

From: svc-fmeserver [REDACTED]
Sent: Thursday, May 9, 2024 4:35 PM
To: Jonathan Dymond [REDACTED]
Subject: % HMO within 100m for UPRN 000000107369 and for Clifton Ward

Selected UPRN - 000000107369 - 396 Hotwell Road Bristol BS8 4NU

Number of HMO Properties within 100m = **2**

Number of Residential Properties within 100m = **58**

Percentage of HMOs within 100m of selected UPRN = **3.45%**

Ward of selected UPRN - Clifton

Number of HMO Properties within Clifton = **417**

Number of Residential Properties within Clifton = **6705**

Percentage of HMOs within Clifton = **6.22%**

Student bed spaces

Number of Student bed spaces within 100m = **0**

Density of student bed spaces within 100m radius per hectare

Density of student bed spaces in the city centre = 33.7 beds per hectare (July 2022)

Number of student bed spaces within Clifton Ward = **1264**

Number of student bed spaces within Clifton Ward with decision pending = **0**

Click here to view in [Pinpoint](#)

HMO Tool Note

The HMO Calculator should be used to inform decision-making on all HMO development requiring planning permission as directed by the [Managing the development of houses in multiple occupation Supplementary Planning Document](#).

For all new-build HMOs please ensure that the UPRN identifies the exact location of the proposed development.

Officers should notify [REDACTED] on all applications relating to HMO development.

Please contact [REDACTED] for any further information on the use of the HMO calculator.

HMO Calculator - Operational Parameters

HMO count

The HMO count is the number of Licenced HMOs (Mandatory and Additional Licences) plus any HMOs that have been given planning permission and do not currently have a licence. Dwellings on the edge of the 100 metre radius will only be included if the property point, as defined by LLPG, falls within the radius. Note that some managed student accommodation may be required to have a HMO licence and will be included in the HMO percentage calculation.

The HMO percentage is the HMO count divided by the total number of Approved Residential properties in the Local Land and Property Gazetteer (LLPG).

Student bed space count

The student bed space count includes all forms of residential accommodation built or converted for use by students. Sites with planning permission for student accommodation are included in the count. Bed spaces are counted if the student accommodation site is wholly or partly within the 100m radius.

If a site has more than one planning permission, only the student bed spaces associated with the most recent planning permission are counted (beds are not counted if a decision is pending). Sites with multiple applications are shown in purple on the student accommodation map and in pinpoint..

Further data relating to student concentrations, as set out in section 4.4 of the [Managing the development of houses in multiple occupation Supplementary Planning Document](#), can be requested by contacting [REDACTED].