

Person ID	ID	Question 5.8 - Do you agree with the Draft Policy for Houses in Multiple Occupation which Council proposes to use in the determination of planning applications as set out in Appendix 5.1?	Question 5.8a - If you answered No, what alternative approach would you suggest and why? If you answered Yes, you can comment here.	Attachment 1	Attachment 2	Attachment 3	Attachment 4	Attachment 5	Attachment 6
1246544	LPIO-10169	yes	care must be taken that HMO planning applications provide safe and healthy living conditions, and meet zero-carbon objectives - and preferably are not ugly!						
1241337	LPIO-10201	yes							
1241629	LPIO-10445	yes							
1246724	LPIO-10498	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246803	LPIO-10699	yes							
1247066	LPIO-10821	yes							
1247073	LPIO-10835	no							
1237930	LPIO-10851	no	Homes of this nature should be considered as apartments						
1247077	LPIO-10867	no	Homes of this nature should be considered as apartments						
1247103	LPIO-10949	no							
1247129	LPIO-11047	yes							
1247130	LPIO-11067	no							
1247135	LPIO-11114	no							
1245190	LPIO-11131	yes							
1247146	LPIO-11163	no	These should be considered as apartments.						
1246647	LPIO-11175	no							
1243890	LPIO-1118	yes							
1247154	LPIO-11202	yes							
1247196	LPIO-11593		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247214	LPIO-12420		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247492	LPIO-12521		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1240843	LPIO-12683		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1244681	LPIO-1269	yes	Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions and meet net-zero carbon objectives.						
1247578	LPIO-12881		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247510	LPIO-13005		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246335	LPIO-13141		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246853	LPIO-13397		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246852	LPIO-13519		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247746	LPIO-13675		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1242183	LPIO-13994		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247218	LPIO-14087		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247219	LPIO-14191		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1241412	LPIO-142	yes	Also with HMO's there is a problem of parking if more than one has a vehicle. I also think that HMO's should be allocated more than one green and grey bin as where I live they are always overflowing for the rooms in a HMO.						
1247220	LPIO-14292		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1243700	LPIO-1438	yes	I see no difference between houses of multi-occupation and flats. The sighting of such premises should not impact on the area where they are sighted.						
1247222	LPIO-14421		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247226	LPIO-14510		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247245	LPIO-14603		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						

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1246827	LPIO-14727		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247246	LPIO-15346		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247248	LPIO-15466		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247251	LPIO-15568		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247252	LPIO-15656		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247274	LPIO-15756		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247275	LPIO-15891		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247936	LPIO-16019		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247287	LPIO-16222		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247344	LPIO-16310		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247349	LPIO-16397		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247353	LPIO-16485		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1244969	LPIO-1651	yes							
1247354	LPIO-16573		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247434	LPIO-16677		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247935	LPIO-16747		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247436	LPIO-16787		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247437	LPIO-16937		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247439	LPIO-16938		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247441	LPIO-17084		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247960	LPIO-17205		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1245042	LPIO-1722	yes							
1247962	LPIO-17292		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247966	LPIO-17399		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247971	LPIO-17502		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1241726	LPIO-17601		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247979	LPIO-17732		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247980	LPIO-17733		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1245502	LPIO-17889		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247541	LPIO-17988		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1247539	LPIO-18096		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1237857	LPIO-18286		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1245060	LPIO-1864	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246851	LPIO-21179		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246918	LPIO-21352		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246924	LPIO-21353		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246928	LPIO-21354		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246920	LPIO-21571		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246926	LPIO-21572		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1245112	LPIO-2164	yes							
1241016	LPIO-223	yes							
1245100	LPIO-2277	no	Planning applications need to be scrutinised to make sure that they provide safe and healthy living conditions and meet net zero carbon objectives.						

