

Housing – HMO licensing response

- 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.
- 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.
- The basement light well needs to provide sufficient natural daylight, ventilation and be large enough to provide a secondary means of escape in the event of a fire.
- The size of room 8, at 9.5m² is acceptable as the combined kitchen & dining area is suitably large enough, given all other rooms are 10m² or above. However, in the event there is a review on the room sizes, which is due, this may not be accepted in the future. Therefore, an additional seating room to offset the smaller room, would future proof in the event we no longer accept rooms of less than 10m², without a communal lounge.