



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

# Consultation Statement

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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	
	Response	Changes to document
<b>1. Introduction</b>		
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	
	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.
<b>1.2 Status of the document</b>		
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.
<b>1.3 Houses in Multiple Occupation in Bristol</b>		
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"> <li>Overlooking and loss of privacy (through the use of upper floors as communal living areas);</li> <li>Loss of visual amenity (through the use of front gardens as parking, poor waste management, poor property maintenance);</li> <li>Highway safety (through poor waste management);</li> <li>Erosion of local character and amenities (through anti-social behaviour and irresponsible landlords).</li> </ul>	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	
	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.
<b>2. Background</b>		
<b>2.1 What is a House in Multiple Occupation?</b>		
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	
	Response	Changes to document
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.
<b>2.2 Policy Context</b>		
<b>National</b>		
No comments made		
<b>Local</b>		
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.
<b>2.3 When is Planning Permission Required?</b>		
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	
	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.
<b>3. Additional Guidance</b>		
<b>3.1 What is a Harmful Concentration</b>		
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	
	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 <a href="#">Pinpoint</a> .	No amendment made.
<b>Sandwiching (Street level)</b>		
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	
	Response	Changes to document
		<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>
<b>HMO Threshold (Neighbourhood level)</b>		
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	
	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	
	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.
<b>3.2 What is a Good Standard of Accommodation</b>		
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	
	Response	Changes to document
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.
<b>Internal Living Space</b>		
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.
<b>Cycle and Car Parking</b>		
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	
	Response	Changes to document
	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.
<b>Refuse and Recycling Storage</b>		
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.		
<b>4. Assessment of Planning Applications</b>		
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	
	Response	Changes to document
	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.
<b>4.1 Sandwiching (Street level)</b>		
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.
<b>4.2 HMO Threshold (Neighbourhood level)</b>		
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	
	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	
	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	
	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.
<b>4.3 Achieving a Good Standard of Accommodation</b>		
No comments made		
<b>4.4 Information on Datasets</b>		
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.
<b>HMOs</b>		
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	
	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	
	Response	Changes to document
<b>Student Bed Spaces</b>		
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.
<b>Pinpoint</b>		
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.
<b>5. Submission requirements for applicants</b>		
Submission requirements will not apply to prior approval applications.	Prior Approval applications are not required for any HMO development.	No amendment made.
<b>6. Other considerations</b>		
Should be links to the University of Bristol.	Not relevant to the draft SPD.	No amendment made.
<b>HMO Licences</b>		
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	
	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.
<b>Property Management</b>		
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	
	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"> <li>• Including a requirement for planning permission and compliance with attached conditions.</li> <li>• 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.</li> <li>• Requiring dedicated spaces for refuse and recycling and instructions on use for tenants.</li> <li>• 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.</li> </ul>	<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	
	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		
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	
	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.		
<b>Addressing existing harmful concentrations</b>		
<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>	
<b>Noise reduction</b>		
<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	
	Response	Changes to document
New HMOs should comply with Building Regulations Approved Document E - Resistance to the Passage of Sound.		
<b>Other considerations</b>		
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

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

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

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
Gloucestershire County Council	Hartcliffe Community Campus	Hopwood and Swallow
	Hartnell Taylor Cook LLP	Horfield
Goadsby and Harding Commercial	Hartwell Plc, CgMs Consulting	Horfield A Allotments
Golden Hill	HAVEN (Health for Asylum Seekers)	Horfield and District Allotments Association
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	Henleaze Society	Hughes Property
Gregg Latchams Solicitors	High Kingsdown	Humdard
GVA	Highbury Residents Association	Humphreys and Co.
GVA Grimley		
Habinteg Housing Association	Highridge Forum Community Association	Hutchinson Legal & Associates Limited
Hallam Land Management Ltd	Highways England	I.R.I.S
Hampton Park and Cotham Hill Community Group	Hindu Temple, The - Bristol	Idapt Design Services
Hanham Abbots Parish Council	Historic England	Industrial Agents Society
Hanham Parish Council	Hoare Lea	Industrial Properties (Barton Hill) Ltd

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

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

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		

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

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

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	

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