



NEWPORT
CITY COUNCIL

CYNGOR DINAS
CASNEWYDD

HMO Pre- Application Planning Enquiry

Pre-Application Pre application enquiry reference number: 25/0706

Main Location: 175a Commercial Street, Newport, South Wales, NP20 1JN

Subject Reference: Planning Consultation Request for case ref: 25/0496

S73 APPLICATION FOR VARIATION OF CONDITION 1 (APPROVED PLANS), REMOVAL OF CONDITION 3 (WINDOW DETAILS) AND CONDITION 4 (BRICK DETAILS) AND PARTIAL DISCHARGE OF CONDITION 5 (DETAILS OF GRILLS/GRATES), CONDITION 6 (RAINWATER GOODS AND SOIL PIPE) AND CONDITION 7 (SOUND INSULATION) OF 22/0794 CHANGE OF USE OF FIRST FLOOR FROM OFFICE TO 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION

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

I would not have concerns regarding the proposal of the property being used as a House in Multiple Occupation HMO Shared House.

It must be noted that 6.51m² is the minimum standard for 1 person accommodation in a shared house HMO, please refer to Newport City council Licensing 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. It should be noted that the owner needs to be aware that as the property is above a commercial property the fire risk increases and therefore there are specific regulations that needs to be conformed. 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 will 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>

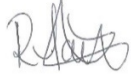
If it is intended for the dwelling to be converted into a House in Multiple Occupation under the Housing Act 2004, Part 2, where it will be occupied by more than two households, the most appropriate person (usually the landlord/owner of the property) should apply to the Environmental Health Housing Team 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

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

Rebekah Nock
Environmental Health Officer