | No amendment made. |
| The draft SPD should take account of areas that may be more vulnerable to the impact of HMOs. | The guidance provided in the draft SPD is appropriate across the city. | No amendment made. |
| Financial inducements should be offered to return HMOs to family homes. | Formal processes are used by the Council to control/manage HMOs in the city. | No amendment made. |
| Lobbying needed for legislative changes to achieve greater control over existing and proposed HMOs. | Legislative changes that improve the Council's ability to manage HMOs are supported. The Council has and continues to engage with relevant Government departments on HMO matters. | No amendment made. |

Appendix A: List of organisations consulted

Bristol Local Plan Stakeholder Contact List

| | | |
|---|--|-------------------------------------|
| 20th Century Society, The | Avon Area Ramblers | BDP |
| A2Dominion | Avon Badger Group | Bedminster Down and Uplands Society |
| Abbots Leigh Parish Council | Avon Bat Group | Bedminster Energy Group |
| Acorn | Avon Capital Estates 1 LLP | Bedminster Green Campaign |
| ACTA Community Theatre | Avon Fire and Rescue | Bell Cornwell LLP |
| Action for Balanced Communities | Avon Fire Authority, Fire Brigade Headquarters | Bellway Homes Ltd |
| Adblock Bristol | Avon Gorge and Downs Wildlife Project | Bishopston Society |
| AEK-BOCO Football Club | Avon Local Councils Association | BL Flooring Supplies Ltd |
| Alastair Sawday Publishing | Avon RIGS Group | Black Box Planning Ltd |
| Alder King | Avon Wildlife Trust | Black South West Network |
| Allied Welsh Ltd | Avonmouth Planning and Liaison Group | Bloor Homes |
| Almondsbury Parish Council | Avonmouth Planning Group | BME Voice |
| Ambition Lawrence Weston Neighbourhood Planning Forum | Awaz Utoah Raise your voice | BNP Paribas Real Estate UK |
| Ancient Monuments Society | BAE Systems | Bobbetts Mackan Solicitors |
| AP Redfearn Consultancy Ltd | Barcan+Kirby | BOC |
| Apsley House Capital | Barefoot Power UK | Bond Dickinson |
| Architecture Centre, The | Barnardos, New Fulford Family Centre | Bovis Homes |
| Arnos Vale Residents Association | Barratt Homes | Bower Ashton Residents Association |
| Ashley Vale Action Group (AVAG) | Barton Willmore Partnership | Braboco Limited |
| Ashton Gate Ltd | Bath and North East Somerset Council | Branchwalkers Tree Services |
| Aspect360 Ltd | Battrick Clark Solicitors Ltd | BREEAM Communities |
| Avon and Somerset Constabulary | BBA Architects and Planners | Bridgend County Borough Council |
| Avon and Somerset Police Commissioner | BCC | Bright Design Workshop |
| | | Bright Green Futures |

| | | |
|---|---|---|
| Brislington Conservation and History Society | Bristol Malayalee Cricket Club | Canal and River Trust |
| Brislington Cricket Club | Bristol Muslim Cultural Society | Cardiff Council |
| Bristol Airport | Bristol Neighbourhood Planning Network | Carter Jonas LLP |
| Bristol Alliance | Bristol Ornithological Club (BOC) | Castle Park Users' Group |
| Bristol and Glos Archaeological Society | Bristol Parks Forum | Cater Business Park |
| Bristol Association of Restaurants, Bars and Independent Establishments | Bristol Port Company, The | Cavanna Partnership |
| Bristol Avon Catchment Partnership | Bristol Pound CIC | CBRE |
| Bristol Campaign Against High Rises, The | Bristol Property Agents Association | CBRE CB Richard Ellis Ltd |
| Bristol Carpet Manufacturing Co Ltd | Bristol Regional Environmental Records Centre | CBRE Investors |
| Bristol Civic Society | Bristol Tree Forum | CCH planning group |
| Bristol Community Accountancy Project | Bristol Urban Design Forum | Census Investments |
| Bristol Energy Network | Bristol Walking Alliance | Centre for Sustainable Energy |
| Bristol Environment Trust | Bristol Water plc | CEREP Redcliffe Sarl |
| Bristol Environmental Technologies and Services | Bristol Women's Voice | Chandos Neighbourhood Association |
| Bristol Film Office | Bristol Wood Recycling Project | Chest Properties Ltd. |
| Bristol Food Policy Council | Bristol Zoo Gardens | Chew Valley Lake Art Studio |
| Bristol Friends of the Earth | Bristol@Night subgroup | Chilworth Properties Ltd |
| Bristol Green Capital Momentum Group | Brooks Planning Group | Chipping Sodbury Cricket Club |
| Bristol Green Capital Partnership | Brymain Investments Ltd | Christmas Steps and St Michaels Association |
| Bristol Green Party Climate Emergency Policy and Action Group | BS10 Parks and Planning group | Christmas Steps Arts Quarter |
| Bristol Housing Festival, The | BS3 planning group | Church Road Action Group (CRAG) |
| Bristol Industrial Archaeological Society (BIAS) | BuroHappold Engineering | Circomedia |
| | Bush Consultancy, The | City Academy |
| | Business West | City Farms and Community Gardens |
| | Byron Place Residents Association | City of Bristol College |
| | c/o Plan EL | City Office, The |
| | | Cityscape |

