

**Sent:** 27 February 2019 17:58

Hi

Nice to meet you again yesterday.

From reviewing the property, the current fire alarm meets the standards for a 2 storey HMO.

If the attic was to be converted (with building regulations approval) the existing fire alarm would need to be replaced with a Grade A system (detection in every bedroom, hall, landing, kitchen and living room areas, control panel and at least 4 break glass emergency call points).

Emergency lighting is only required in a 3-storey property if there is not sufficient 'borrowed/street lighting' in the staircase.

The current provision of one WC, one full bathroom and one ensuite means that a maximum of 7 persons could occupy the property (with two persons sharing the master bedroom and ensuite).

If the attic conversion also includes an ensuite and was at least 10.5m<sup>2</sup> it could be used as a double room. (Any floor area with a head height of less than 1.53m is discounted from the calculation).

The current kitchen and living room provisions are suitable for 5 persons. If a combination microwave was provided, the kitchen could be suitable for 6 persons. In order for 7/8 /9 persons to be in occupation, there would need to be an additional sink, oven and hob, along with sufficient food storage and workspace for the number of occupants.

Bedroom 3 (first floor rear left-hand side) was 2.5x2.45= 6.125m<sup>2</sup>. Please will you check these measurements as a bedroom must be 6.51m<sup>2</sup> for it to be occupied by a person over 10 years of age.

It would be acceptable to convert the 'front' part of the living/dining room into a bedroom- providing both existing windows were able to be opened and the room was at least 6.51m<sup>2</sup> and there was 30 minutes separation to the 'rear' living room area.

The existing kitchen is not large enough to be used as a kitchen/living room, however if the adjoining wall was removed and the 'rear' part of the dining room incorporated- this would give a room size of approximately 16m<sup>2</sup> and this is acceptable for up to 9 occupants.

From a management perspective, having double rooms in a HMO can lead to conflicts amongst tenants. Double rooms are however acceptable providing they are at least 10.5m<sup>2</sup> and there are sufficient kitchen and bathroom facilities.

If there are to be 5 or more occupants a HMO licence is required. HMO licences are not transferrable. Applications can be made on line via the cheshirewestandchester website (see below).

Please note that Planning Permission is required if the property is to be occupied by 7 or more persons.

I hope this helps with your options appraisal.

If you have any questions, please get in touch

Regards

**Senior Regulatory Services Officer**

Regulatory Services

**Location: Council Offices, 4 Civic Way, Ellesmere Port, CH65 0BE**

**Postal Address: Council Offices, 4 Civic Way, Ellesmere Port, CH65 0BE.**

Visit: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)



**Extension of Mandatory Licensing of Houses in Multiple Occupation.**

From 1<sup>st</sup> October 2018 the criteria for a licensable HMO has changed to remove the 3 storey requirement, this means that any property that is let to 5 or more unrelated persons who share either bathroom or cooking facilities will now require to be licenced by the Local Authority.

If you have a property that you believe may require a licence please contact the Housing Standards & Statutory Nuisance Team for an application or clarification on whether your property falls within the new licensing criteria. Failure to licence a HMO that meets this requirement is an offence, and you could be fined up to **£30,000**.

The Housing Standards & Statutory Nuisance Team is now accepting applications on line via;  
<https://cheshirewestandchester.gov.uk/residents/housing/private-rented-sector/private-landlords/houses-of-multiple-occupation-and-licensing.aspx>

or alternatively by emailing your application to [housingstandards@cheshirewestandchester.gov.uk](mailto:housingstandards@cheshirewestandchester.gov.uk)

**We are always looking for ways to improve our service to you. To help us do this, please [Click here](#) and complete our quick 2 minute survey.**

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