



## Integrated Impact Assessment Stage 2 Detailed Assessment

All new policies, strategies, projects, and major service changes must show how they have considered the differential social, economic and environmental impacts of the initiative, and the difference this has made to its design or delivery. The process should highlight positive impacts and enable identification of potential negative impacts in advance such that mitigating measures can be proposed to address them. Officers completing this template must maintain their own service area evidence to support the Integrated Impact Assessment outcomes, which may be required at any time for audit purposes, or to satisfy legal challenge. The full detail supporting the assessment should not be included in this template, but supporting evidence documents must be referred to.

<b>Name of initiative:</b>	Houses in Multiple Occupation Supplementary Planning Document
<b>Summary of main aims and expected outcomes:</b>	<p>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.</p> <p>Aim of the SPD is to prevent new concentrations of HMOs from establishing and thus encourage a more even distribution across the city. the intention is also to improve the standards of new HMOs</p>
<b>Assessment completed by:</b>	Deborah Mobbs
<b>Date:</b>	February 2012
<b>Approval of Level 1 manager</b>	
<b>Name:</b>	Paul Nichols

<b>Signature:</b>	
<b>Date:</b>	

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	<b>What is the projected positive impact</b>	<b>What is the projected negative impact</b>	<b>Are there any cumulative effects</b>	<b>Evidence for this impact or for no impact</b>	<b>Actions to maintain positive impacts and mitigate negative impacts</b>	<b>Lead officer/service area</b>
<b>Age</b>	N/A	Slight negative. Possible reduction in HMOs in some parts of the city.	None known	Younger people, including people in employment, students and people in receipt of local housing allowance, are the main occupiers of HMOs. The Houses in Multiple Occupation Survey, CPC 2008 showed that the predominant age profile of HMO	Liaise with Housing officers and the Universities to assess whether guidance is having a negative impact. Monitor the SPD annually through the Annual Monitoring Report.	Planning and Development

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residents in the city was in the 16 to 24 years age group (48.6%) followed by the 25 to 34 age group (35.4%). The Housing strategy forecasts that between 2008 and 2033 the 20-29 age range will grow by 12.55%.

The guidance in the SPD may affect the supply of HMOs in some parts of the city and therefore affect the housing opportunities for young people. It

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is difficult to forecast the future demand for HMOs from different age groups.

Housing officers suggest that the recent changes to Local Housing Allowance, which caps benefit for single people under 35 to that the rental levels in a shared property, could affect some 400 people.

In terms of student accommodation the increased

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fees are likely to affect the numbers of students attending university. There is no information available yet for the universities in the city but nationally it has been reported that applications are down by 10%. At the same time the University of Southampton is looking to deliver an additional 1000 student bedrooms. These two factors could reduce the demand for

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HMOs by students.

The 2010 update of the Southampton Housing Needs and Market Study showed that there are issues of affordability with regards to housing in the city. Many first time buyers cannot afford to buy their own property and will have to rent. First time buyers are generally younger so this could increase the demand for shared

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accommodation.

Based on the above summary and a limited base of information it is possible that the HMO SPD could have a negative impact on the demand for HMOS from young people. However, some of these other matters that could affect the demand for HMOS are recent and it is too soon to assess the impact. This suggests that the HMO should



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				be regularly monitored to see what impact the guidance is having.		
<b>Disability</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and any disability related disadvantage.	None known	N/A
<b>Gender Reassignment</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and any gender reassignment related disadvantage.	None known	N/A
<b>Pregnancy and Maternity</b>	None known	None known	None known	No direct or obvious indirect	None known	N/A

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				links between planning controls over HMO's and any pregnancy / maternity related disadvantage.		
<b>Race</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and any race related disadvantage.	None known	N/A
<b>Religion or Belief</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and any religion / belief related disadvantage.	None known	N/A
<b>Sex</b>	None known	None known	None known	No direct or obvious indirect	None known	N/A

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				links between planning controls over HMO's and any sex related disadvantage.		
<b>Sexual Orientation</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and any sexual orientation related disadvantage.	None known	N/A
<b>Cohesion</b>	Slight positive impact	None known	None known	Where there are concentrations of HMOs the population will tend to be largely composed of young single people. There	Use virtual HMO team to improve the flow of information between teams to ensure a joined-up, cohesive approach to tackling resident	Planning and Development, Regulatory Services

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				<p>can also be a problem with noise, anti-social behaviour and poorly maintained properties. These issues can cause tensions with the permanent residents.</p> <p>A report prepared for the government in 2008 by Ecotec outlined the problems that can be associated with HMOS. These are matters that are reported to the Council's Planning and</p>	<p>and community concerns.</p> <p>Ensure all HMOs given planning permission meet the standards and guidance set out in the SPD.</p>	
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				<p>Rights of way Panel by objectors and are recognised by other local authorities.</p> <p>The Houses in Multiple Occupation Survey, CPC 2008 found that occupants of HMOs tend to be transient in nature with fewer than 5% having lived in their current address for more than 5 years. It is likely that transient occupiers will have less of a vested interest</p>		
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**SOCIAL**

in the sustainability of a community than owner occupiers and permanent residents.

