

## Example 1: SHARED FLAT - ground or first floor with egress windows

HMOs described as Shared houses are where the whole property has been rented out by an identifiable group of sharers such as students (not 1<sup>st</sup> Year Students), work colleagues or friends as joint tenants. Each occupant normally has their own bedroom that does not have a lockable door. They share the kitchen, dining facilities, bathroom, WC, lounge and all other parts of the house. All tenants will have exclusive legal possession and control of all parts of the house, including all the bedrooms.

There is normally a significant degree of social interaction between the occupants and they will, in the main, have rented out the house as one group. There is a single joint tenancy agreement with vicarious responsibility and therefore the landlord does not decide who lets a room should someone leave. In summary, the group will possess many of the characteristics of a single family household, although the property is still an HMO as the occupants are not all related.

### Fire safety

Grade D LD3 Detection System

Interlinked heat detector in kitchen area.

Interlinked smoke detector in the hallway.

Interlinked smoke detector in lounge.

Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.

No requirement for a protected route within the flat, but doors must be close fitting solid timber or panelled of substantial construction.

Doors of flimsy construction or hollow infill-type doors (commonly known as 'eggbox') or with non fire-resisting glazing will not be accepted. but a Fire door protecting the common route is required.

Keyless exit

### Egress windows

Escape must be to a place of ultimate safety.

Must be 0.33m<sup>2</sup> of unobstructed openable space.

Minimum dimensions are 450mm wide and 450mm high.

Note: to reach 0.33m<sup>2</sup> when one dimension is 450mm, the other will be 750mm.

No greater than 1100mm off the floor.

Cannot be used above 4.5 metres.

Ground area must be level and free from obstructions.

All rooms must have no locks on doors.

All windows must have no key locks.

All tenants must be able-bodied.

### Amenities - for up to 5 Tenants

One each of the following

BATHROOM: WC, bath or shower, wash hand basin

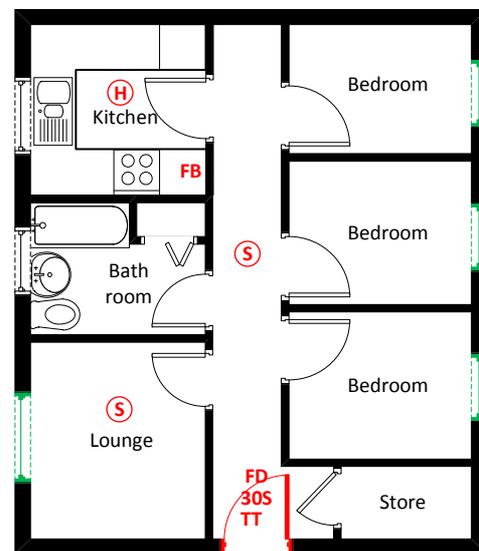
KITCHEN: fridge, freezer, four ring hob, oven, grill, sink

1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)

HEATING

Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**



### KEY

(S) Smoke detector

(H) Heat detector

FD30S 30 minute fire door with intumescent strip, smoke seal & self-closer

TT Thumb-turn lock, no key to inside

FB Fire Blanket

NOTE: These examples are based on the Essex Amenities Standards, The LACoRS Fire Safety Guidance and The Housing Health and Safety Rating System. The drawings are purely examples to give some idea as to what could be expected in various HMOs. Therefore the drawings are not exhaustive. If the property is 3 stories or more; or outside this basic example's; or you wish the property to be accredited then differing levels of fire safety will or maybe required.

For further information and guidance call 01206 282581 or email [housing.private@colchester.gov.uk](mailto:housing.private@colchester.gov.uk).

## Example 2: SHARED VICTORIAN HOUSE - 2 storey with FULL egress windows

HMOs described as shared houses are where the whole property has been rented out by an identifiable group of sharers such as students (not 1<sup>st</sup> Year Students), work colleagues or friends as joint tenants. Each occupant normally has their own bedroom that does not have a lockable door. They share the kitchen, dining facilities, bathroom, WC, lounge and all other parts of the house. All tenants will have exclusive legal possession and control of all parts of the house, including all the bedrooms.

