

Single Member Cabinet
DecisionExecutive Forward
Plan Reference**E2993****Review of the Supplementary Planning Document (SPD) on Houses in Multiple Occupation (HMO)**

Decision maker/s	Cllr B Goodman, Cabinet Member for Development
The Issue	Bath has seen a significant increase in Houses in Multiple Occupation (HMOs) and private rented property over the last 10-15 years, with HMOs now being common residences for students, young people and others. The original SPD, providing the planning framework to assess planning applications for a change of use from Family Homes (use class C3) to HMOs, was adopted in July 2013. Following a review of the performance of the original SPD including the evidence update and targeted engagement, revisions to the SPD are proposed.
Decision Date	21st August 2017
The decision	The Cabinet Member agrees that: <ul style="list-style-type: none">• the amended draft Houses in Multiple Occupation in Bath: Supplementary Planning Document for public consultation;• that responsibility is delegated to the Divisional Director for Development, in conjunction with the Cabinet Member for Development, to make final graphic and minor textual amendments prior to publication of the Draft Houses in Multiple Occupation in Bath Supplementary Planning Document; The Cabinet Member notes: <ul style="list-style-type: none">• the Equalities Impact Assessment and the draft Strategic Environmental Assessment Scoping Report.
Rationale for decision	The SPD has been in operation for four years and is scheduled in the Local Development Scheme for review this year. The purpose of the HMO SPD is to avoid high concentrations of HMOs in any one part of the City in the interests of encouraging a balanced housing mix across the City. The recommended revision to the SPD addresses concerns raised through the Review and is considered to be the most effective approach to achieve the objective of the SPD, therefore it should be published for formal consultation.
Financial and budget implications	The review of the SPD is expected to cost £2000 during 2017/18 which will be funded by the LDF Budget. Introduction of the Article 4 Direction was accompanied by financial support of an additional post to cover the extra workload which is not covered by planning fees. The revised SPD with a sandwich policy and the threshold test (lower to 10% from 25%) may lead to more appeals, however the costs and resources need to be met by the existing budget.

Issues considered (these are covered in more detail in the report)	Social Inclusion; Customer Focus; Sustainability; Human Resources; Property; Young People; Equality (age, race, disability, religion/belief, gender, sexual orientation; Health & Safety; Impact on Staff; Other Legal Considerations
Consultation undertaken	Ward Councillor; Cabinet colleagues; Parish Council; Town Council; Overview & Scrutiny Panel; Staff; Other B&NES Services; Service Users; Local Residents; Community Interest Groups; Stakeholders/Partners; Section 151 Finance Officer; Monitoring Officer
How consultation was carried out	<p>As part of the SPD review, a workshop was held on Monday 14th November 2016. The report can be accessed from; http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/HMOs/hmo_spd_review_and_options_analysis_april_2017.pdf</p> <p>Following the workshop, an additional targeted engagement with stakeholders to seek views on potential options in April. The informal consultation paper with specific questions can be accessed from; http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/HMOs/hmo_spd_review_informal_consultation_paper_april_2017.pdf</p> <p>Consultations with stakeholders, members and internal officers have informed the revised draft SPD. The potential options and preferred approach were considered and discussed at the Planning, Housing and Economic Development Policy Development & Scrutiny Panel meeting on 4st July.</p>
Other options considered	<p>Applying the threshold for the Purpose Built Student Accommodation (PBSA) and setting the design criteria for PBSA were considered but not taken forward through the SPD review. The HMO SPD supplements the Placemaking Plan Policy H2 which provides the policy guidance on a change of use from Residential (use class C3) to HMOs. Therefore the SPD cannot expand the remit given by the parent policy.</p> <p>It is also considered that PBSA requires more strategic planning with good understanding of the universities' aspirations and requirements therefore it is better considered through the new Local Plan.</p>
Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:	None.
Any conflict of interest declared by anyone who is consulted by a	None.

Member taking the decision:	
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Signatures of Decision Makers	
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Date of Signature	
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Subject to Call-in until 5 Working days have elapsed following publication of the decision
