



Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) Consultation Statement (June 2026)

1 Introduction

- 1.1 The **Houses in Multiple Occupation (HMO)** Supplementary Planning Document (SPD) has been prepared by Hartlepool Borough Council. This document provides a summary of the consultation process, the responses received and any modifications made to the SPD prior to adoption.

2. Statement of Community Involvement (SCI)

- 2.1 The council's SCI was adopted in September 2019. The SCI outlines how the council will consult and involve people in the preparation of the local plans and other planning documents, such as SPDs. Consultation on the SPD has been carried out in line with SCI.

3. Preparation of the draft SPD

- 3.1 During the drafting process for the SPD, planning officers engaged with numerous HBC officers to ensure that all relevant matters were considered and set out accordingly. The Consultation Statement dated March 2026 provides a detailed summary of the engagement process.

4. Formal Consultation periods

- 4.1 The following formal consultation periods were undertaken:
- Consultation round one - 3rd November 2025 to 16th January 2026.
 - Consultation round two - 3rd of March 2026 and closed on the 28th of April 2026.
- 4.2 The consultation was conducted via HBC's online platform 'Your Say' where the documents were made available and an electronic survey was provided for comments on the SPD. The Land Use Policy element of the council's website provided a link to the Your Say consultation platform.

- 4.3 Paper copies of the SPD and consultation survey were also made available at the Civic Centre, Victoria Road, Hartlepool and the Community Hub Central, York Road, Hartlepool.
 - 4.4 An email was sent to 359 consultees on the Land Use Policy database. An email was also sent to anyone registered on the Your-say platform.
 - 4.5 A total of 40 `Your Say` responses were received, e mails from two residents and two letters were received (one from Historic England and one from Natural England).
 - 4.6 Appendix one lists the issues raised within the representations received during the consultation and notes where the Council amended the SPD to reflect the comment.
- 5. Next steps - Adoption**
- 5.1 The comments received during the consultation periods have, where appropriate, been included in the final version of the SPD prior to it being taken to full council for adoption.

Appendix 1: Consultation Responses.

Informal responses received - 1 st September 2025 to 1 st May 2026			
Response ID	Consultation comment	Land Use Policy Response	Modification
Kilwick Street residents.	December 2025 a councillor met with t 6 concerned residents to discuss our fears about what was happening to our street. February 2026 councillors met with 8 residents at Greenbank. A Summary of concerns raised are set out below.	N/A.	N/A.
	<ol style="list-style-type: none"> 1. Noise and disturbance transferring through the walls especially on an evening. 2. Unsightly to let signs 3. Residents struggle to find parking space at times, this is due to business parking from Yor Road and the vehicles from rented units. Sometimes vehicles meet head on, and then one of you has to reverse because there is not room even for two cars to. 4. High level of rented units, feels like a lack of community. 	<ol style="list-style-type: none"> 1. The SPD sets out that noise insulation measures may be required, this will be assessed on a case by case basis and advice from HBC environmental protection will be taken on board. 2. In many instances To Let signs do not require planning permission. These rules are set by central Government and not the council. If planning permission is required then the council will consider matters of public safety and amenity. 3. Noted. The SPD sets out that parking requirements will be assessed on a case by case basis and matters such as proximity to public transport will be considered and that in some instances it may be appropriate that applicants make a financial contribution towards amending Traffic Regulation Orders so that parking permits can be utilised where necessary. 4. The SPD acknowledges that some negative impacts associated with HMOs include the negative changes to the character of the area and the nature of the local community. Local plan policy sets out that when determining applications consideration should be given to the impact upon the character of the area. Local plan policy and 	None.

	<p>5. Litter on the property and spilling into the surrounding area.</p>	<p>the SPD will both be used to help shape and determine applications. 5. The SPD sets out that refuse storage facilities should be provided. HBC expect residents to utilise refuse facilities and if not HBC street cleaning must take over and make offenders accountable if appropriate.</p>	
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<p>Neighbourhood and Regulatory Services Committee 2nd March 2026.</p>	<p>Sandwiching section is not very clear. A street could still have many HMOS and equally avoid sandwiching. This could lead to a high level of transient population in a community and other issues such as parking</p>	<p>Noted.</p>	<p>Section four <i>'Restricting the Sandwiching' of Properties</i> has been updated to reflect that the local plan requirement to consider overall character of an area will also be taken into account. This should ensure that a street does not have the sandwiching of properties continually which was the concern raised. The character of the street/area as a whole is taken into account, as cumulatively the HMOs may alter the character of an area.</p>
<p>Formal consultation period one (3rd November to 16th January 2026)</p>			
<p>Resident via e mail.</p>	<p>I don't understand the long winded survey, all that bothers me is if any of the economic migrants, i.e. the boat people, are going to be housed in these proposed HMO's who will be paying for them? our council is already struggling and any other extra cost being put on it is not right.</p>	<p>Noted. This SPD does not permit HBC to determine who will live in the HMO and who pays the rent.</p>	<p>None.</p>

