

## Integrated Impact Assessment Stage 1 - Quick Assessment

<b>Name of initiative:</b>	<u>Houses in Multiple Occupation Supplementary Planning Document</u>
<b>Summary of main aims and expected outcomes:</b>	<u>The Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD) sets out guidance on how planning applications for conversion of properties from C3 to C4 use will be determined when the Article 4(1) direction, removing the permitted development rights for such conversions, comes into operation in March 2012. It provides additional detail and advice in support of Local Plan Review policy H4 and Core Strategy policy CS16.</u>
<b>Assessment completed by:</b>	<u>Deborah Mobbs</u>
<b>Date:</b>	<u>3/2/2012</u>

### Approval by Level 1 manager

<b>Name:</b>	<u>Paul Nichols</u>
<b>Signature:</b>	
<b>Date:</b>	<u>7/2/2012</u>

Complete this initial assessment sheet using the following symbols:

- ✓ Where an impact (positive or negative) is likely to occur from implementation of your policy, strategy, project or major service change
- ? Where further information is required to make the assessment

Where no impact occurs, leave the box blank

Assessment Category	Positive Impact	Negative Impact	Reason for predicted impact
Age		?	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 thus affecting housing opportunities for young people. However, the University of Southampton is looking for an extra 1000 residential spaces so this may reduce the demand for HMOs.
Disability			
Gender Reassignment			
Pregnancy and Maternity			
Race			
Religion or Belief			
Sex			
Sexual Orientation			
Cohesion	✓		Where there are concentrations of HMOs the population will tend to largely composed of young, single people. There can also be a problem with noise, anti-social behaviour and poorly maintained properties. These issues tend to cause tensions with the permanent residents. By controlling the number of HMOs in an area the guidance in the SPD should result in more balanced communities. However planning powers on their own cannot deal with these matters.
Community Safety (s17)	✓		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.
Health and Well Being			
Poverty & Deprivation		?	Recent changes to housing benefit for single people under 35 years could lead to a greater demand for HMOs. As these changes have only just come in the impact is unknown at the present. The guidance in the SPD could result in fewer new HMOs coming forward in the future in some parts of the city.
Contribution to local economy		?	If the guidance in the SPD results in fewer new HMOs coming forward in some parts of the city it could affect the property choices for students and young, single people seeking employment in the city. This could mean that some employees have a longer journey to work or that the competition for some roles is reduced.  Concentrations of HMOs could have adverse impacts on some services and businesses but positive impacts for other services and businesses.
Green Purchasing			
Pollution & Air Quality			
Natural Environment			
Energy & Water Efficiency			
Waste Reduction			
Climate Change			

Please email a copy of the completed IIA to [integrated.impact.assessment@southampton.gov.uk](mailto:integrated.impact.assessment@southampton.gov.uk). You must also save a copy of the IIA as part of your decision documentation.