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Title of report: HOUSES OF MULTIPLE OCCUPATION (HMO) ARTICLE 4 DIRECTION –
TECHNICAL REPORT AND IMPLICATIONS

Report : The Article 4 Direction is designed to help ensure that residents of small HMO's have a good standard of accommodation and amenities and that the residential amenities of existing local residents are not adversely acted upon. The areas identified to come under the Article 4 are based on existing data concerning HMO licensing, Revenue and Benefits information regarding student only households , enforcement activity and other related data and the Article 4 Direction is supported by a Technical Paper which based on evidence, suggests a suitable boundary approach where the identified pressure is greatest. This has resulted in a number of small, concentrated areas of Homes of Multiple Occupation (HMO's) areas on a north-west /south-eastern axis in and around the town centre of Ipswich , and or close to main public transport facilities and arterial roads such as Norwich Road.

The Article 4 is also linked to Policy DM20 of the adopted Ipswich Local Plan (2022) which was subject to a planning policy wide Equality Impact Assessment A at each stage of its preparation and adoption. Policy DM20 'Houses of Multiple Occupation' outlines requirements to ensure HMO's covered by the Article 4 have a reasonable standard of accommodation and amenities for potential residents and procedures are outlined to avoid an over-concentration of HMO's in a single street in order to protect the amenities of the occupants in the locality. This Equality Impact Assessment for the Plan was tested by the Equality Panel at each stage

What evidence/data is being used to support this equality analysis? Please select all that apply.: The Equality Panel, Customers complaints/comments, Information from statutory partners (e.g police), consultation with NHS Health Improvement officers

Service area: Planning and Development

Corporate Manager: James Fairclough

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Links to supporting documents where available:

https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/core_strategy_and_policies_development

This Plan also had a health impact assessment which ensures that those with disabilities are not

disadvantaged by the plan as well as an equalities impact assessment

https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/a9_health_impact_assessment_of_the_fir

https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/equality_impact_assessment_appendix_5

Please upload any supporting documents:

What is proposed?: Designation of areas arising from robust research within the district which will be subject to an Article 4 Direction , requiring small HMO's and appropriately sized student only homes to require formal planning permission. The areas identified to come under the Article 4 are based on existing data concerning HMO licensing, Revenue and Benefits information regarding student only households , enforcement activity and other related data and the Article 4 Direction is supported by a Technical Paper which based on evidence, suggests a suitable boundary approach where the identified pressure is greatest. This has resulted in a number of small, concentrated areas of Houses of Multiple Occupation (HMO's) areas on a north-west /south-eastern axis in and around the town centre of Ipswich , and or close to main public transport facilities and arterial roads such as Norwich Road.

Why are the changes being introduced?: The Article 4 is also linked to Policy DM20 of the adopted Ipswich Local Plan (2022) which was subject to a planning policy wide HRA at each stage of its preparation and adoption. Policy DM20 'Houses of Multiple Occupation' outlines requirements to ensure HMO's covered by the Article 4 have a reasonable standard of accommodation and amenities for potential residents and procedures are outlined to avoid an over-concentration of HMO's in a single street in order to protect the amenities of the occupants in the locality.

Without an Article 4 Direction , such HMO's as defined above do not require formal planning permission, because they are covered by permitted development.

What evidence is being used to support this Equality Impact Assessment, and how is it being used?: The areas identified to come under the Article 4 are based on existing data concerning HMO licensing, Revenue and Benefits information regarding student only households , enforcement activity and other related data and the Article 4 Direction is supported by a Technical Paper which based on evidence, suggests a suitable boundary approach where the identified pressure is greatest. It also helps to ensure that 'rogue landlords' are not able to take advantage of potential residents who are financially vulnerable and could be taken advantage of.

How will this change be implemented?: A report on the Technical Paper is going to the Executive on 29 November 2022 to request a 12 week consultation after which a Consultation Statement and suggested changes as a result of the consultation will be reported back to Executive then the Article 4 will be adopted. It will not be active for 1 year in order to avoid the Council paying compensation to property owners for enacting the Article 4 Direction.

Age: Positive

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: HMO accommodation provides affordable accommodation for many students and young people of working age. Student only homes are significant within the Borough, however it is not definitive that these homes are all small HMO's. The Article 4 Direction will enable conventional planning controls to be introduced creating a higher standard of accommodation and amenity space in the interests of future occupiers.

Disability: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people. Although it can ensure that changes to the building to deliver the HMO does not prejudice access by this group.

Marriage & Civil Partnership: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

Race: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

Pregnancy & Maternity: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

Religion or Belief: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

Gender Reassignment: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

Sex: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

Sexual Orientation: No impact

Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.: The Article 4 Direction would not impact on this protected group in a different way from other people.

I can confirm the report does meet Ipswich Borough Council's equality objectives: I can confirm the report does meet Ipswich Borough Council's equality objectives

The report helps us to 'eliminate unlawful discrimination, harassment & victimisation' in the

following way(s):: Through ensuring that young people and other financially vulnerable and more transient groups are not denied a reasonable standard of accommodation and amenity or fall foul of 'rogue landlords'.

The report helps us to 'advance equality of opportunity...' in the following way(s): Allows those without a lot of money to have access to a decent standard of housing.

The policy helps us to 'foster good relations...' in the following way(s): It helps to reduce overcrowding in housing and access to affordable housing. It will foster good relations by creating a higher standard of HMO accommodation within the Borough by enabling conventional planning controls to be introduced. It also helps to implement Policy DM20 of the adopted Ipswich Local Plan, which seeks to protect the amenities of future residents in these HMOs and the locality.

The new provisions will be reviewed in the following way(s): The Authority Monitoring Report reports annually on the implementation of planning policies. Through this report, the implementation and effectiveness of the Article 4 Direction can be monitored (should the Article 4 boundary require amendment, as a result of this monitoring, this would be required by a new order).