Historic England January 2026	Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. A non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.	Noted.	None.
	Section 3 please add the following to the list of key policies <ul style="list-style-type: none"> • Policy HE3: Conservation Areas • Policy HE4: Listed Buildings 	Heritage policies will be applied on a case by cases basis as will environmental policies, planning obligations policy and or commercial polices. The policies listed are the policies that are expected to be considered and applied in all circumstances. Policies HE3 and HE4 will be applied if the site location dictates.	None.
	Section 4 provides the justification and framework for the assessment of applications for HMOs, including smaller HMOs if the Article 4 is confirmed. The assessment criteria seek to limit the concentration of HMOs, and to manage their proximity to one another. For example, it seeks to restrict the 'sandwiching' of properties in between two HMOs in a terrace and restrict three or more HMOs in a row.	Noted and agree.	None.
	In paragraph 4.1, the text states that as well as forming part of the housing supply and contributing towards meeting housing needs, change of use to HMOs can enable the continued viable use or re-use of vacant residential or commercial buildings and provide an effective use of land and buildings. We refer you to our publication and research on how repurposing built heritage can help create dynamic, comforting, and sustainable living places Heritage Works for Housing Historic England.	Noted and direction to literature is welcomed. The SPD seeks to provide guidance on how to design better living environments and reduce any negative impacts upon the neighbouring area/properties. The purpose of the SPD is to provide guidance but not to repeat elements already set out within the local plan. The matter regarding the time a unit has been vacant is a set out within local plan policy.	None.

	<p>If a HMO is proposed in a vacant designated heritage asset, or non-designated heritage asset, including those on the Council's Local List, or an empty traditional property (pre 1919) and would bring it back into active residential use, this could be included as an additional assessment criterion within the SPD. Historic England research provides evidence on how empty traditional properties can contribute to housing delivery.</p>		
	<p>Figures from 2025 indicated 670,000 new homes could be provided in vacant floor space within historic buildings across England. Paragraphs 4.9 to 4.11 refers to proposed HMOs in commercial units with specific reference to upper floors above commercial units in centres for example.</p> <p>The proactive statements in paragraphs 4.9 and 4.10 accurately point out how the redevelopment of vacant upper floors above commercial units can enhance the vitality and vibrancy of centres by making effective use of buildings which are no longer suitable or needed for commercial uses. Also, that additional residents in these commercial centres support a vibrant day time and nighttime economy.</p> <p>You may wish to expand on this section to encourage the repair and repurposing of existing historic buildings in commercial centres. If a vacant commercial property is a designated or non-designated heritage asset (i.e. those on the Council's Local List) and / or in a Conservation Area, which could deliver a change of use to a HMO with suitable alterations, and subject to Policies HE3: Conservation Areas and HE4: Listed Buildings, the LPA may wish to consider such proposals positively subject to all other local plan policies.</p>	<p>Noted. The purpose of the SPD is to provide guidance but not to repeat elements already set out within the local plan. The matter regarding the time a unit has been vacant is discussed in local plan policy. In addition the heritage policies seek to ensure historic buildings and structures are preserved and enhanced.</p>	<p>None.</p>
Formal consultation period two - 3rd March to 28th April 2026.)			
<p>April 2026 Historic England</p>	<p>We have no further comments in relation to Air B&Bs and Serviced Apartments and do not wish to alter our previous response.</p>	<p>Noted.</p>	<p>None.</p>

<p>May 2026 Natural England November 2025</p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.</p>	<p>Noted.</p>	<p>None.</p>
	<p>Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>	<p>Noted. Officers have considered likely significant effect in their deliberations when drafting the SPD. It is considered that the HMO SPD does not require a comprehensive assessment as the guidance within the SPD is not likely to lead to significant likely effect. This SPD does not cover matters relating to the natural environment. Applications will be determined in accordance with the Local Plan and any need for natural environment changes and/or mitigation will be assessed by local plan policies.</p>	<p>None.</p>
<p>Your Say Comments consultation period 1 and 2</p>			
<p>Do you agree that this draft SPD should be used as a tool to better manage and maintain HMOs?</p>			
<p>Resident.</p>	<p>HMOs can have an adverse effect on neighbourhoods changing their character and putting stress on local facilities.</p>	<p>Noted. This is acknowledged within the SPD and is something the SPD and local plan seeks to address.</p>	<p>None.</p>
<p>Resident.</p>	<p>HMOs are needed to fill housing shortages and should be extended and should be purpose built. They provide a unique opportunity of low-cost housing for individuals to save up to get on the property ladder. Maybe an initiative to help HMO occupants save would be welcomed.</p>	<p>Noted. The need for one bed living accommodation such as HMOS is acknowledged within the SPD. No evidence is available to suggest why HMOs should be</p>	<p>None.</p>

