



HMO Standards Statement

Site Location: 11 Rutland Gardens, N4 1JN

Date: December 2023

Introduction

This statement outlines the proposed accommodations in accordance with the Haringey Standards For Houses In Multiple Occupation, as published in December 2017.

Summary of Proposed Accommodations

The proposals are designed to provide accommodation for up to 5 lettings with a maximum occupancy of 7 persons.

The proposals create 3no. single occupancy lettings and 2no. double occupancy lettings each with ensuite shower rooms. The proposals also create shared kitchen facilities and dedicated dining area, along with communal private external amenity to the rear of the site.

Space Standards

The minimum advised NIA per let (based on adult occupants) is 10sqm for a single occupancy and 15sqm for a double occupancy. These criteria exceed the minimum requirements of Dwelling Space Standard C4.1.2. of the London Plan Housing Design Quality (minimum 7.5sqm for a single bedroom and 11.5sqm for a double bedroom).

The proposed NIA of each let is as follows:

Letting 01 = Single occupancy @ 11.4sqm with ensuite shower room

Letting 02 = Single occupancy @ 10.3sqm with ensuite shower room

Letting 03 = Double occupancy @ 16.2sqm with ensuite shower room

Letting 04 = Single occupancy @ 10.6sqm with ensuite shower room

Letting 05 = Double occupancy @ 15.5sqm with ensuite shower room

Each letting additionally provides a private shower room.

Kitchen Facilities

The proposed shared kitchen provides the following facilities for up to 7 occupants:

- Total internal floor area of 20.2sqm
- 2no. fixed 4-hob cookers with oven and grill
 - each with overhead extract fan hood venting to clear air
- 2no. 1020x620mm sinks with integrated drainers, with hot and cold water supply and base unit storage for cleaning supplies
- Fixed worktops totalling 6080x620mm consisting:
 - 2no. worktops of 2080x620mm
 - 2no. worktops of 520x620mm
 - 2no. worktops of 440x620mm
- A minimum of 1no. 500mm base unit or 1no. 1000mm wall unit per letting for food and utensil storage within the kitchen, consisting;
 - 4no. 500mm wall units
 - 10no. 500mm base units
 - 2no. 400mm base units
 - 2no. 1000mm base units under sinks for cleaning storage
 - each letting also has space for additional storage if required
- 2no. fridge/freezers providing a minimum of 1no. fridge shelf and 1no. freezer drawer per letting
 - each letting also has space for additional appliances if required
- 2no. combined washing machine/tumble dryer appliances
- 1no. 13A power socket per 1000mm worktop
- 300mm high glazed tile backsplash to all worktop, sink and hob areas
- Smooth wall, floor and ceiling surfaces; impervious and easily cleaned
- Lighting to enable practical, safe and hygienic use of the facilities
- Seating/dining for 8no. place-settings

The room is also provided with 3no. opening windows and 1no. external door, providing a high level of controllable natural ventilation in addition to the 2no. sets of cooker hood mechanical ventilation.

The shared kitchen is designed to provide 2 distinct 'sets' of facilities so that users have a defined work area and to reduce instances of users of each set getting in each-others way.

The kitchen and dining area also provides direct access to the private rear garden.

Personal Hygiene

Each letting contains a private shower room providing the following facilities:

- Fixed shower cubicle with hot and cold water supply
- Hand wash basin with hot and cold water supply
 - Minimum 300mm tiled backsplash
- Dual flush toilet with hinged seat and lid
- Suitable lighting, switched from outside the shower room, or via a pull chord within the shower room

Heating

Each habitable room within the property is provided with at least one radiator connected to the hot water central heating system. Radiators are fitted with thermostatic valves ensuring occupants have full control over heating output within each let, independent of other occupants' requirements.

The heating system is capable of maintaining a minimum temperature of 21°C when outside temperature is -1°C.

The central heating appliance is a natural gas fired boiler, specified to comply with Approved Document Part J of the Building Regulations. The landlord carries out annual safety checks and maintenance through a Gas Safe Registered engineer.

Carbon monoxide alarms are fitted to the landing on each floor of the property and additionally in the shared kitchen where the boiler is located.

Fire Safety

The property will comply with the standards specified in the 'Fire Safety in Houses in Multiple Occupation (HMO's)' document and 'The Licensing and Management of Houses in Multiple Occupation (Miscellaneous Provisions) (England) Regulations 2006', recognising that a higher standard of safety is required where occupants are not formed of a single family/social group.

The landlord will comply with the findings of a 'Housing Health and Safety Rating System (HHSRS)' assessment for the property and address and provide any additional precautions accordingly, including any matters advised by the London Fire Brigade in relation to common or shared parts.

The landlord will liaise with the council to ensure that all matters relating to fire safety are suitably addressed in a reasonable timeframe.