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|---|---|--|
| Civic Planning and Design Group | Community Led Housing West | David Ames Associates |
| Civil Aviation Authority | Connolly & Callaghan Group | David Cahill Design Consultant |
| Civil Service Pensioners Alliance | Conservation Advisory Panel | David James and Partners |
| CJH Land | Cooke Painter Ltd Solicitors | David Lock Associates Ltd |
| Clarke Willmott | Co-op, The | David Wilson Homes |
| Clifton & Hotwells Improvements Society CHIS | Co-operative Food Property, The | Day Group Limited |
| Clifton College | Cote Charity | DC Planning Ltd |
| Clifton Design and Draw | Cotham School | Deeley Freed Estates Ltd |
| Clifton Down Community Association | Council for British Archaeology | Deeley Freed Group |
| Clifton Down Residents Association | Counterslip Baptist Church | Defence Infrastructure Organisation |
| Clifton Down Shopping Centre | CPG South East Limited | DEFRA |
| Clifton Maybank Developments | CPRE Avonside | Department for Culture, Media and Sport |
| Coal Authority | Cranbrook Road Allotments | Department for Work and Pensions |
| Collier Planning | Creative Youth Network | Design Council, The |
| Colliers International | Crest Nicholson (South West Ltd) | Destination Bristol |
| Collins and Coward Ltd | Crest Nicholson Regeneration | DGLG |
| Colston Estate Community Association | Crest Strategic Projects | Dings Community Association |
| Combe Dingle Conservation Group | Cribbs Mall Nominee (1) & Cribbs Mall Nominee (2) Ltd, John Baylis Limited & Baylis Estates Ltd | Diocesan Board of Finance |
| Commercial Land | Crown Estate Office | Disability Equality Forum |
| Commission for Race Equality (CORE) | CSJ Planning Consultants Ltd | Disability Forum - Bristol Physical Access Chain |
| Community at Heart Neighbourhood Planning Group | Cubex Land Limited | Disabled Travel Service |
| Community Energy Working Group | Curo Group | Dittrich Hudson Architects |
| Community in Partnership | Cushman and Wakefield | DLP Consultants |
| | D2 Planning Limited | DMS Consulting |
| | Dalton Warner Davis | Downend and Bromley Heath Parish Council |
| | Dandara Limited | DPP planning |

