

Comments from Private Sector Housing:

Fire Safety

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document –

“Housing – Fire Safety, Guidance on fire safety precautions for certain types of existing housing”

- A room where the only escape route is through another room is termed an “inner room” and poses a risk to its occupiers if a fire starts unnoticed in the outer room. In this application, the inner room is bedsit 7, with the outer room being the Sitting Room. For this to be acceptable, the following fire safety precautions must be implemented:

- Smoke detection, which is interlinked with the main fire alarm system and has an integral battery back-up, must be installed in both bedsit 7 and the Sitting Room.
- An FD30S fire door installed at the entrance to bedsit 7 (between Bedsit 7 and the Sitting Room) fitted with an overhead self-closing device, 3 fire-rated hinges, intumescent strips and cold smoke seals.
- The window in bedsit 7 must meet the requirements of an escape window, as detailed on page 16 of LACoRS fire safety guidance.
- A 30 min fire resisting escape route must be provided, which would include providing a 30 minute fire resisting and self-closing fire door (FD30S standard) to all risk room doors (bedsits, kitchen, sitting room and dining room).
- Any cupboards and/or storage areas containing sources of ignition on the escape route must be enclosed in a full 30 minute fire-resisting enclosure (walls, ceilings and doors).
- If the under-stairs is accessible/has a compartment, 30 minutes fire resistance to the underside of the staircase, spandrel wall and door must be provided.
- Grade A, LD2 fire alarm and detection system,
 - interlinked mains wired smoke alarms with integral battery back-up located throughout the escape.
 - Interlinked smoke alarms with integral battery back up in each bedsit
 - Interlinked smoke alarms with integral battery back up in the study/office, sitting room and dining room areas
 - Interlinked heat alarm with integral battery back up to located in the communal kitchen
 - Fire blanket to be provided in the kitchen
 - Fire alarm control panel with manual call points provided
- A system of emergency lighting to be installed throughout the escape route and conforming to BS 5266-1
- Final exit doors (kitchen, dining room and front door) must be fitted with emergency release mechanisms on the inside of each door, such as a thumb turn device, to enable a swift and safe exit without the use of a key, code or card.
- A designated escape route must be available and be unobstructed by vehicles at all times for persons using each final exit.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation.
- The floor to ceiling height must be at least 2.1 metres from floor to ceiling over at least 50% of the floor area when measured at a height of 1.5metres from the floor and provide sufficient useable space.
- Note with regards to room sizes, where suitable kitchen and dining facilities are provided elsewhere in the property:
 - 6.51 sqm – suitable for 1 person
 - 10.20 sqm - suitable for 2 persons
- Note with regards to children and how they fit into room size calculations:
 - Babies up to the age of 1 are discounted

Children aged 1 -10 years are classed as half a person

Children aged over 10 years are classed as a person

The maximum number of persons that may occupy this property will likely be limited by the number of washing facilities available. Where 2 bathrooms are available, the maximum number of persons that may share these facilities is 10. It is noted that Bedsit 1 and Bedsit 3 are proposed to have en-suite facilities, but it is difficult to confirm a definitive maximum occupancy without knowing the size of each room (kitchen, dining room, sitting room and bedsits). The applicant is advised to refer to the Arun District Council's HMO Standards for further guidance on room sizes and facilities, dependant on the number of intended occupants.

Licensing

- Any property that has 5 or more people sharing facilities will require a license from the Council and the property must meet minimum standards.

- If the residents are to be responsible for their own cooking then the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities

- sinks with draining boards;
- an adequate supply of cold and constant hot water to each sink supplied;
- installations or equipment for the cooking of food;
- electrical sockets;
- worktops for the preparation of food
- cupboards for the storage of food or kitchen and cooking utensils;
- refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- appropriate refuse disposal facilities; and
- appropriate extractor fans, fire blankets and fire doors.

Ventilation

- Bathrooms and kitchens must have adequate mechanical ventilation, which extracts to fresh air.

Bathrooms require a minimum mechanical extraction rate of 15 litres per second. Kitchens require a mechanical extraction rate of 60 litres per second, or if sited adjacent to the cooking hob, a minimum of 30 litres per second is acceptable.

Other

- The floor plans submitted show 2 doors opening, presumably to the open air on the second floor. If this is correct, the external surface must be load bearing and suitable for occupants to use. A balustrade or barrier of no less than 1100mm in height must be installed to prevent falls from height. Any gaps in railings must not allow a 100mm sphere to pass through. An alternative could be to prevent access to these areas by blocking up, or some other solution which effectively prevents access to any unprotected areas.

- Any windows opening above 4.5 metres from ground level must be fitted with opening restrictors.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;

- Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (2020);

- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;

- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended);

No grant of Planning or Building Regulations is inferred or implied and it should be noted that the Housing Standards, including room sizes and facilities must be complied with. In cases where it is found that Housing Standards have not been met, this may result in enforcement action being taken by the Private Sector Housing department.