By controlling the number of HMOs in an areas and dispersing them across the city the guidance in the SPD should result in more balanced communities.

The aim of the SPD is also to improve the standards of new HMOs

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				<p>However planning powers on their own cannot deal with these matters. Planning officers need to work with other officers across the council to deal with these issues.</p>		
<p><b>Safety</b></p>	<p>Slight positive</p>	<p>N/A</p>	<p>None known</p>	<p>A concentration of HMOs in an area can lead to problems with noise and anti-social behaviour.</p> <p>A report prepared for the government in 2008 by Ecotec outlined the problems that</p>	<p>Ensure all HMOs given planning permission meet the standards and guidance set out in the SPD.</p> <p>Use virtual HMO team to improve the flow of information</p>	<p>Planning and Development</p>

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				<p>can be associated with HMOS. These are matters that are reported to the Council's Planning and Rights of way Panel by objectors and are recognised by other local authorities.</p> <p>By controlling the number of HMOs in an area the guidance in the SPD should help reduce these problems. In addition the guidance in the SPD should improve the</p>	<p>between teams to ensure a joined-up, cohesive approach to tackling resident and community concerns.</p>	
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				standards of new HMOs.  However planning powers on their own cannot deal with these matters.		
<b>Health and Well Being</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and any health and well-being related disadvantage.	None known	N/A

**ECONOMIC**

	<b>What is the projected positive impact</b>	<b>What is the projected negative impact</b>	<b>Are there any cumulative effects</b>	<b>Evidence for this impact or for no impact</b>	<b>Actions to maintain positive impacts and mitigate negative impacts</b>	<b>Lead officer/service area</b>
<b>Green Purchasing</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and green purchasing.	None known	N/A
<b>Poverty &amp; Deprivation</b>	N/A	Slight negative  Possible reduction in HMOs in some parts of the city.	None known	The Houses in Multiple Occupation Survey, CPC 2008 found that people in receipt of state benefits made up 12% of HMO tenants. Housing officers	Liaise with Housing officers and the Universities to assess whether guidance is having a negative impact. Monitor the SPD annually through	Planning and Development

**ECONOMIC**

				<p>suggest that the recent changes to Local Housing allowance, which caps benefit for single people under 35 to that the rental levels in a shared property, could affect some 400 people. Could also get people moving in to the city from neighbouring Local Authorities which have a relatively smaller supply of HMO accommodation available.</p> <p>The 2010 update of the</p>	<p>the Annual Monitoring Report.</p>	
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## ECONOMIC

Southampton Housing Needs and Market Study showed that there are issues of affordability with regards to housing in the city. Many first time buyers cannot afford to buy their own property and will have to rent. In addition the income required to rent a one bed flat is £24,700 when the median gross income in the city is £20,462.

However, the

**ECONOMIC**

				SPD allows for growth in HMOs in parts of the city so impact uncertain.		
<b>Contribution to local economy</b>		Slight negative.  Possible reduction in HMOs in some parts of the city.		Could be fewer HMOs coming forward in parts of city impacting on property choices for students and young, single people seeking employment. This could affect their choice of jobs and or mean they have longer journeys to work. It could also mean that competition for some roles is	Liaise with universities & Economic Development officers to assess impact. Monitor the SPD annually through the Annual Monitoring Report.	Planning and Development

**ECONOMIC**

reduced.

The 2010 update of the Southampton Housing Needs and Market Study showed that there are issues of affordability with regards to housing in the city

Concentrations of HMOs could have adverse impact on some services and businesses. On the other hand there could be positive impacts for other services and

ECONOMIC						
				businesses. The Ecotec report suggested that some suffer but others benefit		

ENVIRONMENTAL						
	What is the projected positive impact	What is the projected negative impact	Are there any cumulative effects	Evidence for this impact or for no impact	Actions to maintain positive impacts and mitigate negative impacts	Lead officer/service area
<b>Pollution &amp; Air Quality</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and Pollution & Air Quality	None known	N/A
<b>Natural</b>	None known	None known	None known	No direct or	None known	N/A

**ENVIRONMENTAL**

<b>Environment</b>				obvious indirect links between planning controls over HMO's and the natural environment		
<b>Energy &amp; Water Efficiency</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and Energy & Water Efficiency	None known	N/A
<b>Waste Reduction</b>	None known	None known	None known	No direct or obvious indirect links between planning controls over HMO's and Waste Reduction	None known	N/A
<b>Climate Change</b>	None known	None known	None known	No direct or obvious indirect links between	None known	N/A



ENVIRONMENTAL						
				planning controls over HMO's and Climate Change		

Please email a copy of the completed Integrated Impact Assessment 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.