



**STRATEGIC HOUSING SERVICES –
HOUSING STANDARDS**

**PRESCRIBED STANDARDS FOR
LICENSED HOUSES IN MULTIPLE OCCUPATION:**

Category A2 – BEDSIT-TYPE

Approved: 4 October 2011

PRESCRIBED STANDARDS FOR LICENSED HOUSES IN MULTIPLE OCCUPATION

Principal Housing Legislation

The Housing Act 2004 makes it a legal requirement for certain Houses in Multiple Occupation (HMOs) to be licensed in order to operate legally. Before issuing a licence or ensuring a property is compliant with legislation, Wrexham County Borough Council (WCBC) has to look at certain factors. In order to ensure that the house is suitable for occupation by a specified number of occupiers, the local authority must assess the amenity standards. The standards indicate how WCBC will decide on the maximum occupation of the property under Section 64 of the Housing Act 2004. This is known as the 'permitted number'. All licensed HMOs will be subject to an assessment using the Housing Health and Safety Rating System (HHSRS) under Part 1 Housing Act 2004. As a result, it is possible that there will be additional requirements to be met. The Act can be found online at:

<http://www.legislation.gov.uk/ukpga/2004/34/contents>.

The Housing Health and Safety Rating System (HHSRS)

The Housing Health and Safety Rating System is a risk-based approach to the evaluation of the potential risks to health and safety from any deficiencies identified in dwellings. HHSRS has been developed to permit the assessment of twenty-nine potential housing related hazards. By focusing on potential hazards, it places the emphasis directly on the risk to health or safety.

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006 (as amended) and The Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (Wales) Regulations 2007

Prescribed standards for deciding the suitability for occupation of a Licensed HMO by a particular maximum number of households or persons have been set nationally in the Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (Wales) Regulations 2006 (as amended) and the Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (Wales) Regulations 2007. They apply to any Category of House in Multiple Occupation that is subject to licensing. These can be found online at:

<http://www.legislation.gov.uk/wsi/2006/1715/contents/made>; and at:

<http://www.legislation.gov.uk/uksi/2007/1903/contents/made>.

The Housing Act 2004 Section 65(2) gives local authorities the power to set local standards provided they do not fall below any set nationally.

In addition to the above regulations, the Management of Houses in Multiple Occupation (Wales) Regulations 2006 provides a standard for Houses in Multiple Occupation in general. This can be found online at:

<http://www.legislation.gov.uk/wsi/2006/1713/contents/made>.

GENERAL PRINCIPLES OF OCCUPATION	
1.	Children count as a whole occupant.
2.	Persons age 10 or over of the opposite sex must not be permitted to share the same room for sleeping purposes unless they are of marriageable age and are either married or living as partners.
3.	The sharing of a room for sleeping purposes by persons who are neither related nor living as a married couple or partners should be permitted only when both persons give their consent.
4.	No unit of accommodation should be occupied on the basis of a divided tenancy. <ul style="list-style-type: none"> • This is to avoid the situation arising whereby a unit of accommodation may be occupied by different persons at different times of the day or different days of the week (for instance shift workers or seasonal/migrant workers who occupy a property in connection with their employment).
5.	<ul style="list-style-type: none"> • Only rooms designated as living rooms, bedrooms or bedsit rooms may be used for living or sleeping purposes. • Circulation spaces such as hallways, landings and other rooms such as kitchens, bathrooms, cellars, or roof spaces etc are deemed unsuitable for use as sleeping/living accommodation.
6.	For the purposes of determining the floor area the following methodology must be applied: <ul style="list-style-type: none"> • all measurements must be made at the floor level. • floor area must be measured to include the area formed by a bay window extension • any area which is occupied by a fixed cupboard or projecting chimney breast must be excluded. • areas which can only be used for access (e.g. some “L” shaped rooms with a narrow area in front of a doorway) must be excluded. • the area of any part of the floor space, over which the vertical height of the room is less than 1.5m, will be excluded. • irrespective of overall floor area, consideration must be given to the shape and useable living space within the room when determining its suitability for occupation

Types of House in Multiple Occupation

A wide variety of properties fall within the definition as being HMOs. It is however possible to identify characteristics common to the manner in which they are occupied. A system of categorisation has been in operation for many years throughout England and Wales based upon a code of practice issued by Chartered Institute of Environmental Health. Although the law applicable to HMOs has changed, the types of property remain broadly the same and it is therefore intended that same system of categorisation will be used as the basis of this document.

