


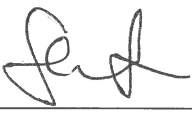
Equality and Safety Impact

The **public sector Equality Duty** (Section 149 of the Equality Act) requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between different people carrying out their activities.

The Equality Duty supports good decision making – it encourages public bodies to be more efficient and effective by understanding how different people will be affected by their activities, so that their policies and services are appropriate and accessible to all and meet different people’s needs. The Council’s Equality and Safety Impact Assessment (ESIA) includes an assessment of the community safety impact assessment to comply with section 17 of the Crime and Disorder Act and will enable the council to better understand the potential impact of the budget proposals and consider mitigating action.

<p>Name or Brief Description of Proposal</p>	<p><u>Revised Houses in Multiple Occupation Supplementary Planning Document (HMO SPD)</u></p> <p>The HMO SPD sets out updated guidance on how planning applications for the conversion of properties from C3 to C4 use will be determined under the Article 4(1) direction. The Article 4(a) direction removed permitted development rights for such conversions and has been in operation since March 2012. It provides additional detail and advice in support of Local Plan Review policy H4 and Core Strategy policy CS 16.</p>
<p>Brief Service Profile (including number of customers)</p>	<p>The HMO SPD applies across the city to everyone looking to convert their residential property to a HMO. One of the major changes proposed, the reduction in the threshold for the concentration of HMOs, particularly affects residents in wards outside the northern wards (Bassett, Swaythling and Portswood) as the threshold will stay the same in the northern wards.</p>
<p>Summary of Impact and Issues</p>	<p>The revised HMO SPD provides guidance on appropriate locations for HMOs to avoid an overconcentration of HMOs in a local area which may lead to negative impacts. It also prevents ‘sandwiching’ where a property is hemmed in by HMOs either side. By controlling the</p>

	<p>number of HMOs in an area, the guidance in the SPD should result in more balanced communities and a better spread of HMOs over the city. Controlling 'sandwiching' can help reduce the potential for owner occupiers to experience adverse impacts from HMOs on either side. However it is recognised that planning powers on their own cannot deal with all the potential negative impacts of a concentration of HMOs on communities. If demand for HMOs increases and applications are brought forward in areas with low concentrations of HMOs, the SPD could result in fewer new HMOs coming forward in the future.</p>
Potential Positive Impacts	<p>Where there are concentrations of HMOs, there can be problems with noise, anti-social behaviour and poorly maintained properties. These can cause tensions with the permanent residents. By controlling the number of HMOs in an area, the SPD should result in more balanced communities.</p>
Responsible Service Manager	
Date	24.02.16

Approved by Senior Manager	
Signature	Samuel Fox Planning + Development Manager.
Date	25.02.16.

Potential Impact

Impact Assessment	Details of Impact	Possible Solutions & Mitigating Actions
Age	<p>Younger people (including students) are the main occupiers of HMOs. The guidance in the SPD may lead to a reduction in the supply of HMOs in some parts of the city, particularly the central wards, thus affecting</p>	<p>The council supports the development of purpose built student accommodation as an alternative to student HMOs.</p>

	housing opportunities for young people.	The exceptional circumstances policy has been clarified and applies to streets where 80% of properties are already HMOs.
Disability	No identified impacts	N/A
Gender Reassignment	No identified impacts	N/A
Marriage and Civil Partnership	No identified impacts	N/A
Pregnancy and Maternity	No identified impacts	N/A
Race	No identified impacts	N/A
Religion or Belief	No identified impacts	N/A
Sex	No identified impacts	N/A
Sexual Orientation	No identified impacts	N/A
Community Safety	A concentration of HMOs in an area can lead to problems with noise and anti-social behaviour. By controlling the number of HMOs in an area the guidance in the SPD should help reduce these problems. However planning powers on their own cannot deal with these matters.	N/A – positive impact
Poverty	There is an unknown impact as continuing issues of affordability including issues financing new affordable accommodation and the impact of housing benefit changes could increase demand for HMOs. The guidance in the SPD could result in fewer new HMOs coming forward in some parts of the city.	The revised HMO SPD will be subject to consultation before it is adopted. This enables people to raise issues and suggest changes. If adopted, its impact will be monitored. If it has an unintended effect of reducing HMOs, the policy can be revisited and amended.
Other Significant Impacts	No identified impacts	N/A