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| Dreamabstract | European Movement - Bristol Branch | Friends of Crow Lane Open Spaces (FOCOS) |
| DSG Building Services | | |
| Dundry and Hartcliffe Wildlife Conservation group | Extinction Rebellion | Friends Of Dundry Park Chairman |
| Dundry Parish Council | FA Bartlett Tree Expert Co Ltd, The | Friends of Hebron Burialground |
| Dundry View Neighbourhood Partnership Pride of Place Environmental Sub-group | Federation of City Farms and Community Gardens | Friends of Lamplighter's Marsh |
| | Federation of Small Businesses | Friends of Okebourne |
| Dusk Til Dawn | Feilden Clegg Bradley Studios | Friends of St Andrews Park |
| E & S Bristol | Fifth Capital London Ltd | Friends of St George Park |
| Eagle Land Limited | Filton Town Council | Friends of Stockwood Open Spaces |
| East Bristol Advice Centre | Finzels Reach LLP | Friends of Stoke Lodge |
| Easton and Lawrence Hill Neighbourhood Management | Firmstone Consortia One Ltd | Friends of Suburban Bristol Railways |
| Easton and Lawrence Hill Planning Group | First Fox Architecture | |
| | First Group | Friends of the Avon New Cut |
| Easton Community Centre | FirstPlan Ltd | Friends of the Downs and Avon Gorge |
| Easton Cowboys Cricket Club | Fishponds Co-Build | |
| Easton Planning Group | Fishponds Planning | Friends of the Earth |
| Eco Futures | Folland Ltd | Friends of Troopers Hill |
| Ecomotive Housing | Forestry Commission England | Friends, Families and Travellers |
| EconetiQ | Frenchay Cricket Club | Further and Higher Education |
| Edward Ware Homes | Frenchay Village Museum | Fusion Online Limited |
| EE | FREP (Knowle) Ltd | Fusion Planning Consultants |
| Electrical Consulting Ltd | Friends of Avon New Cut (FrANC) | Galleries, The |
| Ellis and Co Chartered Building Surveyors | Friends of Badock's Wood | Galliford Try Partnerships |
| Elmgrove Centre, The | Friends of Bellevue & Albion Road Park | Gardens Trust, The |
| Enfusion | Friends of Blaise | Gareth Jones Traditional Fitted Furniture |
| Enterprise Allotments | Friends of Brandon Hill | GCP Chartered Architects |
| Environment Agency | Friends of Callington Road Nature Reserve | Georgian Group, The |
| Environment Agency (SEA/SA) | | Ginkgo Projects Ltd |

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| GL Hearn Limited | Hannick Homes & Developments Ltd | Hoddell Associates |
| Gladman | | Holy Nativity |
| Gladman developments | Hartcliffe & Withywood Community Partnership | Home Builders Federation |
| Glassboat | Hartcliffe & Withywood Pride of Place Group | Homes and Communities Agency |
| Gleeds (Bristol) | | |
| Globe House Limited | Hartcliffe and Withywood Ventures | Hoos Construction Ltd |
| | | Hopwood and Swallow |
| Gloucestershire County Council | Hartcliffe Community Campus | Horfield |
| | Hartnell Taylor Cook LLP | |
| Goadsby and Harding Commercial | Hartwell Plc, CgMs Consulting | Horfield A Allotments |
| | | Horfield and District Allotments Association |
| Golden Hill | HAVEN (Health for Asylum Seekers) | |
| Graham Moir Associates | Health & Safety Executive | Horfield Community Association |
| Greater Fishponds Area Partnership Planning Sub Group | Healthwatch Bristol | Horfield Residents against Stadium Expansion (ROSE) |
| | Heaton Planning Ltd | |
| Greater Fishponds Area Residents Planning Group | Henbury and Brentry Community Council | Horfield Rose |
| Greater Fishponds Area Residents Planning Group | Henbury Conservation Society | Hotwells and Cliftonwood Community Association |
| Green Future Associates | Hengrove & Whichurch Park Neighbourhood Planning Forum | Hotwells and District Allotments Association |
| Green Party - Bristol | | Housing Strategy Group |
| Green Party - Bristol West | Hengrove and Whitchurch Park NDF | Hughes Enterprise Law Practice |
| Green Path Investments Ltd | | |
| Gregg Latchams Solicitors | Henleaze Society | Hughes Property |
| GVA | High Kingsdown | Humdard |
| GVA Grimley | Highbury Residents Association | Humphreys and Co. |
| Habinteg Housing Association | Highridge Forum Community Association | Hutchinson Legal & Associates Limited |
| Hallam Land Management Ltd | | I.R.I.S |
| Hampton Park and Cotham Hill Community Group | Highways England | Idapt Design Services |
| | Hindu Temple, The - Bristol | |
| Hanham Abbots Parish Council | Historic England | Industrial Agents Society |
| Hanham Parish Council | Hoare Lea | Industrial Properties (Barton Hill) Ltd |

