

From: Nicola Oktay on behalf of Planning.Responses
Sent: 09 April 2025 12:29
To: Planning Scanning
Subject: FW: RE: Planning consultation on: BR/50/25/PL

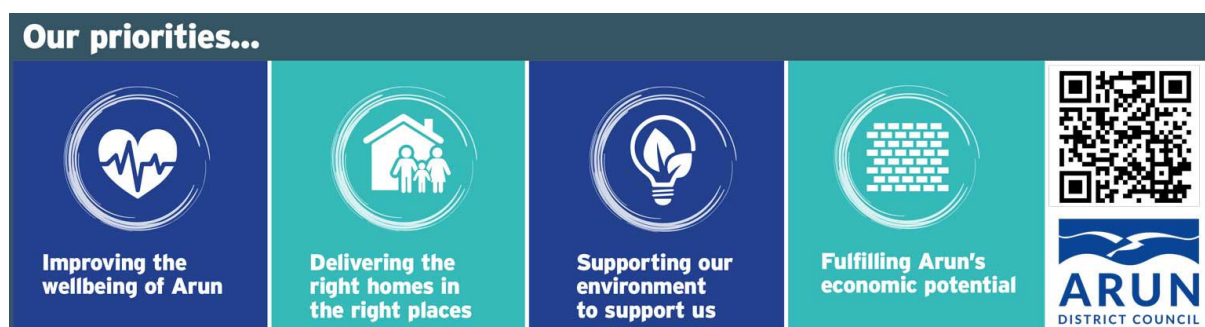
Planning Consultee response – Arun Houses in Multiple Occupation Officer

Nikki Oktay
Planning Receptionist, Planning Department

T: 01903 737965
E: Nicola.Oktay@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notifications of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



From: Daniel Carpenter <Daniel.Carpenter@arun.gov.uk>
Sent: 09 April 2025 11:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning consultation on: BR/50/25/PL

Dear Planning

Please see Private Sector Housing comments below. These comments are in relation to general housing conditions and have regard to the Housing Act 2004, Housing Health and Safety Rating System (England) Regulations 2005 and LACoRS national fire safety guidance.

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” and the LGA’s “Fire safety in purpose-built blocks of flats”

Inner rooms -

- The bedrooms within Flats 1, 3, 4 & 10 are inner rooms. 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 both cases, the outer rooms are the lounge/kitchen which are high risk rooms. This can be overcome by providing the following additional fire safety measures:
- Escape windows installed to the bedrooms to provide an alternative means of escape;
- FD30S doors fitted to the bedrooms; and
- Smoke detection installed to the kitchen/living room (liaise with a fire alarm engineer for best placement to avoid false alarms from cooking) with an interlinked smoke detector installed to the inner hallway

However, consideration should be given to reconfiguring the layout of the individual flats to prevent inner rooms.

Escape windows –

An escape window should only be installed if the following criteria can be met:

- They serve rooms whose floor level is no more than 4.5m from the ground;
- Every room served by the escape window has access to it without entering another habitable room;
- If it is necessary to pass through the escape route to reach the window, consideration should be had to the travel distance involved;
- Occupiers are able-bodied individuals who can reasonably be expected to exit via the window unaided;
- There is no basement well or other encumbrance beneath the window such as railings or a conservatory;
- The escape window is openable from the inside without the need for a key and the ground below is level and free of obstructions; and
- The window should lead to a place of ultimate safety. However, if this leads into a courtyard or back garden where there is no exit, it should be at least as deep as the building is high

Communal escape route -

- The internal communal escape route should provide a minimum of 30 minutes fire resistance, including any service cupboards and understairs areas, and 30-minute fire resisting and self-closing fire doors (FD30S) must be fitted to each flat entrance door. Doors to any service cupboards and understairs areas must also be 30 minute fire-resisting and kept shut with a lock and with appropriate signage.
- All final exit doors from the building, and from each individual unit into the internal escape route should be fitted with an internal thumb turn latch

Fire detection -

- A mixed Grade A, LD2 and Grade D LD3 fire alarm system should be installed and maintained. Grade A detection comprises electrically operated smoke and heat detectors which are linked to a control panel. The control panel must conform to current BS 5839: Part 4 or equivalent and incorporate manual call points next to final exits and on each landing. Grade A: LD2 coverage is required in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked). Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants
- Fire blankets should be provided to all kitchen areas
- Emergency lighting will be required to the internal escape route due to a lack of natural and/or borrowed light throughout
- Conventional and emergency lighting to be provided throughout the internal escape route
- Flat 10 (detached unit) may require interlinked detection with the Grade A system in the main building, as well as its own dedicated Grade D system, however further comment should be sought from the Fire Risk Assessor.

Ventilation

- Kitchens and bathrooms/shower rooms/ensuites should have adequate mechanical extraction, regardless of any windows
- All bedrooms must be provided with adequate openable window casements that allow for appropriate ventilation, equivalent to 1/20th of the floor area.

Windows

- Opening limiters should be installed to all windows above the ground floor to prevent windows being opened more than 100mm. Opening limiters should not be key operated
- The roof windows serving Flat 9 should be of an appropriate height and angle to provide a reasonable view outside of the immediate surroundings

Terraces/Balconies (flat roof access)

- Any terrace/balcony which may be considered must provide a guarding height of 1100mm minimum, extending up from the terrace/balcony floor, with openings that would not allow a sphere with a 100mm diameter to pass through. The guarding should not be constructed so as to facilitate climbing by children

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 any other associated Housing legislation or regulations if applicable to the property/site

The assessment at this time does not prevent the Council from taking future enforcement action in relation to any hazards identified now or at a future date, including once any construction or conversion has taken place or with changes in National and Local legislation, guidance or standards.

No grant of Planning or Building Regulations is inferred or implied.

Kind regards,

Daniel Carpenter
Houses in Multiple Occupation Officer
 Private Sector Housing & Public Health

T: 01903 737526

E: daniel.carpenter@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
 Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Arun Additional HMO Licensing Scheme 2024

<http://www.arun.gov.uk/HMO>

HMOlicensing@arun.gov.uk



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



It is a criminal offence to operate a licensable HMO without a licence

Landlords must apply for a mandatory HMO licence if their property is occupied by five or more people in two or more households regardless of the number of storeys.

If you own/manage a house in multiple occupation subject to the new legislation and require more information please visit www.arun.gov.uk/hmo

If you suspect an HMO is operating without a licence, or are concerned about the standards of an HMO, please contact us.



Sign up to our newsletter [here](#)

Note: I occasionally send emails outside of working hours. If this arrives outside of your normal working hours, please do not feel compelled to respond immediately.