

HMO Planning Consultation Response

Subject: Planning application reference number: 25/0585

Main Location: 52 - 54 Clarence Place Newport South Wales NP19 0AH

Application Description: CHANGE OF USE FROM 12 BED HMO TO 12 BED HOSTEL INCLUDING SUPPORT ROOM AND OFFICE

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 12 BED HMO TO 12 BED HOSTEL INCLUDING SUPPORT ROOM AND OFFICE**

Thank you for the opportunity to comment on the proposed change of use from a 12-bed House in Multiple Occupation (HMO) to a 12-bed hostel, which includes a support room and office.

From an Environmental Health perspective, I would like to raise the following points for consideration:

Fire Safety Responsibilities

The proposed change of use may alter the fire safety obligations under the Regulatory Reform (Fire Safety) Order 2005. The designated responsible person (typically the owner or manager) must ensure a suitable fire risk assessment is carried out and that appropriate fire precautions are implemented.

Key considerations include:

- Adequate fire detection and alarm systems.
- Emergency lighting provisions.
- Fire doors and protected escape routes.
- Staff training and evacuation procedures.
- If the hostel is intended to accommodate vulnerable individuals or those requiring support, enhanced fire safety measures may be necessary.

Licensing Implications

If it is determined that a person is using the property as their **main residence**, the accommodation may fall under the definition of a House in Multiple Occupation (HMO) as per the Housing Act 2004.

In such cases, the property will require a mandatory HMO licence if it meets the relevant criteria.

The applicant should be advised that if the nature of occupancy changes over time, particularly with longer stays, they must review their licensing obligations and apply for an HMO licence if applicable. 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>

Amenity Standards

The property must continue to meet minimum amenity standards for shared accommodation, including:

- Adequate kitchen and bathroom facilities.
- Heating and ventilation.
- Suitable waste storage and disposal arrangements.

Please ensure the applicant is aware of their responsibilities under housing legislation and is encouraged to consult with the Environmental Health Housing Team on 01633 656656 or EHHousing@newport.gov.uk should any clarification be required regarding licensing or management standards.

Kind regards

Kholy Khan
Environmental Health Officer