

Public protection – housing response

This property will require a mandatory HMO license if it is to be occupied by 5 persons. All room sizes are adequate and the property would be suitable for 5 persons. A separate lounge and dining area is provided alongside adequately sized bedrooms. Please direct them to the PRS enforcement team for more information regarding the license for this property.

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. (Even if not occupied by 5 persons, this is a general duty under the RRO)

It is not clear on the plans the amenities in the kitchen. Our standard is 1:5. They would therefore require:

- 1x sink
- 1x 4ring hob
- 1 x oven and grill
- 1x worktop height fridge and 1 worktop height freezer

Wash hand basins in ensuite should be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.

They will also need to provide adequate waste facilities given the occupancy.