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1237870	LPIO-2335	no	Multiple Occupancy is often used by unscrupulous landlords. This is a difficult area - but landlords should not be able to operate this system if the accommodation is unsuitable. This is a difficult area to "police" - but it does need to be addressed.						
1242185	LPIO-23923	yes	Yes. However, we are concerned that the figures quoted represent out-of-date allowances, and discontinued standards. For example, 10.21 m2 for a single bedroom is too small to achieve a proper quality of life for the occupant. We believe the minimum standard ought to be 12 m2, or preferably 14 m2 per person. Likewise, a two-person bedroom should be 16-18m2, rather than 14m2. Additional space ought to be added for en-suite facilities. We understand that a new-build homeless residence in Seaforth, provided individual en-suite bedrooms of 14 to 16 sq.m each plus en-suite shower rooms of 4 to 5 sq.m. and larger provision was provided for ambulant and wheelchair disabled persons. In addition, there are shared bathrooms, living rooms, dining room, gym, training rooms, gardens and much more. We hope that the standard of all our homes are raised through the delivery of the Local Plan in the future.	https://wirral-consult.objective.co.uk/file/5659121	https://wirral-consult.objective.co.uk/file/5684263	https://wirral-consult.objective.co.uk/file/5657006			
1244826	LPIO-2438	no	Consider smaller apartments.						
1242697	LPIO-24696		The policy sets standards as expected of HMOs. However, their siting should not affect the local area. No HMO should be added to an area where none exist or if one is present through previous planning disregard for the area.	https://wirral-consult.objective.co.uk/file/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
1242697	LPIO-24697		Bullet (d) "the proposal not resulting in a change in the character of the surrounding area which would be detrimental" - sounds fine but is too open to interpretation.	https://wirral-consult.objective.co.uk/file/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
1242697	LPIO-24698		Bullet (e) "the proposal not resulting in a concentration of HMO's in an area such that the character of the area is adversely affected" (Existing HMO's and valid planning permissions must not comprise more than 10% or more of the properties forming the street frontage within a street block)" - would be clearer if certain areas were designated for HMOs subject to bullet (e) and the 10% rule. They are not appropriate for higher quality housing areas or where families reside in concentration.	https://wirral-consult.objective.co.uk/file/5659118	https://wirral-consult.objective.co.uk/file/5659119	https://wirral-consult.objective.co.uk/file/5659120	https://wirral-consult.objective.co.uk/file/5659121		
1248956	LPIO-25395		We reserve the right to comment on the policy within the Draft local Plan and on any supplementary planning guidance.						
1249015	LPIO-25593		We reserve the right to comment on the policy within the Draft local Plan and on any supplementary planning guidance.	https://wirral-consult.objective.co.uk/file/5684897					
1246458	LPIO-25766		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246459	LPIO-25767		Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1249100	LPIO-25968 1 of 3		We reserve the right to comment on the policy within the Draft local Plan and on any supplementary planning guidance.	https://wirral-consult.objective.co.uk/file/5677514	https://wirral-consult.objective.co.uk/file/5677512	https://wirral-consult.objective.co.uk/file/5684898	https://wirral-consult.objective.co.uk/file/5684949	https://wirral-consult.objective.co.uk/file/5677509	https://wirral-consult.objective.co.uk/file/5684951
1249100	LPIO-25968 2 of 3		We reserve the right to comment on the policy within the Draft local Plan and on any supplementary planning guidance.	https://wirral-consult.objective.co.uk/file/5677510	https://wirral-consult.objective.co.uk/file/5684895	https://wirral-consult.objective.co.uk/file/5677508	https://wirral-consult.objective.co.uk/file/5677511	https://wirral-consult.objective.co.uk/file/5677513	https://wirral-consult.objective.co.uk/file/5677516
1249100	LPIO-25968 3 of 3		We reserve the right to comment on the policy within the Draft local Plan and on any supplementary planning guidance.	https://wirral-consult.objective.co.uk/file/5677507					
1249315	LPIO-26209	yes							
1249320	LPIO-26220	yes							
1247414	LPIO-26248		Do not know - far too complex for me.						
1245180	LPIO-2731	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1237944	LPIO-2781	yes							
1245058	LPIO-2789		Maybe. Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions and meet net-zero carbon objectives.						
1238835	LPIO-2844	no	If you are referring to flats or apartments, then I would agree, but my feeling is that you are just referring to single rooms. Therefore, as this is a very complicated issue, I doubt it will have much bearing on meeting the housing numbers and just seems like another way for the Council to manipulate the figures.						
1245159	LPIO-2983	yes							