The categories of HMO can be summarised as:	
CATEGORY A1	Traditional bedsits where cooking facilities are contained within each letting but some amenities are shared
CATEGORY A2	Bedsit-type properties where there is sharing of amenities but each bedroom is let on an individual basis
CATEGORY B	Houses occupied on a shared basis where occupiers have rooms of their own
CATEGORY C	Lodging accommodation where resident landlords let rooms
CATEGORY D	Hostels, lodging houses, and bed and breakfast hotels
CATEGORY F	Buildings converted into self-contained flats to a standard not in compliance with the Building Regulations 1991

Details of the standards applicable to most Categories of HMO are available separately. If the HMO contains a mixture of different categories of HMO please contact Housing Standards on 01978 315579 for advice.

Category A2 – Bedsit-type HMO (Individual Let Rooms) – Applicable Standards

“Bedsits-type” mean, for the purpose of this standard, HMOs which comprise a number of separate non-self-contained individual room lettings there is no cooking within the individual bedsit, but a communal shared kitchen is provided. A communal living room may also be provided in some cases. There are usually individual tenancies rather than a single joint tenancy. Bedroom doors will usually be lockable. Initially there may be little or no social interaction amongst the residents although this may change over a period of time, particularly where there is a communal living room.

In some cases the occupiers may have taken up occupation as a group at the same time but will have been allocated the property with little or no choice about where they live and may not have been previously acquainted.

This is often the case with groups of asylum seekers or migrant workers whose accommodation is linked to their employment.

In deciding upon whether a property is a bedsit-type or not, the following factors will be considered and a balanced view taken of the particular state of affairs, namely:

- 1) The extent, or otherwise, to which each occupier shares facilities such as dining rooms, kitchens, bathrooms and other parts of the property, and whether all parts of the property are accessible to all occupiers;
- 2) The degree of co-operation and social interaction amongst the occupiers;
- 3) The terms and conditions contained in the tenancy agreement(s) and the way in which the accommodation was marketed;
- 4) Payment arrangements for rent, utility bills, food and other such items;
- 5) The extent, or otherwise, of related occupiers;
- 6) Features present in the property, such as locks on individual units of accommodation and to what extent facilities are shared;

The Standards

1. Space Standards

Room	No of Occupants	
Bedroom where a separate living room is provided.	1	6.5 m ²
	2	11 m ²
Bedroom where no separate living room is provided	1	10 m ²
	2	15 m ²
Living rooms	1 – 5	11 m ²
	6 – 10	16.5 m ²
	11 - 15	21.5 m ²

2. Heating Standards

Space Heating requirements	
1.	<ul style="list-style-type: none"> • Heating must be safely and properly installed and maintained and must be appropriate to the design, layout and construction, such that the whole of the dwelling can be adequately heated by a fixed appliance at an affordable cost. • Heating must be capable of maintaining a room temperature of 21°C when the outside temperature is -1°C and must be provided in every habitable room and bathroom.
2.	<p>Acceptable forms of primary heating are:</p> <ul style="list-style-type: none"> • gas or oil programmable central heating (preferred option) • electric storage heaters <u>run on an off-peak tariff</u> with minimum standards of control in accordance with Building Regulations Part L1. • fixed gas heaters • <u>Bathrooms only</u>: Electric fan, radiant wall, or panel heaters are acceptable provided they are designed to operate in moist atmospheres.
3.	<p>The following are <u>not acceptable</u> as forms of heating (except where indicated):</p> <ul style="list-style-type: none"> • Paraffin heaters and LPG heaters • Portable heaters of any kind • Solid fuel heating • Fan heaters and Radiant bar heaters (except as for Bathrooms in Point 2 above)
4.	<ul style="list-style-type: none"> • The primary heating within each bedsit must be controllable by the occupants. • When the primary heating is not controlled by tenants, supplementary fixed appliance heating must be installed in each bedsit and must be controllable by the tenant.