	Mixed culture HMOs would help with culture community diversity and should be part of licenses so that not just orgs like Serco capitalise on them. Twin room shares in HMOS should be encouraged too.	purpose built rather than within existing buildings. Saving scheme is noted, however the SPD has no powers to provide such savings schemes. Mixed communities are supported by the council and HBC would encourage this. Twin rooms are a matter of preference and not something that the council would insist upon.	
Resident.	Long term residents are mostly affected by HMO due to absentee landlords, lack of maintenance and noise behaviour issues.	Noted. The SPD and other council policies seek to ensure that matters such as lack of maintenance and anti-social behaviour are tackled.	None.
Resident.	Chance to change things for the better.	Noted. Support welcomed.	None.
Resident.	Control and sequential assessment is required to manage any change, more so changes that involve people's health, welfare, and safety for HMOs.	The SPD seeks to improve living standards within HMOs and considers matters such as welfare and safety.	None.
Resident.	Due to the proliferation of HMOs due to the increase in immigration, all HMOs should be regulated and closely controlled by local councils so that they do not become too common in any particular area and to avoid the creation of areas where one non-british group are housed - effects leading towards a ghetto situation.	Noted. The council are currently consulting upon a HMO Article 4 that will ensure that if there is a material changes of use from a property to a HMO then planning permission should be sought. This allows the council to manage and monitor HMOs better. The council cannot specify who can live within a HMO.	None.
Resident.	Where HMOs are sited needs more council control.	Noted. The council are currently consulting upon a HMO Article 4 that will ensure that if there is a material changes of use from a property to a HMO then planning permission should be sought. This allows the council to manage and monitor HMOs better.	None.
Resident.	There is a need for better planning and regulation in relation to housing provision in Hartlepool.	Noted. The council are soon to endorse a new Strategic Housing Market Assessment that will provide evidence with regard to the type of housing required within the borough. The HMO SPD seeks to provide guidance should a HMO application be submitted.	None.

Resident.	But the HMO's should be nowhere near any schools or family populated areas, especially if they are going to be used to house illegal boat people. I don't mind Veterans or any British people but no Foreign illegal people.	Noted. There is no evidence available setting out that HMOs should not be located near schools and in residential areas, typically living accommodation is better suited where there are services, facilities and an existing community. The SPD cannot stipulate who can live within HMOs.	None.
Resident.	Gives clear guidance of what is required.	Noted. Support welcomed.	None.
Resident.	We need to be able to change the way that decisions are made on HMOs.	Noted. The SPD seek to provide guidance to applicants and aide decision making.	None.
Resident.	HMO are needed within the borough but not in a large scale that impacts residents.	Noted. The need for one bedroom accommodation is acknowledged within the SPD, and the SPD seeks to ensure that HMOS are of a high standard and have minimal negative impact upon the surrounding community.	None.
Resident.	There needs to be a limit to HMOs.	Noted. The SPD cannot limit the number of HMOs within the borough but it provides guidance to applicants and aides decision making.	None.
Resident.	Not a big need for these in Hartlepool.	Noted.	None.
Resident.	I think the HMO should be carefully managed.	Noted. The SPD seeks to ensure that HMO standards are improved and that any negative impacts are considered, all of which will aide in decision making.	None.
Resident.	These need to have close and continued management.	As above.	None.
Resident.	It is not yet good enough.	Noted.	None.
Organisation/B usiness.	It would provide clarity and assist in informed decision making.	Noted and support welcomed.	None.
Organisation/B usiness.	HMOs can bring specific issues simply due to concentrating more single adults into a dwelling than an average household and the often-transient nature of its residents. HMOs that are poorly managed and badly maintained can put an extra burden on local services, including Police and have	Noted. Negative impacts associated with HMOs have been acknowledged within the SPD. The SPD seeks to ensure HMO standards are improved, local service providers have	None.

