

REPORT TO: SCRUTINY COMMITTEE

DATE: 4 SEPTEMBER 2018

TITLE: REVIEW OF THE IMPACT OF PERMITTED DEVELOPMENT – SCOPING REPORT

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Review Topic	The impact of permitted development.
Links to the Council's priorities	<ul style="list-style-type: none"> • More and better housing; • Regeneration and a thriving economy; • Wellbeing and social inclusion; and • Successful children and young people.
Terms of reference (to include the scope of the review)	<p>To examine and explore the impact of permitted development within Harlow and in particular:</p> <ul style="list-style-type: none"> • The extent and location of permitted development conversions and who owns and manages them; • To gain a better understanding of who is living at the accommodation; • To better understand the background and needs of the residents; • To gain a better understanding of how residents have been housed in permitted development conversions; • To review the responsibilities of districts and boroughs placing homeless households 'out of district' when undertaking their Homeless duties, those seeking accommodation in the private sector, and those where there is a prevention of homelessness through advice services. This includes the sharing of any safeguarding concerns and the sharing of other relevant information;

	<ul style="list-style-type: none"> • To gain an understanding of the financial implications to the Council; • To gain an understanding of the wider social impact of this type of accommodation, including the experience of public sector/community and voluntary sector services; and • To gain an understanding of the implications of permitted development conversions on the towns employment areas and the impact on supporting economic growth. <p>The review will make recommendations on how the Council and its partners approach to permitted development could be changed to improve the wellbeing of residents residing in office to residential conversions and reduce any negative impacts upon the town.</p>
<p>Purpose and objective of the review (what the review should achieve)</p>	<p>To develop an approach that will improve the way the Council and its partners deal with permitted development with particular regard being given to the following:</p> <ul style="list-style-type: none"> • Improving the quality of life of residents; • Reducing the negative impacts to the community; • Preserving employment land across the district; and • Minimising financial risk where possible.
<p>Methodology/approach (methods to be used for gathering evidence)</p>	<ul style="list-style-type: none"> • Desktop analysis of best practice gathered by council officers, including benchmarking against other Councils and relevant organisations. In particular the use of an Article 4 direction and the approach taken across Kent; • Desk top research and gathering of statistical information; • A review of the impact on economic opportunity; • A review of the social impact of

	<p>permitted development in Harlow, for example police, fire, education, health, social care, voluntary services;</p> <ul style="list-style-type: none"> • A Review of the financial impacts for Harlow; • Interviews with stakeholders, tenants, staff, councillors and others; and • Discussions with owners/ managing agents.
Written evidence required	Evidence gained from published presentations and reports.
Potential witnesses	<ul style="list-style-type: none"> • Managing agents; and • Public sector services.
Potential Stakeholder involvement (who are the stakeholders and how will their views be sought)	Representatives from residents living in permitted development could be consulted by way of face to face interviews, questionnaire, telephone interviews or other appropriate methods.
Publicity (methods to be used)	<ul style="list-style-type: none"> • Word of mouth via various agencies; and • Discussions with managing agents.
Resources (people, expenditure)	Officer time.
Barriers/dangers/risks (any weaknesses or potential pitfalls in the review)	The confidentiality and dignity of residents must be maintained at all times.
Measures of success (how will the success of the review be measured)	A review that will make recommendations to Cabinet that will have considered the impact to address the current challenges of permitted development.