



Assessments

Title of proposed EIA	Adoption of Houses in Multiple Occupation Supplementary Planning Document and Large-Scale Shared Accommodation Supplementary Planning Document
Reference No	EQUA860
EA is in support of	New Policy
Review Frequency	Two Years
Date of first review	31/01/2024
Directorate	Inclusive Growth
Division	Planning and Regeneration
Service Area	Planning Policy
Responsible Officer(s)	<input type="checkbox"/> Martin Dando
Quality Control Officer(s)	<input type="checkbox"/> Richard Woodland
Accountable Officer(s)	<input type="checkbox"/> Uyen-Phan Han
Purpose of proposal	Sets out additional guidance on policies relating to HMOs and large-scale purpose-built shared accommodation
Data sources	Consultation Results; relevant reports/strategies; relevant research
Please include any other sources of data	
ASSESS THE IMPACT AGAINST THE PROTECTED CHARACTERISTICS	
Protected characteristic: Age	Wider Community
Age details:	HMOs and large-scale shared accommodation provide an important way of meeting the city's housing needs, particularly for young professionals, students and the growing number of one person households. At the same time, high concentrations of such accommodation and poor accommodation can present a challenge to creating mixed, balanced and sustainable communities. The Supplementary Planning Documents (SPDs) will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City. The consultation highlighted that large-scale shared accommodation would be unsuitable for children and provision will therefore be made to condition planning approvals to limit such accommodation for adults only. This will have a positive impact for children. Further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.
Protected characteristic: Disability	Wider Community
Disability details:	The document is part of a suite of local plan documents which seek to plan for the development needs of all including the needs of people with disabilities. Detailed technical design matters and needs are addressed in specific dedicated documents e.g. Access for People with Disabilities SPD and the Birmingham Design Guide SPD. The quality of new housing in the city has a role to play in addressing health and wellbeing and ensuring the adequate supply of suitable homes to meet the requirements of people with disabilities. The SPDs will help to promote the development of high quality residential accommodation and facilities, including provision for safety and security, and ensure it is suitable for the intended occupiers. No further issues were raised with regard to disability during the consultation. However, further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.
Protected characteristic: Sex	Wider Community

Gender details:

In general, the SPDs provide guidance on policies which seek to ensure the creation of a sustainable and inclusive city. The SPDs will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City. This will have positive impacts on all people.

The consultation did not raise any further issues with respect to this protected characteristic. However, further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.

Protected characteristics: Gender Reassignment

Not Applicable

Gender reassignment details:

Protected characteristics: Marriage and Civil Partnership

Not Applicable

Marriage and civil partnership details:

Protected characteristics: Pregnancy and Maternity

Wider Community

Pregnancy and maternity details:

In general, the SPDs provide guidance on policies which seek to ensure the creation of a sustainable and inclusive city. The SPDs will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City. This will have positive impacts on all people.

The consultation did not raise any further issues with respect to this protected characteristic. However, further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.

Protected characteristics: Race

Wider Community

Race details:

In general, the SPDs provide guidance on policies which seek to ensure the creation of a sustainable and inclusive city. HMOs and large-scale shared accommodation provide an important way of meeting the city's housing needs for all communities. The SPDs will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City. This will have positive impacts on all people. The consultation did not raise any further issues with respect to this protected characteristic. However, further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.

Protected characteristics: Religion or Beliefs

Wider Community

Religion or beliefs details:

In general, the SPDs provide guidance on policies which seek to ensure the creation of a sustainable and inclusive city. HMOs and large-scale shared accommodation provide an important way of meeting the city's housing needs for all communities. The SPDs will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City. This will have positive impacts on all people. The consultation did not raise any further issues with respect to this protected characteristic.

