



NEWPORT
CITY COUNCIL

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HMO Pre- Application Planning Enquiry

Pre-Application Pre application enquiry reference number: P/24/0100

Main Location: 35 Liscombe Street, Newport, South Wales, NP19 0HQ

Subject Reference: Planning Consultation Request for case ref: 25/0412

CHANGE OF USE FROM A 4 BEDROOM DWELLING (C3 USE) TO A 4 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4 USE)

I refer to the above pre-application enquiry passed to Environmental Health Housing for comment.

I would not have concerns regarding the proposals.

As there are no exact measurements on the room sizes on the attached plans the bedrooms in both options would serve as bedsits and the requirement room size for 1 person accommodation is 13m² and for 2-person accommodation 18m² with kitchen facilities in the room as the plans have indicated there will be, please refer to Newport City council Licencing Standards <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

The owner of the property will have to ensure adequate fire protection and must be mindful that the fire detection and separation will be increased in comparison to a standard shared house because they are above a commercial premises. A Fire Risk Assessment should be complete by a competent person, so the owner/ landlord is aware of the fire safety requirements. I would advise that the owner reviews the LACORS Fire Safety Guidance and also reviews the HMO Licensing Standards <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

It may be of a benefit for the landlord/ owner to review the Pre-Licence inspection we offer where the Environmental Health Housing team will provide advice and guidance on HMO requirements. There is a fee for this service and further information can be found here <https://www.newport.gov.uk/en/Planning-Housing/Housing/Rented-housing/Houses-in-Multiple-Occupation/HMO-pre-licence-advisory-service.aspx>

If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team on 01633 656656 or EHHousing@Newport.gov.uk for a HMO licence.

Please read the attached "[Guidance Notes for Houses in Multiple Occupation](#)" which details standards and licencing conditions for HMOs subject to licencing.

In addition to HMO Licencing, private landlords are required by the Housing (Wales) Act 2014 to be registered. Also, private landlords who undertake letting and management activities or their managing agents, will need to obtain a licence from Rent Smart Wales and undergo training. For further information contact the Licencing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website www.rentsmartwales.gov.wales

Regards

A handwritten signature in black ink, appearing to read 'Rebekah Nock', written in a cursive style.

Rebekah Nock
Environmental Health Officer