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| Initiative Homes Ltd | Kingswood Community Association | Lawrence Weston Neighbourhood Planning Forum |
| Inscape Architects | | |
| Institute of Directors | Kirkwells - Town Planning and Sustainable Development Consultants | Lawrence Weston Neighbourhood Planning Group |
| Ironmould Tynning | | |
| Jehu Group | Knight Frank Investment Management | LB Planning |
| JFL Planning Consultants | Knightstone (Arcadia) Housing Association | Legal and General Property Ltd |
| JMS Property Management & Building Consultancy | Knowle Cricket Club | Leith Planning |
| John Alison Land and Research Ltd | Knowle Planning Group | Leung & Co. Solicitors |
| John Hodge Solicitors Bristol | Knowle West Area Neighbourhood Planning Forum | LexisNexis |
| John Iles Associates | | LGBT Bristol |
| John Lysaght Properties Ltd | Knowle West Area Neighbourhood Planning Forum | Lichfields |
| John Page Architects | | Light Rail Transit Association |
| Johnstone Land | Knowle West Future | LiveWest |
| Joint Local Access Forum for BANES, Bristol City and South Glos. JLAF | Knowle West Health Association | Living Easton |
| Jones Day Solicitors | Knowle West Media Centre | Living Heart for Bristol |
| Jones Day Solicitors | Knowle West Residents Planning Group | Local Dialogue |
| Junction Nominee 1 Ltd & Junction Nominee 2 Ltd | Knowle West Area | Locality |
| Key Living Group | KWRPG | Lockleaze Neighbourhood Planning Forum |
| Key Properties Limited | LA 21 Land Use Group | Lockleaze Neighbourhood Trust |
| Key Transport Consultants Ltd | Lambert Smith Hampton | Lockleaze Planning Group |
| Key Transport Consultants Ltd | Land & Buildings Ltd | Lockleaze Resident Planning Group |
| Keynsham Town Council | Landmark Practice, The | Lockleaze Voice |
| Kier Regional Building | Landscape institute South West | London Planning Practice Ltd, The |
| Kingsdown Conservation Group | LaSalle Investment Management | Long Ashton Parish Council |
| Kingsland House Property Management Ltd | Lawrence Hill URC and Methodist Church | Love Food Festival |
| | | Lovell Partnerships Limited |
| | | LPC (Trull) Ltd |

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|---|---|---|
| Lucy White Planning Limited | Ministry of Defence - Defence Estates Durrington, Planning Policy | National Playing Fields Association |
| Lyons Davidson | | National Trust, The |
| Malago Greenway Team | Ministry of Defence - Defence Estates Ops | Natural England |
| Malago Valley Conservation Group | Ministry of Defence - Defence Procurement Agency | NCP |
| Mall Cribbs Causeway, The | Mobile Operators Association | Neighbourhood Partnership: Ashley/Easton/Lawrence Hill |
| Manor Community | Molesworth Drive Allotments | Neighbourhood Partnership: Brislington/Hengrove/Stockwood |
| Manor Woods Valley Group | Monmouthshire County Council | Neighbourhood Partnership: Cabot/Clifton/Clifton East: Greater Bedminster |
| Marcus Leigh | Montagu Evans LLP | Neighbourhood Partnership: Henbury/Southmead/Fishponds |
| Marine Management Organisation | Montpelier Conservation Group | Neighbourhood Partnership: Henbury/Southmead/Fishponds |
| Marksbury Area Community Association (MACA) | Moon Design and Build | Neighbourhood Partnership: Horfield/Lockleaze/Bishopston/Cotham/Redland |
| Max Fordham LLP | Motorcorner Ltd | Neighbourhood Partnership: Filwood/Knowle/Windmill Hill |
| McCreadies | Multi Faith Forum | Neighbourhood Partnership: Hengrove |
| McDonald's Restaurants Ltd | MWA, 12 The Glenmore Centre | Neighbourhood Partnership: Hengrove |
| Meade King Solicitors | Myrtle Hall C Allotments | Neighbourhood Partnership: Hengrove |
| Meadows Vale Community Centre | Narrowways Trust | Neighbourhood Partnership: Hengrove |
| Meanwhile Creative | Nash Partnership | Neighbourhood Partnership: Hengrove |
| MediaWise Trust, The | Nathaniel Lichfield and Partners | Neighbourhood Partnership: Hengrove |
| Merchants Landing Residents Association | Nathaniel Lichfield and Partners | Neighbourhood Partnership: Hengrove |
| Merlin Housing Society | National Air Traffic Services | Neighbourhood Partnership: Hengrove |
| Metford Road Allotments | National Amusements | Neighbourhood Partnership: Hengrove |
| Michael & Carolyn Baker | National Custom and Self-Build Association | Neighbourhood Partnership: Hengrove |
| Midshires Estates Ltd | National Grid | Neighbourhood Partnership: Hengrove |
| Mike Botta | National Grid Electricity Construction | Neighbourhood Partnership: Hengrove |
| Mike Whitfield Construction Ltd. | National Housing Federation | Neighbourhood Partnership: Hengrove |
| Mina Road Park Group | | Neighbourhood Partnership: Hengrove |
| Ministry of Defence | | Neighbourhood Partnership: Hengrove |

