

HMO Pre- Application Planning Enquiry

Pre-Application Pre application enquiry reference number: 24/1046

Main Location: 19 Milman Street Newport NP20 2HR

Subject Reference: Planning Consultation Request for case ref: **24/1046**

PROPOSED CHANGE OF USE TO 7NO. BEDROOM HOUSE IN MULTIPLE OCCUPATION, INCLUDING SINGLE STOREY EXTENSION, BALCONY IMPROVEMENTS, GARAGE CONVERSION AND ASSOCIATED WORKS

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

I would have concerns regarding the proposals due to bedroom 3 being an inner room, an 'inner room' situation present means that a room from which escape is possible only by passing through another room, and this inner room is high risk as the means of escape is through a kitchen (high risk room) to the exit in an event of a fire. There will have to be an adequate escape route for bedroom 3, this could be adding a suitable escape window or adding a door leading to the amenity area which would allow them to leave the property without passing through the high-risk inner room. The Environmental Health Housing Team would not allow there to be a tenant in room 3 with this hazard remaining.

ALSO

I would have concern regarding the proposals due to the first-floor bedsit (bedroom 7) due to there being an inner room situation present which requires them to escape through the staircase and then through the kitchen/ lounge on the ground floor which is a high-risk inner room. It would be required that an adequate escape route would need to be in place where the tenants would escape without accessing the high risk room (kitchen/lounge).

With the concerns above it is highly recommended that the owner schedules to have a Pre-Licence inspection which we offer where the Environmental Health Housing team will provide advice and guidance on HMO requirements/ fire standards. 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>

The owner of the property will have to ensure adequate fire protection and separation, consideration must be made as this would be a hybrid HMO with a mix of bedsits and shared house, fire protection will need to be the highest grade. A Fire Risk Assessment should be completed 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>

I would like to draw attention to room 7 ceiling heights in the proposed plans it states sloped ceilings, as part of the Mandatory HMO Conditions we can only count floor space which the ceiling height is of 1.5meters, for a one-person bedsit with kitchen facilities the rooms needs to be a minimum of 13m² (not including shower rooms).

Reference should be made to the [Newport City Council HMO Licensing Standards](#) to ensure the property has the correct faculties for the number of occupants, and the correct room size requirements.

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 licensing conditions for HMOs subject to licensing.

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

Rebekah Nock
Environmental Health Officer