

EQUALITY IMPACT ASSESSMENT

DRAFT HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT

VERSION CONTROL

Date	Version	Author	Description of Changes
06.07.2020	1	Claire Coombs/Jeremy Owens	Draft
16.7.2020	1.1	Claire Coombs/ Jeremy Owens	Changes made to reflect comments from the Council's Equality, Diversity and Inclusion Officer.

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description:

Department	Strategic Planning		Lead officer responsible for assessment		Jeremy Owens Development Plans Manager	
Service	Environmental and Neighbourhood Services		Other members of team undertaking assessment		Claire Coombs, Principal Planning Officer	
Date	16 July 2020		Version 1.1			
Type of document (mark as appropriate)	Strategy YES	Plan	Function	Policy	Procedure	Service
Is this a new/ existing/ revision of an existing document (please mark as appropriate)	New YES		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/ plan/ function/ policy / procedure/ service	<p><u>Houses in Multiple Occupation Supplementary Planning Document (“SPD”)</u> <u>Background</u></p> <p>Supplementary Planning Documents (SPDs) add further detail to the policies in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan.</p> <p>The council has prepared a draft Houses in Multiple Occupation Supplementary Planning Document (SPD) for consultation. This SPD provides guidance on the assessment of planning applications for HMOs and the issues that will be taken into account by the council when assessing those applications. The overarching aim of the SPD is to manage any over-concentration of HMOs in a particular area (defined by the SPD as being no more than 10% of dwellings within a 50 metre radius) and to ensure that HMOs are of a suitable standard to ensure that living conditions for future residents and impact upon the amenity of an area is acceptable.</p> <p>The SPD does not set new policies but provides additional guidance on how to successfully delivery the policies contained within the Cheshire East Local Plan Strategy and the emerging Site Allocations and Development Policies</p>					

	<p>Document.</p> <p>The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework and National Planning Practice Guidance.</p> <p>An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy and the emerging Site Allocations and Development Policies Document. The assessment found that the LPS and SADPD are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.</p> <p>Alongside the draft HMO SPD, the council is also currently considering the introduction of three, non-immediate Article 4 Directions to remove permitted development rights for the change of use of dwellings to small HMOs in parts of Crewe. Unlike the SPD, these are area-specific measures intended to control the growth of HMOs in these locations. The Article 4 HMO EQIA concluded that the introduction of an Article 4 Direction was unlikely to affect or unfairly disadvantage any particular group however this would be reviewed through the consultation process. However, given the specific characteristics of the three areas being considered for Article 4 Directions, the consultation process should take into account the range of groups and individuals affected by it are aware of what is being proposed.</p>
<p>Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)</p>	<p>Public consultation will take place on the draft SPD for 6 weeks in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012) and the council’s adopted Statement of Community Involvement. This will include the general public, town and parish councils, statutory consultees, elected members, general consultees on the strategic planning database. Consideration will also be given to notifying any groups also consulted in relation to the Crewe Article 4 Directions.</p>
<p>What consultation method(s) did you use?</p>	<p>The Council prepares a Statement of Community Involvement which provides details on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The Council’s Local Plan consultation database, which was notified of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough.</p> <p>Once consultation has taken place on the draft SPD, all comments received will be reviewed before consideration is given to any amendments required. A report of consultation will be prepared alongside the final version of the SPD and this will also be subject to further consultation. This EIA will be updated as the draft SPD progresses.</p>

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Stage 2 Initial Screening

Who is affected and what evidence have you considered to arrive at this analysis? (This may or may not include the stakeholders listed above)	Ward councillors. Those living and working in the borough, property owners, landowners and developers.
Who is intended to benefit and how?	Local communities. The SPD will provide additional planning policy guidance to the assessment of planning applications for HMOs. Regard will be had to any representations received and to evidence of concentrations within the area and any amenity and well-being issues.
Could there be a different impact or outcome for some groups?	No, the SPD builds upon existing planning policy guidance and provided further information about how the council will consider planning applications for HMOs.
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the introduction of the SPD not based on individual characteristics, needs or circumstances.
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, the SPD is not intended to affect different groups or communities in this way.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No, the SPD is not intended to target any group and will be consulted upon in line with the Council's Statement of Community Involvement.
Is there an actual or potential negative impact on these specific characteristics? (Please tick)	

EQUALITY IMPACT ASSESSMENT 031



Age	Y	N	Marriage & civil partnership	Y	N	Religion & belief	Y	N
Disability	Y	N	Pregnancy & maternity	Y	N	Sex	Y	N
Gender reassignment	Y	N	Race	Y	N	Sexual orientation	Y	N

What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts

Consultation/
involvement
carried out

		Yes	No
Age	The SPD may have an impact those living and working in the borough. The guidance in the SPD will be beneficial as it will assist in improving standards of accommodation. No particular negative impacts are identified at this stage in relation to any of the specific characteristics however public consultation will be undertaken and this may raise issues officers are not currently aware of. The EIA will be reviewed (and updated) once the initial consultation has taken place.		X (to be carried out)
Disability			
Gender reassignment			
Pregnancy & maternity			
Race			
Religion & belief			
Sex			
Sexual orientation			

Proceed to full impact assessment? (Please tick)	Yes	No	Date 6.7.2020
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Lead officer sign off	Jeremy Owens	Date	16 July 2020
Head of service sign off		Date	

If yes, please proceed to Stage 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

Stage 3 Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed

Protected characteristics	<p>Is the policy (function etc....) likely to have an adverse impact on any of the groups?</p> <p>Please include evidence (qualitative & quantitative) and consultations</p> <p>List what negative impacts were recorded in Stage 1 (Initial Assessment).</p>	<p>Are there any positive impacts of the policy (function etc....) on any of the groups?</p> <p>Please include evidence (qualitative & quantitative) and consultations</p> <p>List what positive impacts were recorded in Stage 1 (Initial Assessment).</p>	<p>Please rate the impact taking into account any measures already in place to reduce the impacts identified</p> <p>High: Significant potential impact; history of complaints; no mitigating measures in place; need for consultation Medium: Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures Low: Little/no identified impacts; heavily legislation-led; limited public facing aspect</p>	<p>Further action (only an outline needs to be included here. A full action plan can be included at Section 4)</p> <p>Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.</p>
Age				
Disability				
Gender reassignment				
Marriage & civil partnership				
Pregnancy and				

maternity				
Race				
Religion & belief				
Sex				
Sexual orientation				
<p>Is this change due to be carried out wholly or partly by other providers? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)</p>				

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed			
Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?			
Are there any additional assessments that need to be undertaken in relation to this assessment?			
Lead officer sign off	Jeremy Owens	Date	16 July 2020
Head of service sign off		Date	20 July 2020

Please publish this completed EIA form on the relevant section of the Cheshire East website