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| Nick Davies Associates | Overseas Chinese Association | Pilning and Severn Beach Parish Council |
| Night Watch | Oxford Architects | Plainview Planning Ltd |
| Nike Group of Companies | P.J Orchard Architects | Plan-EL |
| NJL Consulting | Park and Ride - The Bush Consultancy | Planinfo |
| Noma Architects Ltd | Parliment | Planning Perspectives LLP |
| Norman Associates | Passivhaus Trust | Planning Potential |
| North Bristol Advice Centre | Patchway Cricket Club | Planning Solutions |
| North Bristol NHS Trust | Patchway Town Council | Planning Solutions / Church Road Action Group |
| North Somerset Council | Pattinson Brewer Solicitors | Planning Ventures |
| North Street Traders Association | Paul Kentish and Co | Planware Ltd |
| Northern Slopes Initiative | Peel Holdings | Plummers Hill Allotments |
| Northover Developments Ltd | Peel Investments (UK) Ltd | PMG Services |
| O and H Properties Ltd | Pegasus Group | Polysigns Exhibition and Display |
| O2 - Telefónica UK Ltd | Pegasus Planning Group | Portland and Brunswick Square |
| Oakfield Residents Association | Penrilla Consultants | Portland and Brunswick Square Association |
| Odournet UK | Peoples Republic of Stokes Croft | Positive Impact Community Housing |
| Off Centre Gallery - Check | Perretts Park Allotments | Positive Impact through Community Housing |
| Office of Rail Regulation | Persimmon Homes Ltd | Powell Dobson Urbanists |
| Old Market Community Association | Persimmon Homes Severn Valley | Public Health Bristol |
| Old Market Neighbourhood Planning Forum | Persimmon Homes Wessex | Public Health England South West (North) Health Protection Team |
| Older People's Forum | Peter Evans Partnership | R and J Consultants |
| O'Leary Goss Architects Ltd | PFA Consulting | Rackham Planning |
| One in Eight | PG Group, The | Railfuture |
| Open Spaces Society, The | Philip Clifford Design | Re:Work Ltd |
| Origin 3 Urban Design Group | Phillips Planning and Development Consultants | |
| Origin3 | Pill and Easton-in-Gordano Parish Council | |
| Osborne Clarke | | |

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| Redcatch E Allotments | RSPB | Society for the Protection of Ancient Buildings |
| Redcliff Quarter MCC LLP | RTPI South West | Sofa Project, The |
| Redcliffe Community Forum | Sainsburys Supermarkets Ltd | Somer Housing Group |
| Redcliffe Futures Group | Salecreate Ltd | Somerset County Council |
| Redcliffe Neighbourhood Planning Forum/RRAG | Save Sea Mills Garden Suburb | Soroptimist International of Bristol |
| Redcliffe Parade Environmental Association | Savills | SOS Group (Supporters of Southmead) |
| Redcliffe Way Neighbourhood Planning Forum | Sea Mills and Coombe Dingle Community Action Forum | South Bristol Advice Centre |
| Redland and Cotham Amenities Society | Sea Mills Community Association | South Bristol Business |
| Redland Green Allotments | Sea Mills Signal Station Allotments | South Bristol Stakeholders |
| Redrow Homes | Self Help Community Housing Association Ltd | South Gloucestershire Council |
| Redrow Homes (South West) Ltd | Shakti Imani Inclusion Project | South West Transport Network |
| Regen SW | Shared Care Network | South Western Ambulance Service NHS Trust |
| RIBA SW | Shirehampton Community Action Forum (SCAF) | Southmead Community Association |
| Richard Jones | Shirehampton Greens | Southmead Development Trust |
| Richard Pedlar Architects | Shirehampton Planning Group | Southville Community Development Association Ltd |
| Richmond Area Residents' Association | Shirehampton Public Hall Management Committee | Southville LETS |
| Richmond Terrace Residents Association | Show of Strength Theatre Company | Sovereign Housing Association |
| RNIB South West | Simpson Millar LLP incorporating Foster & Partners | Speedwell Allotments |
| Robert Hitchins Limited | SJ Honeyfield Properties Ltd | Spike Island |
| Rock Community Centre Ltd | SMLP Bristol Partnership | Spitfire Properties LLP |
| Roger Tym and Partners | Sneyd Park Residents Association | Sport England |
| Royal Mail Group Ltd | Snuff Mills Action Group | SPRA and NP |
| Royal West of England Academy (RWA) | Social Economy | Square Bay (Developments) Ltd |
| RPS Group Plc | | SS Great Britain Trust |
| RPS Planning & Development | | SSA Planning Limited |

