

Gloucester City Council Houses in Multiple Occupation Public Consultations



Have Your Say - We want to hear from you about the proposals for Houses Multiple Occupation in Gloucester Public Consultations – 2 March to 11 May 2026

Gloucester City Council is asking residents, landlords, businesses, stakeholders and community organisations to share their views on two separate proposals affecting Houses in Multiple Occupation (HMOs) in the city.

What is being proposed

Additional Licensing for HMOs	A Non-Immediate Article 4 Direction
<p>This would apply to:</p> <ul style="list-style-type: none">• Smaller HMOs with 3–4 occupants• Section 257 HMOs (poorly converted buildings into self-contained flats)• All areas of Gloucester City <p>Under this proposal landlords will need to apply for a licence for each HMO, meet minimum property standards for fire safety, amenities, and room sizes, demonstrate they are a fit and proper person, comply with licence conditions including managing anti-social behaviour (ASB), and pay a licence fee.</p>	<p>This would remove permitted development rights in planning decisions for converting dwellinghouses (C3) into small HMOs (C4) in the following wards in Gloucester City:</p> <ul style="list-style-type: none">• Kingsholm & Wotton• Westgate• Barton & Tredworth• Moreland• Kingsway• Elmbridge <p>This ensures that all new HMOs in these wards require planning permission before they can operate.</p>

Why is the Council proposing these measures

Your views will help shape how the Council manages the growth, concentration and quality of HMOs in a balanced way to improve housing conditions, reduce ASB, promote mixed and balanced communities, and support safer neighbourhoods.

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The proposal for a citywide Additional Licensing Scheme responds to the evidence that some smaller HMOs (3–4 occupants) are having a negative impact in the city and present similar risks to larger HMOs but don't currently receive the same regulatory oversight. Poor management and housing conditions in HMOs impact tenants and local communities.

The proposal for a non-immediate Article 4 Direction responds to the evidence that the overconcentration of HMOs in certain areas in the city correlates with higher levels of crime, ASB, and environmental complaints and is resulting in a loss of mixed and balanced communities.

How to take part

We want to hear your views on the impact of HMOs on communities and the housing market, whether you agree with the 2 proposals and how they should be implemented.

We are running two separate consultations, one on the proposal for Additional Licensing of HMOs and the other on the Non-Immediate Article 4 Direction. The consultations run from 2 March to 11 May 2026.

You can

- Complete each of the online consultation surveys at: <https://www.arkconsultancy.co.uk/hmo-consultations-GCC/>
- Attend the public consultation meetings on the 15 April 2026 at either 2-4pm or 5-7pm at the Civic Suite, North Warehouse; The Docks; Gloucester; GL1 2FB
- Join an online consultation session (details to be confirmed on the website)

Landlords and agents can attend the landlord's forum on the 2 April 2026 at the Guildhall when these proposals will be shared and discussed.

How to find more information

The proposal document and the two consultation surveys can be found at: <https://www.arkconsultancy.co.uk/hmo-consultations-GCC/>

Your Privacy

Your responses are anonymous and will only be used to inform the consultation decisions.