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1245287	LPIO-3128	yes	With thoughtful planning control to avoid over development						
1238645	LPIO-3148	yes	Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions						
1239492	LPIO-321	yes							
1241315	LPIO-3291	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments						
1245346	LPIO-3488	no	Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions and meet zero carbon objectives.						
1245462	LPIO-3631	yes							
1238549	LPIO-365	yes							
1237827	LPIO-3802	yes							
1245288	LPIO-3872	yes							
1240939	LPIO-4148	yes							
1245638	LPIO-4273	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1237667	LPIO-4572	yes							
1244720	LPIO-4660	yes							
1237696	LPIO-4718	yes							
1244629	LPIO-4765	no	Are these really not just apartments?						
1245713	LPIO-5091		should these not be considered as apartments?						
1244215	LPIO-5213	yes							
1242372	LPIO-5329	yes							
1241661	LPIO-5659	yes	Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions and meet net-zero carbon objectives.						
1244896	LPIO-5805	no	We don't agree with certain details particularly the space per person being allowed. The figures quoted represent out-of-date allowances and discontinued standards. For instance, 10.21 sq.m. for a single bedroom is far too small a provision for a proper quality of life. The minimum should be 12 sq.m. and preferably 14 sq.m pp. And, a two-person bedroom should be not 14 sq.m. but 16 sq.m to 18 sq.m. To these areas should be added space for en-suite shower or bathrooms rooms with W.C.s For comparison, the new-build Homeless Residence in Seaforth, Merseyside, with which the author was involved, provided individual en-suite bedrooms of 14 to 16 sq.m each plus en-suite shower rooms of 4 to 5 sq.m.. And, larger provision was provided for ambulant and wheelchair disabled persons. In addition, there are shared Bathrooms, living rooms, dining room, Gym, training rooms, gardens and much more. The standard of all our homes must be raised and the Local Plan should be a driver for this.						
1246310	LPIO-5950	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246342	LPIO-6025	yes							
1242751	LPIO-623	no	Houses in Multiple Occupancy is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246389	LPIO-6318	no							
1242541	LPIO-6330	no	Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions and meet net-zero carbon objectives.						
1246393	LPIO-6356	no							
1246410	LPIO-6414	no							
1246402	LPIO-6453	no							
1246419	LPIO-6506	yes							
1241723	LPIO-6572	yes	Planning applications need to be scrutinised to make sure they provide safe and healthy living conditions and meet net-zero carbon objectives. Far too many HMO's in previous years have been 'unacceptable' accommodation yet passed in planning due to lack of adequate policy protection.						

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1246435	LPIO-6637	no							
1245286	LPIO-6655	no							
1246438	LPIO-6672	no							
1246441	LPIO-6729	no							
1246447	LPIO-6777	no							
1246452	LPIO-6794	no							
1246455	LPIO-6811	yes							
1237647	LPIO-687	yes							
1246482	LPIO-7045	yes							
1246486	LPIO-7138	no							
1246495	LPIO-7152	no							
1246488	LPIO-7208		Houses in Multiple Occupation is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1244604	LPIO-7233	yes							
1246515	LPIO-7258	yes							
1246518	LPIO-7285	yes							
1246545	LPIO-7413		Can't find the relevant information online!						
1237978	LPIO-7431	yes							
1246549	LPIO-7447	no							
1246592	LPIO-7768	yes							
1246594	LPIO-7841	no	Houses in Multiple Occupation is a complex issue. I do not see why homes of this nature are not considered as apartments						
1240903	LPIO-7958	no	Houses in Multiple Occupation is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246605	LPIO-8163	no	Houses in Multiple Occupation is a complex issue. I do not see why homes of this nature are not considered as apartments						
1240653	LPIO-8231	yes							
1241770	LPIO-8232	yes							
1239410	LPIO-834		I would suggest the landlords of any HMO property in any area of the Wirral, should be subject to the existing Selective Licencing scheme. In other areas of the country, HMO's encourage slum conditions through poor management of tenants and general upkeep.						
1246612	LPIO-8357	yes	Although if the home was then classed as a residence for say, 3 people, it could count as 3 rather than 1 towards the councils unmet housing need						
1237882	LPIO-8410	no	Houses in Multiple Occupation is a complex issue. I do not see why homes of this nature are not considered as apartments.						
1246631	LPIO-8878	yes							
1245034	LPIO-8930	yes							
1246666	LPIO-9029	no							
1246651	LPIO-9094		Planning applications need to be closely scrutinized to make sure they provide safe and healthy living conditions and meet net zero carbon objectives.						
1246671	LPIO-9133	yes							
1239377	LPIO-9159	no	Multiple Occupation is complex and perhaps, homes covering this scenario should be reclassified as 'apartments'.						
1243448	LPIO-916	yes							
1246672	LPIO-9170	yes							
1245289	LPIO-9295	yes							
1246678	LPIO-9357	yes							
1246624	LPIO-9415	yes							
1246693	LPIO-9795	no	HMO's are complex and often in my experience provide poor accommodation for their occupants. I do not see why homes of this nature are not considered as apartments.						