



Residential Lettings - Multiple Occupancy

3 storey houses require a licence by the Council (Registration)

Properties with 5 or more tenants as individuals are classed as Houses in Multiple Occupancy. If for example they were tenants that knew each other (students) it would not be classed as an HMO.

5 individuals would require 1 Bathroom, 1 Kitchen + fire blanket.

6 individuals would require 1 Bathroom, 1 Kitchen with ample storage and 0.5 metres of work surface, Extra Toilet and Microwave + fire blanket.

7 individuals would require 2 Bathrooms, 1 Kitchen with 2 hobs, ample storage and 0.5 metres of work surface + fire blanket.

Bedroom and kitchen doors would need to be fire proof, self-closing, and have an internal thumb lock.

Mains wired fire alarm system with back up battery system. A smoke alarm in each bedroom and a heat detector in the kitchen.

Emergency Lighting in Dark areas. (eg. When all doors are closed can you see in the hallway?)

30 Mins fire resistance between floor levels; either by having a min of 25mm of sealed fireproof plasterboard screwed into joists of the ceiling below or sealed fireproof chipboard on the floor above. With insulation for fire resistance and sound proofing between the levels in-between the joists.