3. Washing Facilities Standards

Bathroom amenities in relation to the number of occupants sharing facilities	
Up to 4 occupants	<ul style="list-style-type: none"> • 1 full bathroom: containing bath or shower, wash hand basin (WHB) and WC.
5 occupants	<ul style="list-style-type: none"> • 1 bathroom: containing bath or shower with WHB (which may contain a toilet). <p><u>AND</u></p> <ul style="list-style-type: none"> • 1 separate WC with WHB OR a second bathroom which contains a WC and WHB).
6-10 occupants	<ul style="list-style-type: none"> • 2 bathrooms each containing a bath or shower and WHB (one of which must contain a WC). <p><u>AND</u></p> <ul style="list-style-type: none"> • 1 separate WC with WHB.
11-15 occupants	<ul style="list-style-type: none"> • 3 bathrooms: each containing a bath or shower and WHB; <p><u>AND</u></p> <ul style="list-style-type: none"> • 3 separate WCs with each with WHB (but two of the WCs can be located within two of the bathrooms).

Bathroom Amenity summary table:

No. Occupants sharing facilities	Acceptable Arrangements						
	1 bathroom with 1 WC	1 bathroom (with or without a WC) & 1 separate WC	2 bathrooms (1 with a WC)	2 bathrooms each with a WC	2 bathrooms (one with a WC) and a separate WC	2 bathrooms and 2 separate WCs	3 bathrooms (2 containing a WC) & a separate WC
3 or 4	✓	✓	✓	✓	✓	✓	✓
5		✓	✓	✓	✓	✓	✓
6					✓	✓	✓
7					✓	✓	✓
8					✓	✓	✓
9					✓	✓	✓
10					✓	✓	✓
11 to 15							✓

Washing facilities standards	
Requirements for sanitary conveniences and washing facilities	<ul style="list-style-type: none"> • WCs must have a surface which are smooth and non-absorbent and capable of being easily cleaned. • The design of the basin should ensure there is a water seal of adequate depth to prevent foul air escape from the system. • WCs must be securely fixed and capable of carrying the weight of users. • WCs must be fitted with an impermeable hinged ring seat and cover. Both must be flat on the underside. • The operating lever to the flushing apparatus should be of impervious and readily cleansable material. • Every room containing a WC must be provided with a wash hand basin with a constant supply of hot and cold water. Small wash hand basins or corner wash hand basins are acceptable. • No room containing a WC should open directly onto a kitchen unless mechanical extract ventilation is provided in accordance with Approved Document F of the Building Regulations 2006.
Bathrooms requirements	<ul style="list-style-type: none"> • All bathrooms must be suitably and adequately ventilated. This may be a window of suitable size that is capable of being locked in an open position or a window with trickle vents. Where there is no window in the bathroom, or the bathroom contains a WC and this opens directly onto a kitchen, mechanical ventilation in accordance with Approved Document F of the Building Regulations 2006 must be installed. • Each bathroom must either have a bath of minimum dimension 1700mm x 760mm or a shower of minimum dimensions 800mm x 800mm. • Baths and showers must be provided with a constant supply of hot and cold water. • A WHB should be of minimum dimension 560mm x 430mm and must be provided with a constant supply of hot and cold water.

Washing facilities standards (continued)

General requirements	<ul style="list-style-type: none"> • Where a bathroom is provided in a house likely to be occupied by children under 5, then the facilities must include a bath. • Baths and wash hand basins must have a two course tiled splash back • Showers must have an impervious surround – either a cubicle or tiled walls and a screen • Walls surfaces must be smooth and impervious and be easy to clean. • Floors must be slip resistant. • A door to the WC compartment or bathroom must be capable of being locked from the inside. • Bathroom and WC facilities must be provided not more than two floors distant from any intended user and must be accessible from a common area. • Baths, showers and be properly connected to the drainage system via a trapped waste outlet.
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4. Kitchen Standard

Kitchens – Numbers & Measurements					
No of Occupants sharing facilities	Minimum floor area (m ²)	No of sinks and/or dishwashers	No of cookers	No of microwaves	Worktop (linear m ²)
Up to 3	5	1 sink	1	1	2
4	6	1 sink	1	1	2
5	7	1 sink	1	1	2
6	9	1 sink	1	1	2
7 – 10	An additional kitchen is desirable. The requirements will be the same as those for up to 3 occupants or 4 occupants, depending on numbers.				
7	9	2 sinks OR 1 sink + 1 dishwasher	2	1	2.5
8	11	2 sinks OR 1 sink + 1 dishwasher	2	1	3
9	11	2 sinks OR 1 sink + 1 dishwasher	2	1	3.5
10	12	2 sinks OR 1 sink + 1 dishwasher	2	1	4
11 -15	An additional kitchen must be provided. The requirements will be the same as those for between 3 to 5 occupants, depending on the numbers of occupants.				

