

There appears some typos on the plans, as there are 2, bedroom 2's.

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. The kitchen/communal area on GF does not meet our space standards, as some rooms are below the 10m², the communal kitchen, lounge and diner must meet 26.9m² as a minimum. (Bedroom 11 and bedroom 4 are below 10m²) The 1st floor kitchen meets this standard.
4. The amenities in the kitchens are unclear from the plans. The ratio is 1:5. For 14 occupants 2x 4-ring hob oven and grill, 2 sinks and draining boards will be required in each kitchen – as each kitchen provides for 7 occupants. They also need to provide adequate facilities for dining and relaxing, in both of the shared, kitchen/communal areas.
5. Wash hand basins in ensuite should be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.