**TITLE**: Article 4 Direction for small houses in multiple occupation in parts of Crewe

**EQUITY IMPACT ASSESSMENT**
Article 4 of the GDPO enables local planning authorities to withdraw specified development rights in a

requirement for the submission of a planning application. The change of use of a dwelling in a larger HMO (S1 generation) to a large HMO (S1 generation) does not need to apply to the council for planning permission. The change of use of a dwelling in a smaller HMO (Class C3) to a small HMO (Class C4) without the

Town and Country Planning (General Permitted Development) Order 1995 (as amended) (GDPO) provides

for more unrelated individuals.

HMO's are defined as single dwellings occupied by a number of separate households/ unrelated individuals. Under

Background

Article 4 Direction for small houses in multiple occupation (HMO's) in parts of Crewe.

<table>
<thead>
<tr>
<th>Revision</th>
<th>Existing Procedure</th>
<th>Existing Policy</th>
<th>Existing Function</th>
<th>New Procedure</th>
<th>New Policy</th>
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<th>Strategy Plan</th>
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Charity Houses/ Other Officers: Jeremy Owens

Version 1: 10th October 2019

Service: Lead Officer Responsible for Strategic Planning

Department: Charitable Houses

Stage 1 Description: EQUALLY IMPACT ASSESSMENT
Borough, ensuring that Cheshire East is a green and sustainable place.

The making of any Article 4 Directions will assist in addressing amenity and well-being issues within the areas of the

area via the planning application consultation process.

residents an opportunity to have their say regarding future development and the potential to impact local

proposed change of use of dwellings to HMOs under control through the planning process will provide existing

Evidence has been gathered across a number of environmental, social and economic indicators to assess whether

highlights two other potential areas of concentrations, these coincide with the main roads of Hungerford Road and

the majority of all known HMOs in Cheshire East are located within Crewe with particular concentrations in the

Proposed Article 4 Directions

areas in order to support and retain balanced communities.

Direction can therefore be used as tool to monitor and manage the number of new HMOs created within a defined

increase demand on services and infrastructure and can lead to conflict with the existing community. An Article 4

HMOs are an important source of low cost private sector housing for those on lower incomes, students and those

planning documents (where available) and any other material planning considerations.

Once an Article 4 Direction comes into force, a planning application is then required for the specific

Council
behaviour etc.

An evidence paper has been prepared. This highlights high concentrations of houses in multiple occupation in the Nanwich Road, West Street and Hurdhod Road areas of Clowne. Evidence of high concentrations of houses in multiple occupation in the

developers.

Stage 2 Initial Scoping

You use?

What consultation methods(s) did you use?

Consultation with stakeholders, local residents, landlords, property developers within the area(s) of policy.

Who are the main stakeholders and have they been engaged with?

The EIA will be subject to review once consultation has been undertaken and as the Article 4 Direction progresses.

Race as a protected characteristic through the consultation process.

Language – it is significantly higher than the borough average. The EIA examines this in consultation with local authorities on the basis of the percentage of pupils with English as an additional language. The local authorities have set out their objectives for public participation in the consultation process. The consultation with stakeholders, local residents, landlords, property developers within the area(s) of policy.

At this stage of the Article 4 Direction process, consultation is being given to consultation and written. It could affect people on the basis of protected characteristics. Having regard to evidence gathered for the preparation of the consultation, the number of national insurance registrations for each area were.

It will therefore be a consultation decision to confirm the consultation taking into account the comments received.

Consultation Process
methods could include notifying community groups with the area of the direction and consultation should be given to take into account the range of groups and individuals affected by the area of what is being proposed. Consultation should be given the specific characteristics of the areas being considered for Article 4 Directions. The consultation process should be undertaken and any representations received will be taken into account.

Given the planning permission is required for the change of use, if does not interact, then applications will be refused. However, this will be reviewed through the consultation process. The making of an Article 4 Direction will affect only any undertaken and any representations received will be taken into account.