The above are minimum space standards based on optimum shape and layout. In practice, it may be necessary to have a larger space standard to ensure that there is sufficient space to fit in all the facilities required and provide a circulation area which permits safe use of the kitchen for the number of users.

Kitchen Facilities and Standards	Requirements
Cooker	<ul style="list-style-type: none"> • A gas or electric cooker with four burners/hobs, oven and grill. • Cookers must be safely positioned within the room such that they do not compromise escape in the event of a fire associated with the cooker i.e. they must not be positioned adjacent to the exit doorway. • Cookers must not be positioned directly adjacent to openable windows.
Microwave Ovens	Minimum 20 litres capacity
Sinks	<ul style="list-style-type: none"> • With permanent supply of hot & cold water and draining board, and with adequate splashback (300mm)
Electrical sockets	<ul style="list-style-type: none"> • Minimum requirement of 3 double sockets specifically for the kitchen area. • Additional sockets must be provided for large appliances such as a cooker, fridge freezer, washing machine or dishwasher etc.
Worktop	<ul style="list-style-type: none"> • 600 mm deep, of which 400mm linear width must be sited immediately adjacent to the cooker.
Food Storage	<ul style="list-style-type: none"> • A floor based storage cupboard of 500mm wide and standard depth and height or a wall mounted food storage cupboard 1000mm wide and standard depth per occupant (approximately 200 litres). • Ideally, storage should be located within the occupants own room. • The space below the sink is not counted.
Fridge / Freezer	<ul style="list-style-type: none"> • 0.04 cubic metres (40 litres) combination of refrigerated and frozen food storage per occupant (this would normally mean one shelf in a fridge and one shelf in the freezer, per occupant). • Ideally, storage should be located within the occupants own room.
Ventilation	<ul style="list-style-type: none"> • Extractor fan (to outside air) to be provided with a minimum extraction rate of 30 litres/second if located near to the cooker or 60 litres/second if located elsewhere.
Floor covering	<ul style="list-style-type: none"> • The kitchen area must be provided with an readily cleansable non-slip floor covering to an adequate extent.
Refuse disposal and recycling	<ul style="list-style-type: none"> • A sufficient number of bins must be provided for the storage of refuse and recycling materials awaiting collection both inside and outside. • A suitable hard standing with suitable access for cleansing of the area and removal of containers must be provided and wherever practicable be located at the rear of the premises.
Fire Safety	<ul style="list-style-type: none"> • As per Fire Safety requirements below.

5. Fire Safety

Fire safety within HMOs is covered not only by the Housing Act 2004 but also the Regulatory Reform (Fire Safety) Order 2005 that gives powers to Fire and Rescue Authorities to enforce fire safety in the common areas in certain types of HMOs. In practice a protocol exists that generally means that the local authority takes on the responsibility for enforcement following consultation as necessary with the fire authority.

The National Guidance on fire safety in dwellings was published in July 2008 by LACORS (Local Authority Regulators of Regulatory Services) entitled "Guidance on Fire Safety Provisions for

Certain Types of Existing Housing”. This document contains guidance for landlords on how to ensure adequate fire safety in certain types of residential accommodation. It offers practical advice on fire risk assessment and contains case studies with suggested fire safety solutions.

Copies of this national guidance can be downloaded free of charge from the website www.lacors.gov.uk/.