	<p>a negative impact on the area.</p> <p>A good management plan is essential should permission be granted, and often absent landlords can also impact on the effective management and running of the premises.</p> <p>When located within a predominantly residential dwelling area this should be carefully considered.</p> <p>The existence of other HMOs in proximity can exacerbate the likelihood of potential issues.</p>	<p>assisted in shaping the SPD in a bid to ensure that, through the planning process application can be better determined and decided upon.</p> <p>The SPD and the local plan seeks to, where possible (i.e. if planning permission is required), ensure that there is not a proliferation of HMOs in an area of the borough.</p>	
Resident.	Any extra information or ideas could be helpful.	Noted.	None.
Resident.	No call for HMOS.	Noted	None.
Resident.	There is a need for this type of accommodation, but it must be well managed both for the occupants and the surrounding neighbourhood	Noted. The SPD acknowledges the need for one bedroom accommodation and for such accommodation to be well maintained and managed.	None.
Resident.	If HMOs are proposed in current and established residential areas it is at least something which should assist existing residents to limit the number of HMOs in one are / street. Any HMO is sure to lower current property values in the vicinity and cause distress to exiting residents due to parking, noise etc	Noted. The local plan is the primary tool for assessing HMO applications and it is policy within that plan that seeks to ensure the existing character of an area is maintained. The SPD seeks to improve HMO living standards and set parameters on matters such as refuse collection provision.	None.
Resident.	Because I don't agree with HMOS.	Noted.	None.
Do you feel the SPD will have a positive or negative impact upon you or your household/the borough?			
Resident.	Yet to be determined.	Noted.	None.
Resident.	HMOs will be consulted on and their impact properly assessed.	Noted.	None.
Resident.	Helps to assimilate the young, poverish and those where their culture is primitive into British ways of life. Integration into Christian British cultural ways is instrumental. More churches particularly catholic churches are needed!	The provision of infrastructure is typically assessed and secured using the local plan and Planning Obligations SPD along with section 106 legal agreements.	None.
Resident.	People who change that affects communities require to explain the risks, controls and how they will manage their property.	Noted. The SPD seeks to set parameters that should be adhered to if a planning application is required.	None.
Resident.	The council should have greater control in planning housing.	Noted.	None.

Resident.	Any HMOs are going to be negative, lets be honest they are not the most upstanding people in the country. Having a lot of residents in one house is always going to cause tension which could spill out into the neighbourhood. I don't think children should be subjected to this. Then there are druggies again no good in any areas where there is a school or family housing. Probably best keeping HMOs away from Hartlepool altogether, unless you want to house veterans or pensioners then that is fine.	Noted.	None.
Resident.	Clear guidance for landlords etc - hopefully they will follow it and HBC will ensure compliance.	Noted. Support welcomed.	None.
Resident.	This will allow us to control decisions locally via Elected Members.	As above.	None.
Resident.	HMOs seem to be out of control at present and they are not really meeting the needs of the occupier or the local residents.	The SPD seeks to enhance HMO living standards and reduce the likelihood of any negative impacts.	None.
Resident.	Hopefully reduce HMO properties.	Noted.	None.
Resident.	We need positive impact on the neighbourhoods to avoid areas becoming unsafe and run down.	Noted.	None.
Resident.	Too much at risk from the weak 'sandwich' proposal, there should be street based % limitations as well. Putting HMOs around 2 houses would be allowed. Incidentally, get to know your audience how many Hartlepool citizens know what curtilage is?	The council has no evidence with regard to what level of HMOs in a particular location would pose problematic and therefore it is not possible to set a % policy for a street/area. The SPD is aimed as guidance for applicants, the term curtilage is common within town planning and it is envisaged that an applicant would understand that word.	None.
Organisation/B business.	It will support better and more consistent decision making.	Noted.	None.
Resident.	We as a town cannot cope with any more inhabitants.	Noted. This SPD cannot prevent people seeking to reside in Hartlepool.	None.
Resident.	Could cause lack of business for businesses.	Noted.	None.
Do you agree that HMOs should not be located either side of a dwelling (sandwiching)?			

