

# Tameside Metropolitan Borough Council Equality Impact Assessment Form



<b>Subject / Title</b>	Houses in Multiple Occupation Supplementary Planning Document (HMO SPD)
<b>Project Lead Officer (Name and Job Title)</b>	Graham Holland (Planning and Transport Strategy Manager)
<b>Assistant Director / Director</b>	Nicola Elsworth
<b>Department</b>	Planning and Transportation
<b>Directorate</b>	Strategic Growth

<b>EIA Start Date</b>	<b>EIA Completion Date</b>
13 <sup>th</sup> April 2026	6 <sup>th</sup> May 2026

This Equality Impact Assessment template contains collapsible advice and instructions. **Whenever you see a triangle pictured here, ► click on it to reveal or collapse advice and instructions.**

## PURPOSE OF THE EQUALITY IMPACT ASSESSMENT

## EQUALITY IMPACT ASSESSMENT CORPORATE STANDARDS

### INITIAL SCREENING

<b>Purpose:</b>	To identify which proposals need to proceed to Part II of the EIA Process – the full EIA.
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### Step 1: Summarise the proposal

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1a.	Proposal Title:	Houses in Multiple Occupation Supplementary Planning Document (HMO SPD).
1b.	Proposal Aims:	<p>When planning applications for HMOs are submitted to the local planning authority, the authority assesses the proposal against adopted planning policies, primarily contained within the National Planning Policy Framework, Places for Everyone and the Tameside Unitary Development Plan, to determine whether an application should be approved or refused.</p> <p>There is limited planning policy within National Planning Policy Framework, Places for Everyone and the Tameside Unitary Development Plan that relate solely to HMOs. Therefore, the draft HMO SPD aims to supplement the policies set out within the aforementioned documents to ensure that proposals for HMO developments contribute to sustainable and balanced neighbourhoods, whilst also protecting residential character and amenity.</p> <p>To achieve the above aim, the draft HMO SPD:</p> <ul style="list-style-type: none"> <li>• Explains what a HMO is, in planning terms</li> <li>• Explains why and when planning permission is required for HMOs in Tameside</li> <li>• Identifies the current national and local planning policies (National Planning Policy Planning Framework, Places for Everyone and the Tameside Unitary Development Plan) of relevance when considering planning applications for HMOs</li> <li>• Sets out detailed planning guidance that will be used to assess planning application for HMOs, which supports adopted national and local planning policies (National Planning Policy Planning Framework, Places for Everyone and the Tameside Unitary Development Plan)</li> <li>• Provides an overview of HMO licencing requirements</li> <li>• Provides a checklist of information the Council requires to be submitted with a planning application for a HMO.</li> </ul>
1c.	Context:	<p>Houses in Multiple Occupation (HMOs) are properties rented out to three or more unrelated individuals. The HMO would typically be the individuals only or main residence, where residents share basic amenities, such as a kitchen and/or a bathroom. HMOs often provide cheap residential accommodation for those who cannot afford to rent or buy an entire dwelling. They can also provide essential and affordable housing for students and young people seeking employment.</p> <p>HMOs can make an important contribution to the housing market, generally providing low-cost private sector rented accommodation for those on lower incomes, including students, and those seeking temporary accommodation. Typically, they are located in areas with good access to public transport and local services.</p>