There is normally a significant degree of social interaction between the occupants and they will, in the main, have rented out the house as one group. There is a single joint tenancy agreement with vicarious responsibility and therefore the landlord does not decide who lets a room should someone leave. In summary, the group will possess many of the characteristics of a single family household, although the property is still an HMO as the occupants are not all related.

### Fire safety

- Grade D LD3+ Detection System with additional detection to kitchen, lounge and any cellar or basement
- Interlinked heat detector in kitchen area.
- Interlinked smoke detector in the hallway and landing.
- Interlinked smoke detector in lounge.
- Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.
- Doors leading onto the escape route must be close fitted solid timber or panelled doors of substantial construction.
- No requirement for a protected route.
- Keyless exit

### Amenities - for up to 5 Tenants

- One each of the following
- BATHROOM: WC, bath or shower, wash hand basin
- KITCHEN: fridge, freezer, four ring hob, oven, grill, sink. 1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)
- HEATING
- Fixed form of heating, in all rooms throughout property.
- Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**

### Egress windows

- Escape must be to a place of ultimate safety.
- Must be 0.33m<sup>2</sup> of unobstructed openable space.
- Minimum dimensions are 450mm wide and 450mm high.
- Note: to reach 0.33m<sup>2</sup> when one dimension is 450mm, the other will be 750mm.
- No greater than 1100mm off the floor.
- Cannot be used above 4.5 metres.
- Ground area must be level and free from obstructions.
- All rooms must have no locks on doors.
- All windows must have no key locks.
- All tenants must be able-bodied.



### KEY

- (S) Smoke detector
- (H) Heat detector
- TT Thumb-turn lock, no key to inside
- FB Fire Blanket

NOTE: These examples are based on the Essex Amenities Standards, The LACoRS Fire Safety Guidance and The Housing Health and Safety Rating System. The drawings are purely examples to give some idea as to what could be expected in various HMOs. Therefore the drawings are not exhaustive. If the property is 3 stories or more; or outside this basic example's; or you wish the property to be accredited then differing levels of fire safety will or maybe required.

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### Example 3: SHARED VICTORIAN HOUSE - 2 storey

HMOs described as Shared houses are where the whole property has been rented out by an identifiable group of sharers such as students (not 1<sup>st</sup> Year Students), work colleagues or friends as joint tenants. Each occupant normally has their own bedroom that does not have a lockable door. They share the kitchen, dining facilities, bathroom, WC, lounge and all other parts of the house. All tenants will have exclusive legal possession and control of all parts of the house, including all the bedrooms.

There is normally a significant degree of social interaction between the occupants and they will, in the main, have rented out the house as one group. There is a single joint tenancy agreement with vicarious responsibility and therefore the landlord does not decide who lets a room should someone leave. In summary, the group will possess many of the characteristics of a single family household, although the property is still an HMO as the occupants are not all related.