Resident.	It could be very stressful should a family find themselves with HMOs on either side depending on the type of HMO and the quality of the managing/property owner's control.	Noted. The SPD seeks to limit impact upon surrounding properties and considers that restricting sandwiching will be of assistance.	None
Resident.	It doesn't really matter. HMOs in my view should be purpose built like halls of residence. Enabling very cheap affordable housing with warden control.	Noted. The SPD seeks to provide guidance for HMO applicants. The SPD may consider purpose built units appropriate, however the council does not insist that HMOs should only be in purpose-built locations.	None.
Resident.	Nervous enough getting ordinary new neighbours without getting multiple ones.	Noted.	None.
Resident.	Minimal congestion per location is required.	Noted.	None.
Resident.	Possible cause of nuisance by those occupying a HMO and devaluing the property which they enclose.	Noted. The SPD seeks to ensure HMO standards are high and impacts upon neighbouring properties is limited.	None.
Resident.	Communities need to be maintained, especially so the elderly and families with young children don't become isolated.	Noted. The SPD seeks to protect communities by managing the location of HMOs i.e. by restricting none HMOs from being `sandwiched by HMOs and by limiting HMOs to three or less in a row.	None.
Resident.	I would hate to be the household with both sides having a HMO's maybe the councillors who are trying to push this through should have them living either side of them, see how they like it.	Noted.	None.
Resident.	would have detrimental effect on the sandwiched property and residents.	Noted.	None.
Resident.	Agree completely	Support welcomed.	None.
Resident.	The HMO are often used for problem tenants (not all are a problem) but if they are problem they intimidate fellow occupiers and neighbours. Anti social behaviour like littering or noise can be very harmful to everyone's mental well being.	The SPD seeks to protect communities by managing the location of HMOs i.e. by restricting none HMOs from being `sandwiched by HMOs and by limiting HMOs to three or less in a row.	None.
Resident.	residents currently living in the street area need to be consulted.	Residents with a legal boundary will be notified if a planning application is submitted, the consultation may extend beyond a legal	None.

		boundary and site notices may be displayed within the area.	
Resident.	De - value houses prices	Noted.	None.
Resident.	Why should a mortgage working family live next door to a HMO!?!?! Shocking!! Put one in West Park or Wynyard? then you will see them squeal!!	Noted. HMOs may be permitted within West Park and/or Wynyard, the council cannot stipulate where applications are submitted. The council can only determine HMO application in the location they are submitted.	None.
Resident.	Shouldn't be there anyway.	N/A.	None.
Resident.	To many people in one area and there might be parking problems.	Noted.	None.
Resident.	People have bought property and made a positive impact for themselves and the standards in the town HMOs have been known to deteriorate locations.	The SPD seeks to enhance the standard of HMOs across the borough and reduce negative impact upon the surrounding area.	None.
Resident.	Good practice doesn't go far enough, justify the proximity. Otherwise too much at risk from the weak 'sandwich' proposal, there should be street based % limitations as well. Putting HMOs around 2 houses would be allowed.	There is not sufficient evidence to set % based parameters. Officers will consider this in the next local plan.	None.
Do you agree that there should be no more than 3 HMOs in a row?			
Resident.	This would lead to completely changing the character of a neighbourhood/community so, yes, there needs to be some control.	The SPD seeks to strike a balance between the need for 1 bedroom accommodation and the need for a less transient and more stable community.	None.
Resident.	Not sure why not. There are plenty of HMOs for students - have been that way for years.	Noted.	None.
Resident.	There should be no HMO in a row of permanent residents.	Noted.	None.
Resident.	Too many will over populate the area, like in the USA I.e. NYC, regions degrade with too many people and then decline to become no go areas, this is also an effect on local businesses so numbers need to be managed.	Noted. The SPD seeks to drive up HMO standards and reduce negative impacts upon the surrounding area including local businesses.	None.
Resident.	I'd go further and ban all adjacent HMOs and specify that only a very small percentage of properties in any one street could be converted to HMOs.	There is not sufficient evidence to set % based parameters. Officers will consider this in the next local plan.	None.
Resident.	Ideally none in any row of houses, they should be kept away from Hartlepool.	Noted.	None.

Resident.	Should be none in the same street.	Noted.	None.
Resident.	could end up with a sort of undesirable 'ghetto' of uncared for, unkempt properties, untidy frontage and back streets, rubbish build up etc.	The aim of the SPD is to assist in driving up HMO standards and avoid negative impacts, such as, untidy properties and associated litter.	None.
Resident.	Agree completely.	Support welcomed.	None.
Resident.	I don't believe that you should have as many as 3 HMO in one row.	Noted.	None.
Resident.	There should be less than three in a row depending who will be living in them - students for example will have different require at to single adults or families.	Noted.	None.
Resident.	Restriction of numbers is required.	Support welcomed.	None.
Resident.	Ghettos !!	N/A.	None.
Resident.	Don` t need them	Noted.	None.
Resident.	Antisocial behaviour can arise quickly and lower standards in areas.	Noted.	None.
Resident.	Again justify, other than maximisation of landlords profits.	Noted.	None.
Resident.	I would support less than 3.	Noted.	None.
Resident.	Only 1.	Noted.	None.
Resident.	Will turn areas into run down places	Noted.	None.
Do you agree that HMOs are appropriate above commercial units?			
Resident.	With some upper floors in commercial areas underused it would bring people back to living in areas like town High Streets supporting declining facilities.	Noted and support welcomed. The council seeks to ensure upper floors in commercial areas are utilised and HMO accommodation can at times be an appropriate solution.	None.
Resident.	It could cause hooligans to vandalise.	Noted.	None.
Resident.	Kids use shops and hang round them so its not a good idea.	Noted.	None.
Resident.	If it is wasted space.	Noted and support welcomed.	None.
Resident.	There are already lots of people living in this way above shops etc. However there should be more inspections to ensure that the living conditions are up to specification. You need to ask the owner to license these correctly and list availability on a web portal so they can be occupied.	Noted. Licencing HMOs is not a matter for the SPD.	None.
Resident.	Less likely to disturb ordinary residents.	Noted and support welcomed.	None.

