

Public protection comments

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. Ensure all rooms have an adequate floor to ceiling height, any part of the room under 1.5 metres (5ft) shall not be taken into consideration when working out the floor area.
4. All rooms must be illuminated up to a reasonable standard in the opinion of the Authority. As a guide a habitable room should have natural light in the region of 1/10th of the floor area of the room.

Public Protection

Bury Council