Natural and Artificial Lighting

All habitable rooms are provided with natural light via clear glazed windows and/or doors, providing a glazed area of at least 1/10th of the floor area of the host room. Glazing in all habitable rooms extends to at least 1.75m above floor level and affords views out.

Glazing to shower rooms is obscured for privacy.

All internal spaces are adequately lit with electric lighting fitted with LED or alternative low-energy bulbs. The landlord is responsible for maintaining and paying for all lighting within the common/shared parts of the property. Passageways and staircases are fitted with two-way switching for convenience.

Lighting is positioned to ensure adequate levels of illumination for all reasonable domestic and recreational activities without creating glare, excess shadow and/or eye strain.

Ventilation

All habitable rooms feature an openable window with minimum clear opening area of 1/20th the floor area of the host room, or multiple openable windows providing the same minimum clear open area.

All shower rooms and utility spaces are fitted with mechanical ventilation in accordance with the requirements of Approved Document Part F of the Building Regulations and providing a minimum of 4 air changes per hour. Mechanical ventilation will feature an overrun timer and/or humidity control.

Each 'set' of kitchen facilities is fitted with a cooker hood mechanical ventilation unit in accordance with the requirements of Approved Document Part F of the Building Regulations with full user control.

As noted above, the shared kitchen is additionally served by a number of openable windows and doors providing natural ventilation.

Refuse, Storage & Disposal

The proposals include two separated waste and recycling storage units integrated into kitchen base units within the shared kitchen.

The proposals include dedicated external storage space in the front yard for the following:

- 2no. 360L Wheeled Bins (Recycling)
- 2no. 360L Wheeled Bins (Refuse)
- 2no. 23L Food Waste Caddy

The Applicant acknowledges that these are estimates based on the proposed number of occupants and that alternative provisions may be appropriate in practice. The Applicant is therefore open to alternative suggestions from the LPA.

Drainage

An effective above and below ground drainage system will be maintained by the landlord. All construction, installation and maintenance work will be carried out by a competent person and will comply with current Building Regulations.

Furniture Safety

All relevant furniture provided by the landlord will comply with the requirements of the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended). The landlord will comply with all legal duties set out in the regulation either directly or through their appointed manager.

The landlord will provide reasonable assistance to occupants who wish to supply their own furniture and inform them of any potential breach of the regulation.

Asbestos

The landlord will identify and manage any Asbestos containing materials in the property.

Any inspection, assessment or works carried out in connection with suspected Asbestos containing materials will be carried out by a suitably competent and qualified person.

The landlord will maintain a log of any materials containing Asbestos and will arrange 6-monthly inspections of any such materials that are kept in place following guidance from a competent person.

Any removals will be carried out by a licensed company and certification kept on record for a minimum of 2 years.

Personal Safety & Security

Each external point of entry to the property will be fitted with a lockable PAS:24 compliant door. All doors will permit keyless escape in the event of an emergency.

Each letting room will be fitted with a lockable PAS:24 compliant entrance door. All doors will permit keyless escape in the event of an emergency.

The landlord will ensure that keys for the property are properly managed and that keys are issued and returned at the beginning and end of each tenancy, or at any time of changing the locks.

Separate shower rooms will be fitted with simple lockable doors to ensure privacy. Private shower rooms, contained within lockable rooms, will be fitted with thumb turn locks.

The landlord will adopt any crime prevention measures advised by the Police Crime Prevention Officer, as far as practicable.

Electrical Appliances & Installations

Each habitable room within the property is provided with sufficient electrical power sockets to ensure safe and convenient use.

All construction, installation and inspection works to electrical systems and appliances will be carried out by a suitably competent and qualified person registered with a relevant competent person scheme.

Gas Safety

All construction, maintenance and inspection works to gas installations and appliances will be carried out by a Gas Safe Registered engineer.

Routine inspections will be carried out annually and certification kept on record for a minimum 2 years, with copies being provided to occupants within 28 days of a new certificate being issued.

The landlord will comply with the requirements of the Gas Safety (Installation & Use) Regulations 1994 (as amended).

Pest Control

The landlord will remain responsible for employing a competent pest control contractor to carry out any assessment and/or treatment of recognized pest species infesting the property.

Management

The landlord will appoint a competent person to manage the property. The manager's roles will include:

- Making regular scheduled inspections to ensure the property is in good order and any occupants concerns are dealt with in a reasonable timeframe
- Maintaining safety/hygiene/security/etc. standards within the property
- Carrying out or arranging competent persons to carry out regular maintenance and complying with any legal duties
- Informing the occupants of any responsibilities or legal requirements and assisting them to comply with these where reasonably practicable
- Responding to any neighbour complaints

The manager will also be responsible for the duties described in Regulations 3-10 of the 'Management of Houses in Multiple Occupation (England) Regulations 2006'.