No, it is not anticipated that the introduction of an Article 4 Direction will affect or unfairly disadvantage any particular group of communities likely to be affected.

Are there any particular needs or circumstances characteristic of individuals based on individual circumstances?

Does it include making decisions within the area rather than individual characteristics?

Could there be a different impact or outcome for some groups?

How? Who is intended to benefit and who is intended to lose benefit?

Evidence of consultations with the area and any amenity and well-being issues and mitigation to be considered if needed. Consultation will enable the local planning authority to give consideration to proposed new local communities. The Article 4 Direction will enable the local planning authority to give consideration to proposed new HMOs, through the submission of a planning application. HMOs may have an economic impact on the local area, and may result in adverse impacts on local businesses or businesses not engaged in personal or community support—these themes are discussed in this section. The number of new rooms in HMOs, becoming available to rent, reducing the availability of lower cost housing developments may have an impact on the local area. If the number of new rooms is lower, the direction will affect more individuals in the area of the direction as landlords and property owners.

Equalities Impact Assessment
<table>
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<tr>
<th>Characteristic</th>
<th>Age</th>
<th>Disability</th>
<th>Gender Reassignment</th>
<th>Race</th>
<th>Sex</th>
<th>Religion &amp; Belief</th>
<th>Sexual Orientation</th>
<th>Marriage &amp; Civil Partnership</th>
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The consultation has the potential to affect those of

Conductions of HMOs. This procedure will promote equality for residents who may have experienced adverse effects from high

The objective of an Article 4 direction is to support amenity and well-being in an area through supporting balanced

Community support for ethnic groups may need to be considered particularly due to the potential geographical

Race and disability are all able to access the information.

The presentation of information to ensure that those who are categorised as having "protected characteristics" of age,

Equality Impact Assessment
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<td>26/11/19</td>
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| Currently aware of consultation is to be undertaken which could potentially raise issues officers are not currently aware of consultation is to be undertaken which could potentially raise issues officers are not | Sexual orientation |
| Requirement to participate in the consultation | Sex |
| Requirement to participate in the consultation | Religion |
| Requirement to participate in the consultation | Race |
| Requirement to participate in the consultation | Pregnancy & maternity |

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<th>Yes</th>
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<th>(Please tick) (Proceed to full impact assessment)</th>
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<td>Pregnancy and Partnership</td>
<td>Marriage &amp; Child</td>
<td>Gender Reassignment</td>
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</table>

**Stage 1 (Initial Assessment):**
- Let what negative impacts were recorded in consultations (qualitative & quantitative) and identify any of the groups likely to be adversely impacted by the policy (function etc...).
- Are there any positive implications identified to reduce the impacts already in place (only on the needs to be?
- Please rate the impact of the measures already in place (function etc...)
- Please include evidence of measures already in place (function etc...)
- Some potential impact:
- Significant potential impact:
- Medium: Some potential impact:
- Low: Little/no identified impacts:
- High: Significant potential impact:

**Further Action:**
- Include measures identified in Stage 1 (initial assessment).
- Identify the impacts that have not been addressed.
- Make recommendations for further action.

**Characteristics:**
- Section 3, Identifying impacts and evidence
<table>
<thead>
<tr>
<th>Sexual orientation</th>
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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).
Please publish this completed EIA form on the relevant section of the Cheshire East website.

<table>
<thead>
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</table>

**Assessment?**

Are there any additional assessments that need to be undertaken in relation to this assessment?

**When will this assessment be reviewed?**

When will this assessment be reviewed?

**Plan for actions**

Please provide details and link to full action plan.

**Target date**

Target date

**Officer Responsible**

Officer Responsible

**How will this be monitored?**

How will this be monitored?

**Specific actions to be taken to reduce, justify or remove any adverse impacts**

Specific actions to be taken to reduce, justify or remove any adverse impacts.

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Summary: Provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed.

Stage 4: Review and conclusion

**Equality Impact Assessment**

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*Cheshire East Council*