

71353 – 25 Thomas Street

The observations from Private Rented Sector Housing are below.

1. 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.
2. A fire risk assessment will need to be undertaken 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.
3. Looking at the plans it is not clear on the amenities to be provided in the kitchen, the ratio is 1:5. Therefore for 10 occupants a 4-ring hob, oven and grill is required x 2 and x 2 for sinks and draining boards. This depends on the amenities intended to be provided for cooking and pot washing in the kitchenettes in each of the rooms. It does appear a dishwasher is included in the kitchen, however.
4. Wash hand basins in ensuites should be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.

Environmental Health Officer
Private Rented Sector Enforcement Team
Public Protection & Operations