

HMO Planning Consultation Response

Subject: Planning application reference number: 25/0872

Main Location: 8 Clyffard Crescent Newport NP20 4GE

Application Description: CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (C4 USE) TO A 6 BEDROOM 7 PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS USE)

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

I confirm I have no objection regarding the proposals for **CHANGE OF USE FROM A HOUSE IN MULTIPLE OCCUPATION (C4 USE) TO A 6 BEDROOM 7 PERSON HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS USE)**

Please note that the minimum bedroom size required for a one-person accommodation in a Shared House is 6.51m², and for a two-person accommodation, it is 11m². To determine the appropriate number of occupants, consideration must also be given to the number, type, and quality of amenities available within the property. For full details, please refer to the guidance document titled Houses in Multiple Occupation (HMO) – Property Standards – Standards for HMOs Subject to Licensing, available at: <https://www.newport.gov.uk/documents/Housing-documents/HMO/HMO-Licensing-Standards.pdf>

There is no information provided on any intended fire precautions. The owner of the property will have to ensure adequate fire protection. 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>

Important Note: Bedroom 1, located on the lower ground floor, is adjacent to the kitchen. Although there is a door from Bedroom 1 leading directly to the outside, the plan does not clearly demonstrate whether this provides a safe route of escape in the event of a fire, specifically, one that leads directly to a place of *ultimate safety*. It is not acceptable for the occupant of Bedroom 1 to rely on passing through a high-risk room such as the kitchen to escape during a fire.

In the absence of a suitable alternative escape route, Bedroom 1 would be classified as an *inner room*. An inner room is defined as a room where the only escape route is through another room (commonly referred to as an *access room*). This arrangement poses a significant risk to the occupant if a fire were to start unnoticed in the access room and must therefore be avoided.

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.

In addition to HMO Licensing, 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 Licensing Authority; Cardiff City Council, Rent Smart Wales, PO Box 1106, Cardiff CF11 1UA, Tel No: 03000 133344, website www.rentsmartwales.gov.wales

Regards

Kholy Khan
Environmental Health Officer