



HOUSES IN MULTIPLE OCCUPATION (HMO) SUPPLEMENTARY PLANNING DOCUMENT (SPD) – March 2026 CONSULTATION STATEMENT

The existing Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) was adopted in July 2022.

The HMO SPD was subject to public consultation. A list of the responses and the Council's response to these can be viewed in the Report of Representations: <https://www.broxtowe.gov.uk/media/9807/report-of-representations.pdf>

The Council has now produced an updated HMO SPD which is subject to further consultation. The draft updated HMO SPD has been subject to input from departments within the Council and by Councillors as part of the Policy Overview Working Group.

The key changes are summarised below:

- Clearer section headings and refined numbering.
- Removed specific references to the Beeston Article 4 Area to clarify the SPD applies to all planning applications for new Houses in Multiple Occupation.
- Wider policy context, with explicit references to the Greater Nottingham Strategic Plan (GNSP) and its emerging policies, including space standards.
- Updated explanation of HMOs, including clearer explanation of Use Classes, Permitted Development Rights, and Article 4 Directions.
- Clearly defined assessment criteria as 'Principles'.
- Refined wording in relation to car parking and cycle parking to align with national and local policy requirements.
- New section on Purpose-Built Student Accommodation (PBSA), setting out how PBSA should be considered alongside HMOs when assessing cumulative impacts.

Comments submitted as part of the consultation will be considered by the Council and will inform the final updated version of the HMO SPD.

The consultation period will start on Tuesday 23rd March 2026 and end on Friday 8th May 2026.

Data Protection - The comment(s) received in relation to the Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) March 2026 will be

used in the process of preparing the Supplementary Planning Document and may be in use for the lifetime of the document in accordance with the Data Protection Act 2018. Any representations received will be considered by the Council. Please note that comments and respondent names cannot be treated as confidential and will be published on Broxtowe Borough Council's website. Other personal information will be redacted.

A copy of Broxtowe Borough Council's Planning Policy Privacy Notice is available on the Council's website at the following link: <https://www.broxtowe.gov.uk/for-you/planning/planning-policy/planning-policy-privacy-statement/>