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Subject: BR/52/18/PL

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. The escape routes from all of the flats is via the kitchen/Living room, this can be overcome by ensuring that the window in the bedrooms are escape window and adequate fire protection within the flat. However, an escape window is not acceptable above 4.5m above ground level therefore the layout of the flats on the first and second floor may need to be reconsidered.

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.
- 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 bedroom sizes:
6.5sqm – suitable for 1 person
10sqm - suitable for 2 persons

Ventilation/Natural lighting

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.
- Windows to habitable rooms (bedrooms and living rooms) should be of a size to provide adequate natural light and ventilation (openable area of window to be at least 1/20th of the floor area)

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards;
- The use of skylights as the only windows within habitable rooms (bedrooms and living rooms) whilst they may meet the size requirements for natural ventilation and light, it is not acceptable as these would not provide an appropriate outlook for the occupants of the flat.

Regards

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