Resident.	Depends on the risk from the commercial unit to people and or the risk of the HMO to the commercial property.	Noted.	None.
Resident.	Provided the activities of the tenants does not adversely impact the business above which they are situated. It should also be laid down that, if the business was present and trading prior to the HMO being established, that the occupants of the HMO cannot force the business to change or curtail their activities in any way provided these are the same as when the HMO was established.	Noted. If a planning application is submitted then the impacts of that application would be assessed against any current and future commercial enterprise. That requirement is currently within national and local policy and so not repeated in the SPD.	None.
Resident.	They are less likely to affect current communities.	Noted.	None.
Resident.	Those would be a better location.	Noted.	None.
Resident.	More likely to be poor upkeep, no place for cycles etc.	Noted. The council envisages that properties above commercial units can be maintained and cycle storage can be provided and will be encouraged as part of the planning process.	None.
Resident.	Agree completely.	Noted and support welcomed.	None.
Resident.	Depends on the commercial unit, where it is and how many HMO's there are.	Noted.	None.
Resident.	Don't want them where shops are, danger to children.	Noted.	None.
Resident.	Depending how many there are.	Noted.	None.
Resident.	Depending on there daily activities.	Noted.	None.
Resident.	Our housing stock infrastructure, by and large, was not designed with HMO in mind. Many houses and locations are not fit for that purpose, but commercial properties (and broadly commercial areas) are a closer fit.	Noted. Residential accommodation such as HMOs is typically best located in areas where there are services and facilities and neighbouring residential properties. Commercial areas are not typically considered to provide suitable living conditions for people.	None.
Do you consider that the separation distances and other measures will provide quality living space? (page 11-12)			
Resident.	This depends on the quality of the design and those the HMOs are intended to serve and would need to be judged case by case.	Noted. Applications will be considered on a case by case basis but the SPD sets out parameters as a starting point.	None.
Resident.	I do not believe that any HMO or certainly very few are fit for habitation, certainly longer term habitation as space is severely limited.	Noted. The SPD seeks to improve HMO living standards.	None.

Resident.	Not sure if separation distances are appropriate. However, once registered, the maximum occupancy needs to be known and adhered to. Council taxes could be risen as these may have more rubbish need more services such as police etc.	Noted.	None.
Resident.	It will help the blend rather than congested areas of HMOs only. It could help local residence be more accepting of the HMOs.	Noted and support welcomed.	None.
Resident.	Who will be housed in those HMO's Veteran and pensioners any British citizen foreign illegals, they should be put in a tent. they broke into our country and shouldn't receive any housing at all.	Noted.	None.
Resident.	Guidance sets out some parameters but how will this be ensured?	A planning applications would show the parameters and such plans and drawings would be condition in a decision notice.	None.
Resident.	Agree completely.	Noted and support welcomed.	None.
Resident.	stack them high and sell them cheap seems to be the most of HMOs.	Noted.	None.
Resident.	We all need our own space and privacy.	Noted. The SPD seeks to ensure that HMO residents and neighbouring residents have adequate space and privacy.	None.
Resident.	Would probably like to think so but past experiences have not always proved positive.	Noted. One of the aims of the SPD is to ensure HMO living accommodation is of a high quality.	None.
Do you think there should be a specific parking requirement, or do you agree with the flexibility of the SPD?			
NB – this matter has been discussed with HBC Highways and the council response below is aligned with Highway advice and planning opinion.			
Resident.	Parking requirements should be the same as a dwelling house.	Car parking standards are assessed on a case-by-case basis and matters such as proximity to services and facilities along with transport links will be taken into account. It may not always be the case that one bedroom requires space for one car.	None.
Resident.	While the ideal is the use of public/sustainable travel is the ideal it would be unwise to ignore the significant desire to own a car. There needs to be sufficient parking on site or in	Noted. The council acknowledge the desire to use a car, however Hartlepool has low levels of car ownership when compared to the national	None.