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| SSA Planning | Stoke Bishop Community Association | Taylor Wimpey UK Limited |
| SSE | Stoke Bishop Planning Panel | TCN |
| St George Community Association | Stoke Bishop Residents Planning Group | TDH Estates |
| St George Community Network planning group | Stoke Gifford Parish Council | Telereal Trillium |
| St George NP Planning Sub Group | Stokes Morgan Planning Ltd | Temple Bright LLP |
| St Joseph Homes Limited | Stonewall | Templegate Training |
| St Joseph's Pre-school | Strategic Land Partnership | Terence O'Rourke Ltd |
| St Mary Redcliffe Church | Stratland LLP | Terramond Ltd |
| St Mary Redcliffe Church | Stratus Environmental Limited | Tetlow King Planning |
| St Mungo's | Stride Brothers Limited | The Westbury on Trym Society |
| St Paul's planning group | Stride Treglown Limited | Theatres Trust, The |
| St Paul's Neighbourhood Management | Summix FRB Developments Ltd | Thingwall Park Allotments |
| St Peters Rise Allotments | Sustainable Bishopston | Thriving South Bristol |
| St Werburgh's Neighbourhood Association | Sustainable Britain Ltd | Thursby Associates |
| St Werburghs City Farm | Sustainable Construction Services | Timsbury Cricket Club |
| St Werburghs Neighbourhood Association | Sustainable Henleaze | Tiny House Community |
| St. Barnabas Church | Sustainable Knowle | Totterdown Childrens Community Workshop |
| St. George's Bristol | Sustainable Redland | Totterdown Residents Environmental and Social Association |
| St. James's Street Property Management | Sustainable Westbury-on-Trym | Touchwood Enterprises Ltd |
| St. Modwen Developments Limited | Sustrans | Transition Bristol |
| Stapleton Allotments Association | Sustrans (South East & South West) | Transport for Greater Bristol |
| Stapleton and Frome Vale Conservation Society | Sutherland Property & Legal Services Ltd | Transport for Greater Bristol Alliance |
| Stapleton Cricket Club | Swanmoor Crescent Allotments | Travel Foundation, The |
| Stewart Ross Associates | T and C Design Services | Tree Aid |
| | Taupo Group Ltd | TRESA Totterdown Residents Environmental and Social Action |
| | Taveners Cricket Club | Trinity Community Arts |

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| Trinity New Town Limited | Voice & Influence Forum (Bristol Disability Equality) | Westbury-on-Trym Society |
| Trustees Lockleaze Sports Ground | Voice & Influence Forum (Bristol Older People) | Western Power Distribution |
| Tuffin Ferraby and Taylor | Voice & Influence Forum (Lesbian, Gay and Bisexual) | WHaM Windmill Hill and Malago community planning group |
| Turley Associates | Voice & Influence Forum (Lesbian, Gay and Bisexual) | White Young Green Planning |
| Tynings Field Allotments | Voice & Influence Forum (Lesbian, Gay and Bisexual) | Willmore Iles Architects |
| UK Green Building Council | Volunteer Tavern | Wilmott Parks Group |
| Unions Out West, South West TUC | Waitrose Limited | Wind Prospect Developments Ltd |
| Unite Students | Wales & West Utilities | Windmill Hill and Malago Community Planning Group (WHaM) |
| United Communities | Walsingham Planning | Windmill Hill and Victoria Park Planning Group |
| University Hospitals Bristol NHS Trust | Wards Solicitors | Windmill Hill Community Association |
| University of Bristol | Watershed Media Centre | Winsor and Leaman Architects |
| University of Bristol Sustainability team | Watkin Jones Group | Winterbourne Cricket Club |
| Urban Tranquillity Development Limited | We Love Stoke Lodge | Winterbourne Parish Council |
| UWE | Welding Industries Ltd | Woodland Trust |
| Vassall Centre Trust | Welsh Government | WOW (Way out West) West St/ South St Park |
| Vattenfall Heat | Wesley Action Group (WAG) | WPB Planning |
| Veale Wasbrough Vizards | Wesley Action Group (WAG) | Wyevale Garden Centres |
| Vence LLP | Wesley SOS | Yarlington Homes |
| Vertigo SDC Limited | Wessex Water | Yew Tree Farm |
| Victoria Hall Management Limited | West of England Centre for Inclusive Living (WECIL), The | YTL Developments (UK) Ltd |
| Victoria Rooms, Department of Music - Bristol University, The | West of England Combined Authority | Savills |
| Victorian Society | West of England Community Homes | ROK Planning |
| Visual Arts South West | West of England Nature Partnership | CPRE Avonside |
| Vivid Regeneration | Westbury Lane United Neighbours | Cater Business Park Business Improvement District |
| Vodafone Ltd | Westbury Park Community Association | |

