

Appendix 1 – Initial Impact Assessment of the Houses in Multiple Occupation Article 4 Direction

Impact Assessment Level 1: Initial screening assessment

Subject of assessment:	Houses in Multiple Occupation Article 4 Direction			
Coverage:	Crosscutting			
This is a decision relating to:	<input checked="" type="checkbox"/> Strategy	<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Service	<input type="checkbox"/> Function
	<input type="checkbox"/> Process/procedure	<input type="checkbox"/> Programme	<input type="checkbox"/> Project	<input type="checkbox"/> Review
	<input type="checkbox"/> Organisational change	<input type="checkbox"/> Other (please state)		
It is a:	New approach:	<input checked="" type="checkbox"/>	Revision of an existing approach:	<input type="checkbox"/>
It is driven by:	Legislation:	<input checked="" type="checkbox"/>	Local or corporate requirements:	<input type="checkbox"/>
Description:	<p>Key aims, objectives and activities</p> <p>To assess the impact of the Houses in Multiple Occupation Article 4 Direction.</p> <p>Statutory drivers</p> <p>The consideration of planning proposals must be undertaken in accordance with the Town and Country Planning Act 1990. The Town and Country Planning (General Permitted Development) (England) Order 2015 grants planning permission for certain classes of development without the requirement for a planning application to be made under the requirements of the 1990 Act. It also sets out the processes and procedures for implementation of an Article 4 Direction to remove such grants of planning permission. The report sets out the reasons why it is preferable for the Council to introduce an Article 4 Direction relating to houses in multiple occupation, that currently benefit from permitted development rights.</p> <p>Differences from any previous approach</p> <p>Currently, changes from houses to small houses in multiple occupation (i.e. those with between 3 and 6 residents) are considered to be permitted development. The introduction of an Article 4 Direction will remove permitted development rights and require that future proposals be subject to consideration through the planning applications process.</p>			

	<p>Key stakeholders and intended beneficiaries (internal and external as appropriate)</p> <p>The key stakeholders are: the Council; Local Community; and Private Landowners.</p> <p>Intended outcomes.</p> <p>To seek approval for the introduction of an Article 4 Direction enable the Council to control the location and quality of new HMOs in Middlesbrough (except in the area covered by the Middlesbrough Development Corporation).</p>			
Live date:	<p>The Executive will consider the report seeking approval for the introduction of an Article 4 Direction enable the Council to control the location and quality of new HMOs in Middlesbrough (except in the area covered by the Middlesbrough Development Corporation) on 20th December 2023.</p>			
Lifespan:	<p>Once the decision is made the approach will be implemented immediately, and will remain in place in perpetuity, or until an alternative approach to achieving nutrient neutrality is put in place.</p>			
Date of next review:	<p>Not applicable</p>			
Screening questions	Response			Evidence
	No	Yes	Uncertain	
<p>Human Rights</p> <p>Could the decision impact negatively on individual Human Rights as enshrined in UK legislation?</p>	☒	☐	☐	<p>The report seeks to implement an approach that it consistent with the legislation, and national and local policies, that comply with Human Rights legislation.</p> <p>It is, therefore, considered that the report will not have an adverse impact on individual human rights.</p>
<p>Equality</p> <p>Could the decision result in adverse differential impacts on groups or individuals with characteristics protected in UK equality law? Could the decision impact differently on other commonly disadvantaged groups?*</p>	☒	☐	☐	<p>The report seeks to implement an approach that it consistent with the legislation, and national and local policies, that comply with Equality legislation.</p> <p>In light of the above, it is not considered that the report will have an adverse impact on different groups or individuals in terms of equality.</p>

<p>Community cohesion</p> <p>Could the decision impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town?*</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The report seeks to implement an approach that is consistent with the legislation, and national and local policies.</p> <p>In light of the above, it is not considered that the report will impact negatively on relationships between different groups, communities of interest or neighbourhoods within the town.</p>
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Next steps:

- ➡ If the answer to all of the above screening questions is No then the process is completed.
- ➡ If the answer to any of the questions is Yes or Uncertain, then a Level 2 Full Impact Assessment must be completed.

Assessment completed by:	Alex Conti	Head of Service:	Paul Clarke
Date:	13/11/23	Date:	13/11/23