

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 November 2018 09:28
To: Planning Scanning
Subject: FW: LU/286/18/PD

From: Louise Crane
Sent: 21 November 2018 11:32
To: Planning.Responses
Subject: LU/286/18/PD

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”

Room Sizes

- Room sizes should meet the minimum standards for houses in multiple occupation if the flats are intended to be rented.
- Rooms need to be of a useable and practicable size to enable appropriate furniture or appliances to be fitted and used safely.
- Whilst there are no specific minimum sizes for bathrooms a number of the ensuite facilities appear to be narrow and would potentially make practical use very restrictive.

Ventilation

- Any bathrooms and kitchens without windows for natural ventilation should have adequate mechanical ventilation.

Windows

- The studio flats located internally with in the building, do not have any windows, velux windows as the only source of light, ventilation should be avoided where possible. All velux/ ceiling/roof windows must be able to be fully opened for ventilation during spells of prolonged and heavy rain or snow without allowing it to enter the room. Each velux window must also have integral passive ventilation for ventilation even when the window is shut. The Housing Health and Safety Rating System (HHSRS) states as a relevant matter that there should be a “reasonable view out of all rooms, other than those where privacy is required, such as bathrooms and WCs”, as this can have a negative effect on the mental health of the occupants, especially over the longer-term. Each scenario will be assessed on a case-by case basis by an Officer to ascertain whether the windows are suitable and/or appropriate. In instances where it is not considered suitable alternative windows may be required to be installed.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and significant Category 2 Hazards, failure to do so may result in service of an Improvement notice or Prohibition Order.

Regards

Louise

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