

**Housing and Communities**

Civic Centre/Canolfan Ddinesig  
Newport/Casnewydd  
South Wales/De Cymru  
NP20 4UR

## **HMO Planning Consultation Response**

**Email:** [steven.kettles@newport.gov.uk](mailto:steven.kettles@newport.gov.uk)

**Subject:** Planning application reference number: 24/1017

**Location:** 27 Morden Road Newport NP19 7ES

**Application Description:** CHANGE OF USE FROM A 4 BEDROOM HOUSE TO A 5 BEDROOM HMO

15<sup>th</sup> January 2025

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

I have no concerns regarding the proposal for the conversion of 27 Morden Road, Newport, NP19 7ES for use as a House in Multiple Occupation (HMO).

Having regard to the layout plan for the property it appears that the proposed use is a two storey shared house HMO and the following observations were made:

- There is no smoke detector (SD) in the living room shown on the layout plan, which is required for a shared house HMO. As specified on page 14 of Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document.
- FD30 fire doors (with intumescent strips and seals) are shown for several rooms to the property. With the exception of the kitchen which must have a FD30S fire door, in a two storey HMO other rooms leading on to the escape route are only required to have solid close fitting doors. As specified on page 14 of Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document.

If the dwelling is to become a HMO under the Housing Act 2004, Part 2, and 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 [hmo@newport.gov.uk](mailto:hmo@newport.gov.uk) for a HMO licence. **The applicant is advised to read Newport City Council's Houses in Multiple Occupation (HMO) Licensing Standards document referred to above, which details standards and licensing conditions for HMOs subject to licensing. The document can be viewed on Newport City Council's website.**

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](http://www.rentsmartwales.gov.wales)

The applicant must also be aware that from 1<sup>st</sup> December 2022 the Renting Homes (Wales) Act 2016 came into force and has changes the way all landlords in Wales rent their properties and is advised to refer to the following link on the internet:  
<https://gov.wales/landlords-housing-law-changing-renting-homes>

Regards



Steven Kettles

**Environmental Health Officer**  
**Environmental Health Housing Team**