	adjacent town centre car parks but in terraced streets there is already heavy pressure and proper considered provision is needed.	average and so the SPD seeks to assess parking provision on a case by case basis and matters of proximity to services and facilities will be taken into account.	
Resident.	Parking should not be an issue if within 1 mile from a bus stop or train station.	Noted. Support for sustainable travel is welcomed.	None.
Resident.	Parking is a moot point in any street without extra cars in HMO.	Noted.	None
Resident.	If going to convert a street house where is the parking to be?	Parking will be assessed on a case by case basis.	None.
Resident.	Allocated parking required to prevent local neighbour battles over lack of parking.	Parking will be assessed on a case by case basis. In some instances, applicants may be asked to contribute towards traffic regulations for parking permits within the area.	None.
Resident.	On some residential streets a HMO may lead to parking difficulties. Parking numbers associated with a HMO should be specific and enforced.	As above.	None.
Resident.	Parking is already an issue in most residential areas.	Parking issues are acknowledged within the SPD.	None.
Resident.	Again depends who you are housing in them. very much lack of vision if I don't know who you are housing?	It is not within the remit of the SPD to set out who may reside in the HMOs.	None.
Resident.	HMO is going to create problems, do not know how many people have to park in the vicinity of HMO?	Parking issues are acknowledged within the SPD.	None.
Resident.	Makes separation and reserved spaces clearer.	Noted. Marking out parking bays may be an option and if appropriate the council will seek to encourage this. In some locations this may not be possible, but in some instances, applicants may be asked to contribute towards traffic regulations for parking permits within the area.	None.
Resident.	Parking is always a problematic.	Parking issues are acknowledged within the SPD.	None.
Resident.	Don't need delivery vehicles parked in domestic living areas.	Noted. The SPD does not set specific parameters with regards to delivery vehicles. At this stage the council has no evidence to	None.

		suggest that seeking to set parameters is necessary.	
Resident.	There's a problem with parking in some areas.	Parking issues are acknowledged within the SPD.	None.
Resident.	Parking is always difficult if not provided with the housing.	Parking issues are acknowledged within the SPD.	None.
Resident.	If many are located in streets with only on street parking one HMO can lead to many cars either for the HMO residents and or family and friends causing specific issues to existing residents. With electric charging being needed in the future due to Government direction how will this work?	Parking issues are acknowledged within the SPD. EV charging facilities are required under building regulations. Where building regulations are applicable; EV charging points are located on residential properties, where on-site parking is provided and the cables will remain within the curtilage on the property. Where on-site parking is not achievable standalone charging facilities are required between on-street parking bays or within the footway (where space allows).	None.
Resident.	Acknowledged but not evidenced in your own document that parking issues are considered a major risk of HMO.	Parking issues are acknowledged within the SPD. Car parking requirements and impacts will be assessed on a case by case basis.	None.
Do you think sufficient safety and security measures are suggested in the SPD?			
Resident.	A robust and effective management plan should be made mandatory for ALL HMO applications.	A management plan is not a requirement within the SPD, however if appropriate one may be required during the planning and/or licencing process.	None.
Resident.	With multiple occupiers it is necessary to ensure that they are accommodated in a safe environment.	Noted and support welcomed.	None.
Resident.	Its adequate. People should be vetted for criminal convictions and these be known on a portal if appropriate.	It is not within the remit of the SPD to `vet` residents.	None.
Resident.	More are required to regulate foreign people who have not lived to UK safety standards, such as fire safety, appliance safety, electrical appliance and battery hazards, lack of ventilation risks with mould and spores etc.	Noted.	None.
Resident.	Much higher health and safety is required in every HMO.	Noted.	None.

