

COMMUNITY IMPACT ASSESSMENT

(incorporating equality analysis and health considerations)

Name of Matter Assessed	Houses in Multiple Occupation Interim Planning Policy Statement (IPPS)
Who will make decision: (eg Cabinet / Board / Delegated etc)	Cabinet
Who has been involved in developing this matter	Planning Policy Team in conjunction with Development Management, Heritage, Enforcement, Building Control, Private Sector Housing, Environmental Health, Community Engagement
Date	

What is it:

A Community Impact Assessment (CIA) is a document that summarises how the council has had due regard to the public sector equality duty (Equality Act 2010) in decision-making. This document can also be used to consider health and narrowing health inequalities (Health and Care Act 2012)

When to assess:

A CIA should be carried out when you are changing, removing or introducing a new service, policy or function. The assessment should be proportionate; a major financial decision will need to be assessed more closely than a minor policy change.

Due Regard:

To 'have due regard' means that in making decisions and in its other day-to-day activities the council must consciously consider the need to do the things set out in the general equality duty: eliminate discrimination, advance equality of opportunity and foster good relations.

In relation to health, we need to consider the potential short term and long term implication of for decisions that we take to support the Health and Wellbeing agendas.

How much regard is 'due' will depend on the circumstances and in particular on the relevance of the aims in the general equality duty to the decision or function in question. The greater the relevance and potential impact, the higher the regard required by the duty. We need to make sure that we understand the potential impact of decisions on people with different protected characteristics and also need to consider this information before and as decisions are being made. This will help us to reduce or remove unhelpful impacts and inequalities.

PROPOSAL NAME:

Houses in Multiple Occupation Interim Planning Policy Statement

1. AIMS / OBJECTIVES AND PURPOSE OF THE POLICY / SERVICE / FUNCTION

Aims and Objectives:

There are 2 aims:

1. To explain to landlords and property owners whether planning permission is required if they wish to change the use of their properties from private housing to houses in multiple occupation, and
2. To inform them about the Council's requirements and standards for converting their properties into a house in multiple occupation

Key Actions:

- Setting up an Officer Working Group to aid the progression of the consultation draft
- Public wide consultation will be undertaken for a minimum of 4 weeks, in line with the requirements of the Planning Act

Expected Outcomes:

Consultation responses will inform the outcome of the final draft, which will be considered at Cabinet for adoption.

Who will be affected and how:

Everyone who owns or rents a property or live close to housing areas will be affected. Property owners will be more aware about what they need to do when applying for planning permission. People renting the property will be living in accommodation which will more than likely comply with the requirements, especially from a health and safety perspective. People living within the vicinity of the HiMOs will benefit from the fact that the character of their streets and their amenities will be less adversely affected by these changes.

Approximately how many people will be affected:

Potentially everyone including non-residential premises which are located within residential areas or close proximity to them.

2. EXPECTED DATE OF DECISION

Cabinet towards the end of 2014.

3. SCOPE / FOCUS OF THE ASSESSMENT

Please outline the scope and focus of the assessment

The preparation of 4 principles which provide guidance on meeting demand for HiMOs whilst ensuring that the character and amenity of the area within the vicinity of the property is not adversely affected, and information on good practice about acceptable floorspace required for facilities and amenities.

4. COMMUNITY SCREENING OUTCOME

Will the proposal:	Yes	No
Eliminate discrimination, harassment and victimisation		
Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it		
Foster good relations between persons who share a relevant protected characteristics and persons who do not share it		
Contribute to health improvement or inequalities		

5. RELEVANT DATA AND / OR RESEARCH

Outline the information and research that has informed the decision:

National Planning Policy Framework, West Northamptonshire Joint Core Strategy, Central Area Action Plan, Northampton Local Plan 1997, examples of other HiMO documents including adopted Supplementary Planning Documents, Government publications and internal / external consultation exercises.

Sources and key findings:

There are issues associated with meeting demand for HiMOs as well as the delivery of quality HiMOs themselves, ranging from environmental concerns to health and safety concerns. The principles will contribute towards the delivery of safer units which will not result in an adverse impact on the character and amenity of the area. However, this will only impact on those units where planning permission is required. In cases where planning permission is not required, qualitative assessments will be more difficult to determine.

