

Appendix 1: A Table to display the comments and actions from previous committees, clarifying this reports history and requirements.

Committee & Date (2018)	Committee Request	Actions/Comments
O&S	A member of the Committee suggested the establishment of a working group to investigate the policy options available to control HMOs, including an Article 4 direction. In reply, the Private Sector Housing and Pollution Lead informed the meeting that a paper had been prepared for discussion of the issues at an Executive Advisory Board (EAB). The Chairman advised the meeting that an EAB Chair had requested the issue of HMO controls be added to the EAB work programme.	2x separate EAB reports have now been prepared fully analysing the options and feasibility of enacting further HMO controls.
O&S	The Private Sector Housing and Pollution Lead agreed with a suggestion from a Committee member that it might be useful to re-establish the HMO stakeholder group, particularly given the increase in	The HMO stakeholder group is re-established and sits every quarter.

	licensed HMOs in the Borough.	
O&S	A member of the Committee suggested that the impacts of high densities of HMOs should be taken into account when considering Article 4 directions. The Private Sector Housing and Pollution Lead indicated that the paper prepared for the EAB would consider such issues and the Lead Councillor for Community and Housing indicated that the issues would be discussed fully by the EAB.	HMO density has now been assessed in all streets with at least 1x licensed HMO.
O&S	A member of the Committee, also an EAB Chair, requested that the paper on HMO controls to be considered by her EAB include details on the additional HMO licensing scheme. She suggested that, in addition to an EAB meeting, an EAB task group to look at HMO related issues might be needed.	Additional licensing as an option to further control HMOs has been analysed in detail for this report and the previous EAB report.

Further Points were then made in EAB (2021)

Committee & Date (2021)	Committee Request	Actions/Comments
EAB	It was suggested that spread and concentration of HMOs, and the associated negative impact on the quality of life of nearby residents, were monitored in the light of the experiences of other councils with similar issues.	All relevant variables (that could be related to a negative impact) to the relevant tests in the legislation assessed have been included in this report.
EAB	It was felt that students may be best housed in student accommodation therefore lessening the need for HMOs which reduced the number of homes available for family use with an associated impact on the property market.	This comment cannot be actioned by the local authority. The authority shall avoid influencing the property market and where students choose live. PBSA's are occupied by persons other than only students.
EAB	Parking was an issue associated with HMOs, particularly in the Park Barn area of Guildford. However, planning parking improvements would be challenging to achieve.	There is no data held by the Council (or other agencies) that identifies reports made about parking, nor those pertaining to HMOs or non-HMOs. Parking is therefore not assessable, nor

		quantifiable and thus cannot be included in this report (or future) assessments.
EAB	In addition to noise and other nuisances, issues with landlords and tenancy disputes were monitored as possible indications of problems associated with HMOs.	Tenancy disputes and reports of potential illegal evictions were included in the data analysed in this report.
	Councillors were assured that the Council worked closely with the University of Surrey to monitor any issues associated with HMOs within the University's ownership and there was some potential for closer working in this area. It was felt that the collection of related data should include partners such as the University.	University of Surrey attends the HMO stakeholder group and also sits on several other key stakeholder group meetings with the Council. Reports to the University or Surrey are included in this paper.
	It was suggested that the Council should publicise the methods by which residents should submit complaints associated with HMOs in order to capture related issues.	The O&S report gave specific data on the reach that private sector housing has had on social media and through other comms channels in relation to HMOs and

		encouraging reports from the public.
	The need to be proactive in gathering relevant data to ensure informed decisions was highlighted. In this connection, attention was drawn to the need for resources to undertake information gathering such as street surveys and questionnaires.	Resourcing in PRS is a challenge to proactive data collection. All relevant and available data has been assessed in this report.