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| Ian Townsend Consulting | Clifton and Hotwells Improvement Society | Indian Women's Association - SW England |
| Origin3 | | |
| Waddeton Park Limited | College Road Allotments | Irwin Mitchell Solicitors |
| Edison Ford | Dominic Taylor Architecture & Design | Islamic Information Centre Bristol |
| Bellway Homes Limited | Dorset Chamber of Commerce | Kebele |
| Cratus Communications Ltd | Dubbers Lane Allotments | Kersteman Road Allotments |
| Habinteg | Duckmoor Road Residents Association | Kingsweston Preservation Society |
| Felsham Planning and Development | Easton Community Partnership | Lawn Tennis Association |
| Cratus Communications Ltd | Ecovillage Network UK | Layfield Allotments |
| CBRE | Filwood Community Centre | Living Easton |
| Western Power Distribution | First Group | Lockleaze Voice |
| Edgeplan ABC Tree Services | Fortfield Road Allotments | Malcolm X Centre |
| Avon and Somerset Constabulary | Goffenton Drive Allotments | Metford Road Allotments |
| Avonmouth Community Council | Goulston Road Allotments | National Federation of Market Traders |
| Bedminster Down and Uplands Society | Grittleton Road Allotments | National Market Traders Federation - Saint Nicholas Market |
| Bevan Brittan LLP | Gypsy and Traveller Representative | |
| Bristol Mauritian Association | Halcrow Group Limited | National Power plc |
| Bristol Racial Equality Council | Half Acre Lane Allotments | National Romani Rights Association |
| BT Group Plc | Hartcliffe Community Association | New Brooklea Allotments |
| Burges Salmon | Headley Park Community Association | Oatlands Avenue Allotments |
| Canford E Allotments | Hengrove and District Community Association | Office of Rail Regulation |
| Centro Per La Comunita Italiana | Hoddell Associates | Packers Allotments |
| Chalet Gardens Allotments | Horfield Community Association | Pendock Road Allotments |
| Charlton Road Allotments | | Portishead Chamber of Trade |
| Chris Thomas Ltd | Hungerford Road Community and Social Association | QEH Theatre |
| Civil Aviation Authority | Hutchison 3G UK Limited | Redland Green Action Group |
| | | Rock Allotments |

Royal London Asset
Management

Royate Hill Allotments

Sainsburys Supermarkets Ltd

Sea Mills Forum

Shirehampton Area Housing
Committee

Snowdon Road Allotments

South West Law

South Western Ambulance
Service NHS Foundation Trust

Southmead and Henbury Area
Housing Committee

Southmead Community
Association

St Giles Allotments

St Jude's Tenants Association

St. Bedes Catholic College

St. Pauls Youth Promotion Ltd

Stapleton and Begbrook
Community Association

Sturminster & Stockwood
Community Association

Supporters of Southmead

Sustainable Redland

The Gypsy Council/The Romani
Kris

T-Mobile (UK) Ltd

Treework Services Ltd

UWE Faculty of Applied
Sciences

W M Morrison Supermarkets
Plc

Wedmore Vale Allotments

Whitchurch Folk House
Association

Whitchurch Village Parish
Council

Whitefield Road Allotments

Whittock Road Allotments

Womens Forum - Check

The West of England Landlord & Agent Panel - Local landlord associations

South West Landlords Association: Gillian Kerr

Westcountry Landlords Association: Manny Pisani

Association of Local Landlords: Rob Crawford

National Residential Landlords Association - Local Representative: Ilona Bull

Bristol City Council Councillors

All BCC Ward Councillors