How will the decision affect people with different protected characteristics:

This document will affect everyone who is intending to, or interested in, changing their properties from private houses into HiMOs and those intending to or interested

in renting. Houses in Multiple Occupation are generally occupied by those who are some of those in society with lowest incomes, but not necessarily of sufficient priority needs to be able to access affordable housing. The occupants tend to have a higher representation from single young people and ethnic minority groups. The policy approach seeks to ensure that supply of HiMO accommodation is not unduly restricted, but that it is encouraged in locations where there is not an over-concentration of such accommodation. Over-concentration of HiMO accommodation can have an adverse impact on perceptions from wider society of the HiMO occupants, as such reinforcing stereotypes of the young (students) and ethnic groups.

Safer units, reduction in environmental issues and provision of acceptable living spaces will ensure everyone has an opportunity to live in a home that is not only safe, but also have the right level of floorspace and environmental conditions – which can also improve health and well-being. Again this may have a greater beneficial impact on those with protected characteristics, in particular younger people and ethnic minority groups.

6. CURRENT SERVICE PROVISION

What are you doing now:

The Planning Policy Team is in the process of preparing a Northampton Related Development Area Local Plan. The preparation of this Interim Planning Policy Statement is intended to provide further details on a strategic policy contained in the West Northamptonshire Joint Core Strategy.

7. RATIONALE FOR CHANGE

What will you do if / when changes are agreed / introduced:

Guide Development Management when planning applications are submitted.

8. IDENTIFICATION OF AFFECTED GROUPS / INDIVIDUALS

List the groups / individuals that may be affected by the proposal:

Everyone who owns, rents or lives close to potential HiMOs will be affected.

9. ACCESS AND / OR UNDERTAKE CONSULTATION

Has there been specific consultation (if not, state why and / or when this may happen):

To be undertaken

What were the results of the consultation:

To be undertaken

Across the protected characteristics, what difference in views did analysis of the consultation reveal:

To be undertaken

What conclusions have been drawn from the analysis on how the decision will affect people with different protected characteristics:

To be undertaken

10: ASSESSMENT OF IMPACT ON STAFF

Please give details of impact on staff, including staffing profile if / as appropriate:

Not applicable

11. ASSESSMENT OF IMPACT ON WIDER COMMUNITY

Please give details of any impacts to the community as a whole:

The community will benefit from:

- Additional homes which will be affordable to rent
- Additional homes which have an acceptable living floorspace
- Neighbourhoods which maintain their character
- Neighbourhoods which do not suffer from environmental and noise pollution

12. ANALYSIS OF IMPACT BY PROTECTED CHARACTERISTICS

Please summarise the results of the analysis

To be undertaken

13: ASSESS THE RELEVANCE AND IMPACT OF THE DECISION TO PEOPLE WITH DIFFERENT PROTECTED CHARACTERISTICS

Relevance: select high, medium or low

Impact: select positive, negative or neutral

	Relevance	Impact
Age	Medium	Positive
Disability	Low	Neutral
Gender reassignment	Low	Neutral
Marriage and civil partnership	Low	Neutral
Pregnancy and maternity	Low	Neutral
Race	Medium	Positive
Religion or belief	Low	Neutral
Sex	Low	Neutral
Sexual Orientation	Low	Neutral

Other socially excluded groups (including health inequalities)	Low	Positive

*When assessing relevance and impact, make it clear who the assessment applies to within the protected characteristic category. For example, a decision may have high relevance for young people but low relevance for older people; it may have a positive impact on women but a neutral impact on men.

14. MITIGATION OF ADVERSE IMPACT ON STAFF / SERVICE / PEOPLE

Where any negative impact has been identified, please outline the measures to mitigate against it:

Not applicable

15. PUBLICATION OF RESULTS

The findings of the consultation exercise will be documented in the Consultation Statement, reported to Cabinet and subsequently posted on the Council's website.

16. MONITORING AND REVIEW

Monitoring will be done by assessing the outcome of planning appeals based on the requirements of this IPPS.

17. CONCLUSION

There should be no unlawful discrimination arising from the decision

Please state how due regard has been taken to the equality duty, and public health considerations:

The principles formulated are details which are based on strategic and local policies which have themselves undergone Equality Impact Assessments

Please advise on the overall equality implications that should be taken into account in the final decision, considering relevance and impact:

Everyone will benefit from greater clarity, better and safer accommodation and improved living conditions both within the property and within its neighbourhood

Signed:



Date:

8th July 2014