

From: Street, Michelle
Sent: Wednesday, March 20, 2024 2:12 PM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: FW: Initial Consultation on Planning Application

Good afternoon Dean

Observations from PRS enforcement are.

1. This property falls within the scope of the HMO licensing regime and a licence will need to be applied for due to there being 5 or more occupants, the current licence for 6 people has been revoked as they are not transferrable.
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 fire detection, compartmentation and means of escape for the building. This is best undertaken in the early stages of development.
3. Due to a number of properties being provided with unsuitable wash hand basins in ensuites we now require these to be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.
4. The room lets and kitchen / diner sizes are adequate but as we work on a ratio of 1-5 for kitchen amenities, please see the table below.

Requirements when facilities are shared usage.

Appliance/equipment	Information/minimum requirements
Sinks	• one per five occupiers (a dishwasher will be acceptable as a second sink) • appropriate splash back • provide constant hot and cold water • suitable draining area
Cookers	• four ring hob • oven and a grill per five occupiers (a 27 litre microwave with oven and grill will be acceptable as a second cooker)
Worktop	• smooth impervious work surface • minimum size of 500mm x 1000mm per five occupants
Floor covering	• impervious, easy clean, non-slip finish
Storage	• 0.3m³ dry goods storage cupboard other than a sink base unit per occupier either in each occupants room or in a (shared kitchen (held in lockable units))
Refrigerators	• two worktop height refrigerators with freezer compartment (or one worktop height fridge and one worktop height freezer) per five occupants
Ventilation	• mechanical ventilation to the outside air at a minimum extraction rate of 60 litres/second or 30 litres/second if the fan is sited within 300mm of the centre of the hob. Alternatively an accessible window of suitable size.

Kind Regards

Michelle Street
Environmental Health Officer
Private Rented Sector Enforcement Team