Requirements for fire safety are summarised in the tables that follow:

Bedsit-type HMO of no more than two storeys	
Fire detection and alarm systems	<p>A mixed system is required comprising of:</p> <ol style="list-style-type: none"> 1. British Standard 5839 Part 6: Grade D, LD2 coverage - interlinked smoke detectors in all circulation spaces (plus cellars) and smoke detectors in all individual lets; <p>AND</p> <ol style="list-style-type: none"> 2. British Standard 5839 Part 6: Grade D – non-interlinked single point smoke detectors in all individual lets. <ul style="list-style-type: none"> • The electrical supply to any fire detection and alarm system must be connected to the landlords’ supply that must NOT operate via a card or coin operated meter or similar device.
Escape routes	<ul style="list-style-type: none"> • Either 30 minute protected route with FD30S Fire Doors OR close fitting, solid doors and escape windows in low risk HMOs. • Travel distances must not be excessive - nine metres is considered the maximum acceptable distance from a room exit door to the nearest place of relative safety, which is: <ul style="list-style-type: none"> • a protected stairway enclosure (storey exit); • a separate fire compartment from which there is a final exit to a place of ultimate safety; or • the nearest available final exit. • Locks on final exit doors must be capable of being opened from the inside without the use of keys. • It is strongly recommended that the exit door from each unit of accommodation (bedsit or flat) is also openable from the inside without the use of a removable key.
Escape Windows	<ul style="list-style-type: none"> • Where escape windows are required they must have an unobstructed openable window area that is at least 0.33m² with at least the width and height dimension being a minimum of 450mm. • The bottom of the openable area (window sill level) must be not more than 1100mm, and not less than 800mm above floor level. Windows are suitable for means of escape where the drop from the window to ground level is one storey only (not exceeding 4.5m from first floor level to outside ground level). The ground below the windows must be flat and free from hazards. • Windows must not be located in a room behind a lockable door, and they must lead to a place of ultimate safety, clear of the building. • All windows must be installed in accordance with current Building Regulation requirements.
Fire separation	<ul style="list-style-type: none"> • 30 minute separation to walls/ceilings between units of accommodation. • 30 minute separation to cellar/basement (including door).

Bedsit-type HMO of no more than two storeys	
Lighting of escape routes	<ul style="list-style-type: none"> • Emergency escape lighting is required only if the route is long or complex or where there is no effective borrowed light. • Where emergency lighting is necessary, it must be provided in accordance with the current BS 5266 Part 1 to cover the protected escape route. • The location of light fittings must be determined by the design / installing engineer. • The electrical supply to any emergency lighting system must be connected to the landlords' supply that must NOT operate via a card or coin operated meter or similar device.
Fire-fighting equipment	<ul style="list-style-type: none"> • A multi-purpose AFFF 6 litre foam or 1.5kg dry powder extinguisher is required on each floor on the escape route (subject to risk assessment under the Fire Safety Order). • A fire blanket to BS 6575 must be provided in each bedsit. The blanket must be mounted on the wall 1.5m high adjacent to an exit door away from the cooking facility.
Fire safety signs and notices	<ul style="list-style-type: none"> • Signage along escape route if the escape route is complex
Surface finishes and floor coverings	<ul style="list-style-type: none"> • The escape route must be kept clear of obstructions and combustible materials. • The walls, ceilings and floor of all parts of the protected route must be free of highly flammable materials e.g. polystyrene tiles or heavy flock wallpaper.

Bedsit-type HMO of 3 or 4 storeys	
Fire detection and alarm systems	<p>A mixed system is required comprising of:</p> <ol style="list-style-type: none"> 1. British Standard 5839 Part 6: Grade A, LD2 coverage - interlinked smoke detectors in all circulation spaces, individual lets and cellars, plus heat detectors in all kitchens which are linked to a control panel to give information on the location of the fire or any fault, which may develop. The control panel must conform to current British Standard 5839 Part 4 and be sited close to the normal entrance to the dwelling. The system must incorporate manual call points, which should be located on each floor level and at final points of exit. The alarm signal must achieve sound levels of:- <ul style="list-style-type: none"> • Not less than 65dB (A) in all accessible parts of the building • Not less than 75dB (A) at all bed heads when all doors are shut. <p>AND</p> <ol style="list-style-type: none"> 2. British Standard 5839 Part 6: Grade D - non-interlinked single point smoke detectors in all individual lets. The electrical supply to any fire detection and alarm system must be connected to the landlords' supply that must NOT operate via a card or coin operated meter or similar device.

