

Eastleigh Borough Council consultation response from HMO Licensing/housing standards

- All bedrooms are larger than 6.51m² but all are only suitable to be occupied by 1 single adult so a maximum of 10 persons in 10 households should be considered.
- All bedrooms are proposed to have their own en-suite which means there would be considered sufficient bathroom facilities for the number of occupants.
- The kitchen/diner as the communal space provision looks in pure space terms to be ok with the minimum 10m² of dedicated kitchen leaving a remaining dining/communal area of over 15m²
- The stacking in the design of rooms/amenities is not appropriate in some places and would likely lead to significant noise nuisance as a result. It would be my recommendation for either reduction in numbers/re-design of layout to address the above points or if it is not possible to achieve like for like stacking of amenities in all parts to attach condition to require higher level of sound insulation be installed to the areas that were unable to be addressed through design.
- Bedrooms 3 & 5 of proposed layout have only window/ventilation through a skylight. While this will allow some degree of natural light and (provided they are openable) ventilation, it does not allow for reasonable view of the immediate surroundings. This is specifically identified in the HHSRS operating guidance as a relevant matter affecting likelihood of harm in terms of mental wellbeing which residents of HMOs are already known to be at higher risk of suffering from.
- There was insufficient detail in the documents submitted to categorically confirm the kitchen facilities intended would be sufficient for number of proposed occupants.
- There was insufficient detail in the documents submitted to determine if sufficient fire detection and protection measures would be in place.