Resident.	This might be achieved in the planning phase, but who will check and enforce them at development and during usage - fear is criteria will be abused or ignored in time.	Noted. The council has planning enforcement powers that are utilised many times across the borough and could be utilised if there is a breach in relation to a HMO application.	None.
Resident.	Agree completely.	Noted and support welcomed.	None.
Resident.	It is always dependant upon how the HMO is managed and the quality of the tenants who are living in the property.	Noted. The safety and security measures will be encouraged no matter the applicant and/or tenant, the detail if approved can be secured by condition.	None.
Resident.	Unsure as there are some unscrupulous property developers and standards.	Noted.	None.
Resident.	Need to know who is renting them and can the council protect kids in the area.	Noted.	None.
Resident.	We have already had 1 man murdered from a man in a HMO. What needs to happen 2 murders, how many before people are listened to.	Noted.	
Resident.	For Planning yes but maybe more for licensing to consider if any on going issues on specific cases.	Noted.	None.
Resident.	Anecdotally, you may have the evidence, there are high risk issues. Your responsibility should be higher than either Landlords (morals and legislation) or citizens general duty of care.	Noted. The purpose of the SPD is to ensure HMO living standards are of a high quality and negative impacts upon surrounding areas are minimised.	None.
Is there anything else you would like to add to the SPD?			
Resident.	Greater scrutiny should be given to applications with absent landlords, i.e. living outside the area.	Noted. It is not within the remit of the SPD to scrutinise absent landlords.	None.
Resident.	Excellent to see the Borough Council is addressing the concerns the issue of HMOs can raise in residents.	Noted and support welcomed.	None.
Resident.	More HMOs needed particularly now that unemployment rates are rising.	Noted. The need for one bedroom living accommodation is acknowledged within the SPD, the SPD seeks to sure such accommodation is of a high standard.	None.

Resident.	Document should be reviewed by an independent risk engineer to identify any main risks, controls and lessons learned that can help the council learn from other regions or countries that adopt to HMOs.	Noted. Matters relating to building safety will be addressed during the Building Regulations process.	None.
Resident.	Tell me who these HMO's are going to house, then we might be able to answer the questions otherwise we are just guessing. Residents need all the information to make an informed choice.	It is not within the remit of the SPD to set out who should live within the HMO.	None.
Resident.	I suggest that Hartlepool has too many HMO and a halt is required to stop the town being used as a dumping ground as a last resort, the town is being over run with unknow quantities of undesirable's.	Noted.	None.
Resident.	Such properties seem to be more often than not filled with single younger males of indeterminate means which leads to concern and possible problems for the community in which they are situated. They can become the focus of attention for other similar people which could further impact the character and perceived safety of the area in which they are situated.	Noted.	None.
Resident.	Very specific guidance and an adherence requirement for landlords which is rigorously enforced is needed.	Noted. It is not within the remit of the SPD to stipulate landlord requirements, the councils licencing regime is better placed to do this.	None.
Resident.	Stop HMOs full stop!! Destroying towns all around the country!!	Noted.	None.
Resident.	Do not like the idea of them.	Noted.	None.
	HMOs are proving to cause a lot of antisocial behaviour and properties quickly become rundown we need to restrict the amount allowed or lose control of the borough.	Noted. It is not within the remit of the SPD to restrict HMOs, its aim is to set parameters should an application be submitted.	None.
	I can't believe the following example from your document - With regard to car parking, it is acknowledged that developments which are located in areas well served by public transport links and within walking/cycling distance to services and facilities may not need to provide dedicated on-site car parking - what is that supposed to mean? (rhetorical) everything may not need, everything may need. Get some evidence and make a	Noted. It is not within the remit of the SPD to set transport policy and initiatives. Building Regulations does support the use of EV charging apparatus.	None.

	commitment, what is a walking /cycling distance to someone with COPD for example. How easy is to take a train to James Cook hospital, and if you get off at the station would you dare walk the rest of the way? The truth is that our society has been built around car ownership for decades, you know (or should) that the infrastructure to remove that reliance is not here yet. Cars may not be perfect but help them by pushing EVs rather than indulge in some hidden attempt to demonise them.		
Do you think this SPD should also set parameters for Air B and B and services apartments?			
Organisation/B business.	There is currently uncertainty about these uses and how they are considered in planning. Adding them to the SPD would help address this.	Noted. Parameters for Air B and B and services apartments has not been included within the SPD. At this time the council are of the view that the local plan can assess such proposals sufficiently and that this subject area is better investigated during the next local plan process.	None.
Organisation/B business.	To act as a gate keeping protocol to prevent these type of premises applications becoming a Trojan Horse for a generic HMO.	Noted. The different types of accommodation have different types of planning categorisations and to go from serviced accommodation to a HMO is likely to need planning permission and so although the concerns are noted, the council still have the ability to intervene should a change of use occur unlawfully.	None.
Resident.	Air BnB not an issue and will revenue to the town.	Noted.	None.
Resident.	Not much call for this accommodation.	Noted.	None.
Resident.	They can have a major impact on local areas and should be regulated.	Noted. Parameters for Air B and B and services apartments have not been included within the SPD. At this time the council are of the view that the local plan can assess such proposals sufficiently and that this subject area is better investigated during the next local plan process.	None.
Resident.	Similar issues involved with those living in such properties.	As above.	None.
Resident.	Cause too much trouble.	Noted.	None.