Bedsit-type HMO of 3 or 4 storeys	
Escape routes	<ul style="list-style-type: none"> • 30 minute protected route with FD30S Fire Doors. • Travel distances must not be excessive - nine metres is considered the maximum acceptable distance from a room exit door to the nearest place of relative safety, which is: <ul style="list-style-type: none"> • a protected stairway enclosure (storey exit); • a separate fire compartment from which there is a final exit to a place of ultimate safety; or • the nearest available final exit. • Locks on final exit doors must be capable of being opened from the inside without the use of keys. • It is strongly recommended that the exit door from each unit of accommodation (bedsit or flat) is also openable from the inside without the use of a removable key.
Escape Windows	<ul style="list-style-type: none"> • Where escape windows are required they must have an unobstructed openable window area that is at least 0.33m² with at least the width and height dimension being a minimum of 450mm. • The bottom of the openable area (window sill level) must be not more than 1100mm, and not less than 800mm above floor level. Windows are suitable for means of escape where the drop from the window to ground level is one storey only (not exceeding 4.5m from first floor level to outside ground level). The ground below the windows must be flat and free from hazards. • Windows must not be located in a room behind a lockable door, and they must lead to a place of ultimate safety, clear of the building. • All windows must be installed in accordance with current Building Regulation requirements.
Fire separation	<ul style="list-style-type: none"> • 30 minute separation to walls/ceilings between units of accommodation. • 30 minute separation to cellar/basement (including door).
Lighting of escape routes	<ul style="list-style-type: none"> • Emergency escape lighting is required only if the route is long or complex or where there is no effective borrowed light. • Where emergency lighting is necessary, it must be provided in accordance with the current BS 5266 Part 1 to cover the protected escape route. • The location of light fittings must be determined by the design / installing engineer. • The electrical supply to any emergency lighting system must be connected to the landlords' supply that must NOT operate via a card or coin operated meter or similar device.
Fire-fighting equipment	<ul style="list-style-type: none"> • A multi-purpose AFFF 6 litre foam or 1.5kg dry powder extinguisher is required on each floor on the escape route (subject to risk assessment under the Fire Safety Order). • A fire blanket to BS 6575 must be provided in each bedsit. The blanket must be mounted on the wall 1.5m high adjacent to an exit door away from the cooking facility.
Fire safety signs and notices	<ul style="list-style-type: none"> • Final exit sign and signage along escape route if the escape route is complex.
Surface finishes and floor coverings	<ul style="list-style-type: none"> • The escape route must be kept clear of obstructions and combustible materials. • The walls, ceilings and floor of all parts of the protected route must be free of highly flammable materials e.g. polystyrene tiles or heavy flock wallpaper.

Bedsit-type HMO of 5 or 6 storeys	
Fire detection and alarm systems	<p>A mixed system is required comprising of:</p> <ol style="list-style-type: none"> 1. British Standard 5839 Part 6: Grade A, LD2 coverage - interlinked smoke detectors in all circulation spaces, individual lets and cellars, plus heat detectors in all kitchens which are linked to a control panel to give information on the location of the fire or any fault, which may develop. The control panel must conform to current British Standard 5839 Part 4 and be sited close to the normal entrance to the dwelling. The system must incorporate manual call points, which should be located on each floor level and at final points of exit. The alarm signal must achieve sound levels of:- <ul style="list-style-type: none"> • Not less than 65dB (A) in all accessible parts of the building • Not less than 75dB (A) at all bed heads when all doors are shut. <p>AND</p> <ol style="list-style-type: none"> 2. British Standard 5839 Part 6: Grade D - non-interlinked single point smoke detectors in all individual lets. <ul style="list-style-type: none"> • The electrical supply to any fire detection and alarm system must be connected to the landlords' supply that must NOT operate via a card or coin operated meter or similar device.
Escape routes	<ul style="list-style-type: none"> • 30 minute protected route with FD30S Fire Doors. • Travel distances must not be excessive - nine metres is considered the maximum acceptable distance from a room exit door to the nearest place of relative safety, which is: <ul style="list-style-type: none"> • a protected stairway enclosure (storey exit); • a separate fire compartment from which there is a final exit to a place of ultimate safety; or • the nearest available final exit. • Locks on final exit doors must be capable of being opened from the inside without the use of keys. • It is strongly recommended that the exit door from each unit of accommodation (bedsit or flat) is also openable from the inside without the use of a removable key. • <u>5 storey</u> - Lobby protection to all floors except the top floor OR secondary means of escape from top floor. • <u>6 storey</u> - Lobby protection to all floors except the top floor AND secondary means of escape from top 2 floors.
Escape Windows	<ul style="list-style-type: none"> • Where escape windows are required they must have an unobstructed openable window area that is at least 0.33m² with at least the width and height dimension being a minimum of 450mm. • The bottom of the openable area (window sill level) must be not more than 1100mm, and not less than 800mm above floor level. Windows are suitable for means of escape where the drop from the window to ground level is one storey only (not exceeding 4.5m from first floor level to outside ground level). The ground below the windows must be flat and free from hazards. • Windows must not be located in a room behind a lockable door, and they must lead to a place of ultimate safety, clear of the building. • All windows must be installed in accordance with current Building Regulation requirements.
Fire separation	<ul style="list-style-type: none"> • 30 minute separation to walls/ceilings between units of accommodation. • 30 minute separation to cellar/basement (including door). • 30 minute fire separation across the stairway between second and third floors and between fourth and fifth floors.