	<p>However, high concentrations of HMOs can have a detrimental impact on areas. They can, for instance, result in a more intensive use of a building that may increase instances of noise issues for adjacent residents or increased parking demands in the locality. In addition, they can increase pressures on local services, including waste collection and can impact on social cohesion, given the nature of the residents are typically more transient.</p> <p>There are 2 types of HMOs:</p> <ol style="list-style-type: none"> <li>1. Small shared houses, accommodating between 3 and 6 unrelated individuals, as their main residence. In planning terms, this type of HMO is referred to as a use class C4.</li> <li>2. A shared house accommodating 7 or more unrelated individuals, as their main residence.</li> </ol> <p>Typically, changing the use of a dwellinghouse to a small shared house, does not require planning permission, otherwise known as permitted development. However, there is recognition that where justified, local planning authorities may restrict specific permitted developments across a defined area. The power to restrict development known as an “Article 4 Direction”.</p> <p>Tameside Metropolitan Borough Council (TMBC) introduced a borough wide article 4 direction on 2<sup>nd</sup> October, which restricts a change of use from a dwellinghouse to a small shared house, unless planning permission has been granted by the local planning authority. As such, all proposals for new HMOs require planning permission.</p> <p>Tameside Metropolitan Borough Council (TMBC) do not currently have a planning policy that supplements local and national policy relating solely to HMOs, and so the LPA are limited to the National Planning Policy Framework, Places for Everyone and the Tameside Unitary Development Plan when assessing planning applications for HMOs.</p> <p>As such, the HMO SPD sets out planning policy to ensure that HMO developments contribute to sustainable and balanced neighbourhoods, protect residential character and amenity, and provide a high standard of living for residents of HMOs.</p> <p>Note: After 30<sup>th</sup> June 2026, TMBC cannot adopt any new supplementary planning documents, as central government are phasing them out. If the draft HMO SPD is not adopted, planning applications for HMOs will be assessed solely National Planning policy Framework, Places for Everyone and the Tameside Unitary Development Plan, which provide limited policy specifically relating to HMOs.</p>
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1d.	Stakeholders:	The SPD is primarily for use by prospective planning applicants, property developers and landowners, as well as decision makers such as planning officers and Elected Members. However, it is also intended to help residents understand how the Council intends to apply its planning policies to planning proposals for HMOs.
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## Step 2: Impact Analysis – identify the impacts

Purpose:	To identify potential impacts the proposal may have on people with protected characteristics.
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**SEE INSTRUCTION:**

Protected Characteristic	Direct Impact	Indirect Impact	Mitigation Required
<i>Select yes or no from the drop-down list in each box to identify whether any direct or indirect have been identified under each protected characteristic, and also select yes or no to determine whether a mitigating action is required. Subsequently, list these impacts in the grey box under each protected characteristic.</i>			
<b>Age</b>	No	Yes	No
	<b>HMOs can provide essential, affordable housing for students and young people seeking employment, and so the SPD, which could restrict new HMOs in the Borough, may reduce the availability of housing, forcing residents to look elsewhere or face higher costs.</b>		
<b>Sex</b>	No	No	No
<b>Race (including colour, nationality, and ethnicity)</b>	No	No	No
<b>Religion or Belief</b>	No	No	No
<b>Disability</b>	No	No	No
<b>Sexual Orientation</b>	No	No	No
<b>Gender Identity</b>	No	No	No

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Pregnancy/Maternity	No	No	No
Marriage/Civil Partnership	No	No	No
Carers	No	No	No
Cared for Children and Care Leavers	No	No	No
Ill Mental Health	No	No	No
Neurodivergence	No	No	No
Socio-Economic Disadvantage	No	Yes	No
	HMOs often provide cheap residential accommodation for those who cannot afford to rent or buy a full dwelling. The SPD, which has the potential to restrict HMOs, could have a disproportionate impact on this group.		
Multiple Marginalisation	No	No	No

## Step 3: Initial Screening Sign Off

Purpose:	To determine whether a proposal should proceed from the Initial Screening to the Full Equality Impact Assessment.
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SEE INSTRUCTION:

1e.	Does the proposal require a full EIA?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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1f.	If you are not undertaking a full EIA, please provide justification as to why not.	<p><b>Houses in Multiple Occupation (HMOs) are often a preferred form of accommodation for younger people and those who are socio-economically disadvantaged. As such, the introduction of the SPD may restrict the delivery of new HMOs and could therefore have an impact on these groups.</b></p> <p><b>However, the introduction of the SPD does not mean that all new HMOs will be refused planning permission. Rather, alongside other material considerations, the SPD will help ensure that any new HMOs provide a high standard of accommodation for future residents, regardless of their age or socio-economic status. In summary, the SPD would not directly impact individuals with protected characteristics.</b></p>
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This initial screening has been completed by the EIA Lead Officer:	Name:	Graham Holland, Planning and Transport Strategy Manager
	Signature:	
	Department:	Strategic Growth Unit
	Date:	6 <sup>th</sup> May 2026
This Initial Screening has been checked by the Assistant Director / Director:	Name:	Nicola Elsworth, Strategic Growth Director
	Signature:	
	Department:	Strategic Growth Unit
	Date:	6 <sup>th</sup> May 2026

