Newham London

EqIA Template

Assessing impact on equality is a process which develops along with your policy. You must complete the table below to ensure that the EqIA process can be tracked.

Version Number	Version 1.1.
Date Last Reviewed:	N/A
Approved by:	
Date Approved:	
Next Review Date:	
Saved as:	

1. Management of the EqIA

a. *Officer Responsible:*

Gerry Ansell Principal Planning Officer Spatial Planning Team

2. Identification of policy aims, objectives and purpose

a. *Brief description (approximately 150 words or 10% of EqIA)*

The proposals respond to changes in House in Multiple Occupation planning legislation and the desire to exert greater control over this form of accommodation. The Council is also seeking to enhance its licensing controls to augment its efforts to drive up standards in this sector (see also "Private Rented Property Licensing" report to Cabinet 21st June 2012). This present report follows an earlier report to Cabinet on 22nd September 2011 which requested consultation on the introduction of an Article 4 direction across the borough. It provides information on that consultation and proposes to issue a notice to remove "permitted development" rights for proposals involving the change from a dwelling house to a small HMO. In effect planning permission would be required for this form of development. This would come into force following a 12 month notification period.

3. Scope / focus of the EqIA

The EQiA is assessing the impact of the proposed new requirement for a planning application for a change of use from a dwelling house to a small HMO.

Protected Characteristic	Assessment of relevance High, Medium, Low	Evidence
Age	High	These premises are occupied predominantly by young men under the age of 25.
Disability	Low	Not a major factor for this form of accommodation/occupation
Transgender	Low	Not a major factor for this form of accommodation/occupation

Pregnancy and maternity	Low	Not a major factor for this form of accommodation/occupation
Race	Medium / High	Evidence from site inspections suggests a high proportion of young asian males occupying such homes
Religion / belief	Low	Not a major factor for this form of accommodation/occupation
Sexual orientation	Low	Not a major factor for this form of accommodation/occupation
Sex	Low	Not a major factor for this form of accommodation/occupation
Class or socio-economic disadvantage	High	HMOs to be occupied by students from overseas and people in low paid employment

4. Relevant data, research and consultation

Consultation results

Newham Council commissioned a consultation regarding the proposed Article 4 Direction to require planning permission to change a dwelling to a small House in Multiple Occupation (HMO).

The survey was designed to gauge respondents' opinion on whether or not family dwellings can be converted into small HMOs without planning permission.

A total of 8,000 self-completion questionnaires were distributed by post to a stratified sample of addresses, including a random selection of households resident in Newham and a range of stakeholder groups. An online version of the consultation questionnaire was also available, and the Council publicised this link as well as the consultation in the Newham Mag and on the Newham Council website.

In total there were 341 respondents. It concludes:

The preliminary consultation revealed a desire to increase control but not necessarily to refuse planning permission. A total of 49% of respondents agreed or strongly agreed that it would be a good idea. If respondents who 'did not know' or 'preferred not to say' are excluded then the proportion rises to 54% agreeing or strongly agreeing. The aim of increasing control would be to tackle some of the worst aspects associated with multiple occupation. Newham has relatively high enforcement caseloads in reliance to compliance issues with HMOs.

Core Strategy

The Core Strategy which has been subject to an Equalities Impact Assessment takes a restrictive line on HMOs in general. It does not take a specific position in relation to small HMOs but does make clear the priorities for stabilising the population as well as protecting and increasing the amount of family housing.

An EqIA was produced for the core strategy:

http://www.newham.gov.uk/Planning/LocalDevelopmentFramework/EarlierStagesoftheCoreStrategy.htm

The Core Strategy established a monitoring framework, the progress of which will be reported in Annual Monitoring Reports prepared for the Local Development Framework / Local Plan. The AMR will also report on statutory impact assessments prepared for LDF documents or other planning policy work, including EqIAs**.**

Housing Strategy
The Housing strategy seeks improvements in the quality of the housing stock and in particular is concerned with better regulation of the private rented sector where the HMOs are prevalent. It supports quality family accommodation and efforts to reduce population churn.

Other data & research that is relevant
Newham Housing Market Assessment underpins both the Core Strategy and Housing Strategy as an evidence base. It quantifies the size of the private rented sector and numbers of large HMOs in terms of occupancy from the household survey. It also sets out needs which supports Newham's position in terms of increasing the housing stock and making better provision for families. A quarter of households are in multi-adult households.

Anti Social Behaviour and The Private Rented Sector in Newham – Evidence Base May 2012
This document sets out a range of negative elements associated with the Private Rented Sector this includes:

- high levels of Met Police recorded ASB
- high levels of fly tipping
- poor external environment street and front garden
- a top concern for Newham residents
- the Neighbourhood Improvement Zone pilot project indicated major improvement in where local controls resulted in significant improvements

Boroughwide Landlords Licensing EQiA

- This is a more comprehensive EQiA given the higher level of intervention intended by the new licensing regime. It provides useful background for this report.

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5. Assessment of Impact and outcomes

Protected characteristics	Issues taken from evidence	Judgement (positive / negative)	Recommendations
Age	Address issues of poor living environment and seeking better conditions	Positive	None
Race	Address issues of poor living environment and seeking better conditions	Positive	None
Socio-economic disadvantage	Address issues of poor living environment and seeking better conditions	Positive	None

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Equality Impact Assessment Action Plan for [Withdrawal of "permitted development" rights to change from a dwellinghouse to a small house in multiple occupation]						
Issues identified and groups affected	Actions to be taken	Timescales of actions	Who is responsible for delivery	Intended outcomes	Performance measures	Reference to service or other plans
Poor external environment, need for family housing, reduction in population churn. Age, race, socio-economic	Article 4 Direction	12 months	Spatial Planning Team	Improved living conditions, better external environment, more family housing	Monitor number and type of planning decisions for small HMOs . LDF Annual Monitoring Report	Spatial Planning and Regeneration Policy. LDF Core Strategy policy implementation.

6. Formal agreement

a. *Divisional Director*

Jo Negrini Divisional Director of Strategic Regeneration Planning and Olympic Legacy

b. *Head of Strategy & Partnerships*

David Hodgkins agreed 22/6/2012

7. Publication of results

a. *Date EqIA published on Council website (full or summary version)*

8. Monitoring and review

a. When/Where published

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December Annually as part of Annual Monitoring Report – Number and Type of Application for Small HMOs commencing Dec 2013