Protected characteristics: Sexual Orientation

Wider Community

Sexual orientation details:

In general, the SPDs provide guidance on policies which seek to ensure the creation of a sustainable and inclusive city. HMOs and large-scale shared accommodation provide an important way of meeting the city's housing

needs, particularly for young professionals, students and the growing number of one person households. At the same time, high concentrations of such accommodation can present a challenge to creating mixed, balanced and sustainable communities.

The SPDs will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City. This will have positive impacts on all people. The consultation did not raise any further issues with respect to this protected characteristic.

Socio-economic impacts

HMOs and large-scale shared accommodation respond to the affordability challenges faced by workers on below average salaries. The SPDs will provide guidance to ensure that these accommodation types provide good quality accommodation to meet the needs of the City's population whilst protecting the balance of housing provided in all areas across the City.

Please indicate any actions arising from completing this screening exercise.

None. The EA has been updated following consultation.

Please indicate whether a full impact assessment is recommended

NO

What data has been collected to facilitate the assessment of this policy/proposal?

The SPDs are backed by research and evidence to justify the content of each document. It has also been informed by national and local planning policies and guidance. It has also drawn upon the evidence base which informed the development of the Birmingham Development Plan and the Development Management in Birmingham DPD. Consultation was carried out for eight weeks to gain further data on their impact and the results have been reflected in this version of the Equalities Analysis.

Consultation analysis

The SPDs have been subject to consultation for a period of eight weeks. The consultation raised some minor issues which do not affect any of the protected characteristics. However, one particular issue raised concerning the suitability of large-scale shared accommodation for children has resulted in a change to the SPD to make provision to condition planning approvals to limit such accommodation for adults only. This will have a positive impact for children and is reflected in the age characteristic profile above. However, further minor changes to both SPDs will also have a positive effect for nearly all of the protected characteristics in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.

Adverse impact on any people with protected characteristics.

The SPDs are not predicted to have an adverse impact on any people with protected characteristics. Indeed, they are expected to have a positive impact on the community by ensuring that such development is guided to the right location, is of a high standard, enhances quality of life and protects the environment. The consultation did highlight an adverse impact on children with regard to large-scale shared accommodation which has resulted in an alteration to the SPD resulting in a positive impact for this protected characteristic.

Could the policy/proposal be modified to reduce or eliminate any adverse impact?

The consultation did highlight an adverse impact on children with regard to large-scale shared accommodation which has resulted in a modification to the SPD resulting in a positive impact for this protected characteristic. No other issues raised at the consultation that raised any issues of adverse impact so the SPDs are now not deemed to have any adverse impact. However, further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space.

How will the effect(s) of this policy/proposal on equality be monitored?

The adopted SPDs will be monitored alongside their relevant policies in the BDP and DMB to assess their effectiveness. This will be reported through the Authorities Monitoring Report (AMR) on the Birmingham Council website.

What data is required in the future?

Data for policies is collected through existing Development Management systems which record all relevant information concerning planning

applications and development proposals.

Are there any adverse impacts on any particular group(s) No

If yes, please explain your reasons for going ahead.

Initial equality impact assessment of your proposal

Consulted People or Groups

Informed People or Groups

Summary and evidence of findings from your EIA

Analysis of consultation findings has resulted in some changes to the SPDs in particular highlighting an issue that affected the age characteristic which has now meant that the SPDs are not predicted to have an adverse impact on any people with protected characteristics.

Further minor changes to both SPDs will also have a positive effect in terms of ensuring improved safety, energy efficiency, sustainable transport access and access to green space. Indeed, both SPDs are expected to have a positive impact on the community by ensuring that such development is guided to the right location, is of a high standard, enhances quality of life and protects the environment.

QUALITY CONTROL SECTION

Submit to the Quality Control Officer for reviewing? No

Quality Control Officer comments

Decision by Quality Control Officer Proceed for final approval

Submit draft to Accountable Officer? Yes

Decision by Accountable Officer

Date approved / rejected by the Accountable Officer

Reasons for approval or rejection

Please print and save a PDF copy for your records Yes

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