Bedsit-type HMO of 5 or 6 storeys	
Lighting of escape routes	<ul style="list-style-type: none"> • Emergency escape lighting is required. • It must be provided in accordance with the current BS 5266 Part 1 to cover the protected escape route. • The electrical supply to any emergency lighting system must be connected to the landlords' supply that must NOT operate via a card or coin operated meter or similar device. • Conventional artificial lighting is also required regardless of any effective borrowed light.
Fire-fighting equipment	<ul style="list-style-type: none"> • A multi-purpose AFFF 6 litre foam or 1.5kg dry powder extinguisher is required on each floor on the escape route (subject to risk assessment under the Fire Safety Order). • A fire blanket to BS 6575 must be provided in each bedsit. The blanket must be mounted on the wall 1.5m high adjacent to an exit door away from the cooking facility.
Fire safety signs and notices	<ul style="list-style-type: none"> • A final exit sign and directional signage is required along the escape route.
Surface finishes and floor coverings	<ul style="list-style-type: none"> • The escape route must be kept clear of obstructions and combustible materials. The walls, ceilings and floor of all parts of the protected route must be free of highly flammable materials e.g. polystyrene tiles or heavy flock wallpaper.

Additional Fire Safety Notes	
Large buildings and/or those with mixed commercial and residential use	<ul style="list-style-type: none"> • In larger buildings or where the building contains different uses (for example, residential accommodation alongside or above a separate commercial use) then additional measures may be required.
Sprinkler systems	<ul style="list-style-type: none"> • Relaxations from certain requirements for fire precautions may be considered where a sprinkler system is in place, designed and installed to the relevant British Standard.
Furnishings	<ul style="list-style-type: none"> • All soft furnishings supplied by the landlord to tenants must comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended). All furniture must be labelled to show that it complies with these tests.
Information and training	<ul style="list-style-type: none"> • Each occupier must be given specific advice on fire prevention and fire safety in the home. • Training must be given on the use of fire fighting equipment. • A fire escape plan must be devised for the occupants, so that in the event of fire, they are aware of how to evacuate the property quickly and safely. This must be provided at the start of each new tenancy and reviewed periodically.
Gas and/or electric meters	<ul style="list-style-type: none"> • Gas or electric meters and/or distribution boards should not be sited in escape routes. However, it may be possible to relax this providing any gas meter is installed in accordance with the gas safety regulations and any electric meter is installed and sited in accordance with current IEE regulations. It is considered best practice to enclose such equipment in fire-resisting construction. • Ideally, separate gas and electricity meters should be provided for each bedsit.

Wrexham County Borough Council acknowledges that all not all properties are the same and that alternative solutions may be acceptable or required in certain circumstances.

The above document contains references to certain legislation and standards. Other legislation and standards apart from those quoted above will also be applicable. Independent legal advice should be obtained where appropriate.