



IPSWICH
BOROUGH COUNCIL

Equality Impact Assessment

Article 4 Direction - HMOs

Ref: EQIA2019022154

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Title of report: Article 4 Direction - HMOs

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What is the report trying to achieve?:

The A4D would introduce a direction that would prevent the change of use from dwellhouses (Use Class C3) to Houses in Multiple Occupation (C4) without requiring planning permission.

The introduction of the A4D would allow more control against the loss of small family homes for use by up to 6 unrelated persons.

HMOs are an important type of low cost housing for individuals however the conversion of small family homes, usually terraces or semi-detached can cause problems with neighbour amenity.

the introduction of a A4D would allow there to be some control as to these conversions through the use of the planning system. It would not rule out all conversions.

What evidence/data is being used to support this equality analysis?:

Customers complaints/comments

Supporting documents (if available):

Is there potential for positive or negative impact on any of the protected characteristics?

- **Age:** *No Impact*
- **Disability:** *No Impact*
- **Marriage & Civil Partnership:** *No Impact*
- **Race:** *No Impact*
- **Pregnancy & Maternity:** *No Impact*
- **Religion or Belief:** *No Impact*
- **Gender Reassignment:** *No Impact*
- **Sex:** *No Impact*
- **Sexual Orientation:** *No Impact*

If 'No Impact' explain why

The proposed introduction of an A4D would not prevent the use of small family dwellings for the purposes of Houses in Multiple Occupation by any of anyone with the protected characteristics, it would only result in there being the need for formal planning permission.

If you have identified any negative impacts (above) how can they be minimised or removed?

N/A

The report helps us to 'eliminate unlawful discrimination, harassment & victimisation' in the following way(s):

By requiring all changes of use from Dwellinghouses to HMOs to require planning permission.

The report helps us to 'advance equality of opportunity...' in the following way(s): By requiring all changes of use from Dwellinghouses to HMOs to require planning permission.

The policy helps us to 'foster good relations...' in the following way(s): By requiring all changes of use from Dwellinghouses to HMOs to require planning permission.

The resultant planning process allows for consultation with the community on such planning applications, where all could have a say on the proposed development.