

- This property falls within the scope of Mandatory HMO licensing and a licence will need to be applied for due to there being 5 or more occupants.
- A fire risk assessment will need to be reviewed for the property as this is a requirement of the HMO licence and the Fire Safety Order 2005 for HMOs. The assessment should include the units of accommodation and communal areas and should inform the required level of fire detection, compartmentation and means of escape for the building. This is best undertaken in the early stages of development.
- Wash hand basins in ensuite should be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm
- As a guide a habitable room should have natural light in the region of 1/10th of the floor area of the room, please ensure all windows, especially the velux windows in the dormer extension are capable of providing adequate natural lighting and ventilation.
- Our amenity standard is 1:5, the plans look suitable in terms of shared amenities in the kitchen.