



Bristol City Council Equality Impact Relevance Check

This tool will identify the equalities relevance of a proposal, and establish whether a full Equality Impact Assessment will be required. Please read the guidance prior to completing this relevance check.

What is the proposal?	
Name of proposal	Managing the development of houses in multiple occupation - Supplementary Planning Document
Please outline the proposal.	Adopt the 'Managing the development of houses in multiple occupation' Supplementary Planning Document (SPD) following statutory consultation in Summer 2020. The SPD will be a material planning consideration which will support existing Local Plan policy used to decide planning applications for HMO development.
What savings will this proposal achieve?	None
Name of Lead Officer	Simon Fletcher
Could your proposal impact citizens with protected characteristics? (This includes service users and the wider community)	
Please outline where there may be significant opportunities or positive impacts, and for whom.	
More effective planning controls delivered by the implementation of the SPD will help to prevent harmful impacts arising from HMO concentrations and help to support the creation of balanced communities which will have a positive impact on all members of those communities affected.	
Please outline where there may be significant negative impacts, and for whom.	
No significant negative impacts for people with protected characteristics are identified from this proposal. The SPD will only be used where planning permission for an HMO is required and as such will mostly affect areas where article 4 directions (removing permitted development rights that allow a change of use of a dwellinghouse - Use Class C3 - to a small HMO - Use Class C4) are in place. These areas can be viewed on Pinpoint and cover 25 wards (some wards only in part). Individual data profiles for the wards are available at https://www.bristol.gov.uk/statisticscensus-information/new-wards-data-profiles	
Whilst accurate diversity data about private tenants (or landlords) is not available it is possible that a reduction in the supply of HMOs at a local level may have a disproportionate impact on the groups who typically occupy this type accommodation - i.e. younger people (e.g. students), migrants and those on lower incomes. Impacts may include possible increases in rent and/or increases in commuting distances for work or studying.	

However any potential negative impacts are mitigated because:

- The areas mostly affected by the SPD are those with already existing or potentially high concentrations of HMOs so unlikely to be a shortfall of available shared accommodation.
- More effective planning controls will help to protect communities from harmful impacts of HMO concentrations.
- The SPD will support decision makers to promote the creation of balanced communities and allows for any implications for protected characteristics groups to be taken into account.

Could your proposal impact staff with protected characteristics?

(i.e. reduction in posts, changes to working hours or locations, changes in pay)

Please outline where there may be significant opportunities or positive impacts, and for whom.

None identified.

Please outline where there may be negative impacts, and for whom.

None identified.

Is a full Equality Impact Assessment required?

Does the proposal have the potential to impact on people with protected characteristics in the following ways:

- access to or participation in a service,
- levels of representation in our workforce, or
- reducing quality of life (i.e. health, education, standard of living) ?

Please indicate yes or no. If the answer is yes then a full impact assessment must be carried out. If the answer is no, please provide a justification.

No, for the following reasons:

- More effective planning controls to prevent harmful impacts of HMO concentrations and to support the creation of balanced communities will benefit all within such communities.
- The existing citywide supply of HMOs which may serve the housing needs of certain protected characteristics groups will be unaffected by the implementation of the SPD.
- Future supply of HMOs in large areas of the city (where permitted development rights for smaller HMOs apply) will be unaffected by the implementation of the SPD.

Service Director sign-off and date:

Zoe Willcox

09/09/2020

Equalities Officer sign-off and date:

Reviewed by Equality and Inclusion Team

1/10/2020