

CABINET

DOCUMENTS FOR THE MEMBERS ROOM

Monday, 12th March, 2012
at 5.00 pm

MEMBERS ROOM DOCUMENTS ATTACHED TO THE
LISTED REPORTS

Contacts

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MEMBERS ROOM DOCUMENTS

12 HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT (SPD)

- Integrated Impact Assessment (IIA) Part 1
- Integrated Impact Assessment (IIA) Part 2

13 APPROVAL TO SPEND CAPITAL FUNDING ON ENVIRONMENT AND TRANSPORT PORTFOLIO SCHEMES 2012/13

- Integrated Impact Assessment (IIA)

Friday, 2 March 2012

HEAD OF LEGAL , HR AND DEMOCRATIC SERVICES



Integrated Impact Assessment Stage 1 - Quick Assessment

Name of initiative:	<u>Houses in Multiple Occupation Supplementary Planning Document</u>
Summary of main aims and expected outcomes:	<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>
Assessment completed by:	<u>Deborah Mobbs</u>
Date:	<u>3/2/2012</u>

Approval by Level 1 manager

Name:	<u>Paul Nichols</u>
Signature:	
Date:	<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. You must also save a copy of the IIA as part of your decision documentation.

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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.

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

Signature:	
Date:	

SOCIAL

	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
Age	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

SOCIAL

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.		
Disability	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
Gender Reassignment	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
Pregnancy and Maternity	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.		
Race	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
Religion or Belief	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
Sex	None known	None known	None known	No direct or obvious indirect	None known	N/A

SOCIAL						
				links between planning controls over HMO's and any sex related disadvantage.		
Sexual Orientation	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
Cohesion	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

SOCIAL

				<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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Rights of way Panel by objectors and are recognised by other local authorities.

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

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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>Safety</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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SOCIAL

				standards of new HMOs. However planning powers on their own cannot deal with these matters.		
Health and Well Being	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

	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
Green Purchasing	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
Poverty & Deprivation	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.		
Contribution to local economy		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
Pollution & Air Quality	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
Natural	None known	None known	None known	No direct or	None known	N/A

ENVIRONMENTAL

Environment				obvious indirect links between planning controls over HMO's and the natural environment		
Energy & Water Efficiency	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
Waste Reduction	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
Climate Change	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		

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Agenda Item 13

Approval to spend Capital Funding on Environment and Transport Portfolio Schemes 2012/13

Members Room Document 1 - Link to The City of Southampton Local
Transport Plan (LTP3)

http://www.southampton.gov.uk/Images/LTP3%20Appendices_Final%2024_02_11_1_joined_tcm46-305154.pdf

Members Room Document 2 - Link to The City of Southampton Transport
Asset Management Plan

<http://www.southampton.gov.uk/s-environment/roadsandparking/roadsmaintenance/tamp.aspx>

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