



**To:**  
**All members of the  
Environment and Sustainability  
Committee**

Please reply to:  
Contact: Christeen Abee  
Service: Committee Services  
Direct line: 01784 446224  
E-mail: c.abee@spelthorne.gov.uk  
Date: 07 January 2026

## Supplementary Agenda

Environment and Sustainability Committee - Thursday, 8 January 2026

Dear Councillor

I enclose the following addendum which accompanies Agenda Item 7 on the agenda for the Environment and Sustainability Committee meeting to be held on Thursday, 8 January 2026:

## 7. HMO Supplementary Planning Document Consultation Draft

3 - 4

### Committee is asked to:

Agree that the Consultation Draft of the Spelthorne Houses in Multiple Occupation (HMO) Supplementary Planning Guidance (SPD) be published for a 4 week public consultation under Regulation 12 of the Town and Country Planning (Local Planning) Regulations 2012.

Yours sincerely

## Christeen Abee Corporate Governance

To the members of the Environment and Sustainability Committee

## Councillors:

J.A. Turner (Chair) T. Burrell N. Islam  
**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

J.R. Boughtflower (Vice-Chair)  
L. Barker  
M. Beecher  
M. Bing Dong

J.P. Caplin  
D.C. Clarke  
S.M. Doran  
K.M. Grant

A. Mathur  
H.R.D. Williams  
P.N. Woodward

Substitute Members: Councillors: C. Bateson, S.N. Beatty, H.S. Boparai and R.V. Geach

**ADDENDUM OF MINOR CHANGES TO CONSULTATION DRAFT OF HMO SPD**

Cover Page:

Remove duplication of “Multiple”

2.2.4:

Replace last sentence with “‘Sui Generis’ therefore means ‘a use on its own.’”

2.5.1 *et seq*:

This will be updated in the adopted version of the SPD to reflect that the Article 4 will have come into force by this date.

2.6.2:

Add link <https://www.legislation.gov.uk/ukpga/2004/34/part/2>

2.6.3:

Title to be added to the diagram.

2.6.4:

“a HMO licence” to be replaced with “an HMO licence”

3.1:

Link to be added to NPPF

3.2:

Link to be Local Plan to be provided in the adopted version of the SPD, once the Local Plan is adopted.

4.3.1:

Replace reference to “Stage A” with “Stage 1.1”

4.3.2:

Replace “the threshold” with “the 10% threshold”

4.4.2:

Diagrams to be labelled.

5.3:

Include “Kitchens for Exclusive Use: Bedsits” within text box

7.1:

Change “2012” to “2021”