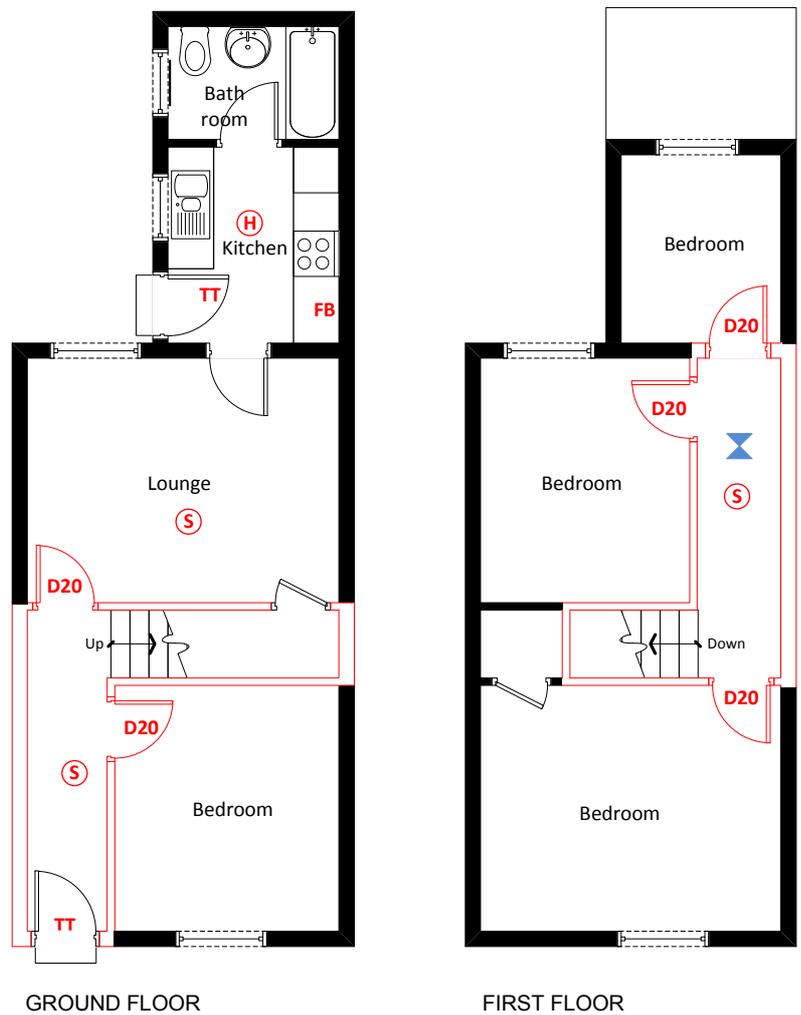
#### Fire safety

Grade D LD3+ Detection System with additional detection to kitchen and lounge  
Interlinked heat detector in kitchen area.  
Interlinked smoke detector in the hallway and landing including any basement or cellar.  
Interlinked smoke detector in lounge.  
Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.  
Property must have a route that leads to a place of ultimate safety.  
Doors leading onto the escape route must be close fitting solid timber or panelled doors of substantial construction. A protected loft hatch.  
Doors of flimsy construction or hollow infill-type doors (commonly known as 'eggbox') or with non fire-resisting glazing will not be accepted.  
Any internal windows in the escape route, including above door fanlights, must be either Georgian Wired safety glass or covered with 12.5mm plaster board to both sides.  
Where there is no borrowed light emergency lighting may be required.  
Keyless Exit

#### Amenities - for up to 5 Tenants

One each of the following  
BATHROOM: WC, bath or shower, wash hand basin  
KITCHEN: fridge, freezer, four ring hob, oven, grill, sink  
1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)  
HEATING  
Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**



#### KEY

- (S) Smoke detector
- (H) Heat detector
- D20 Door made of a solid construction
- TT Thumb-turn lock, no key to inside
- X Emergency lighting
- FB Fire Blanket

NOTE: These examples are based on the Essex Amenities Standards, The LACoRS Fire Safety Guidance and The Housing Health and Safety Rating System. The drawings are purely examples to give some idea as to what could be expected in various HMOs. Therefore the drawings are not exhaustive. If the property is 3 stories or more; or outside this basic example's; or you wish the property to be accredited then differing levels of fire safety will or maybe required.

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## Example 4: BED-SIT TYPE VICTORIAN HOUSE - 2 storey

Bedsit type HMOs are properties converted into a number of separate non-self-contained lettings. Typically there will be individual cooking facilities within each bedsit, although there may be cooking facilities shared within a single kitchen. Toilets and washing facilities will mostly be shared. Some bedsits have no communal living or dining rooms.

Bedsit HMOs will normally be let to separate individuals who initially have no relationship with each other and will live independently, with little or no communal living between tenants. Each letting will have its own individual tenancy agreement and there will usually be a lock on each individual letting door.

### Fire safety

Grade D LD2 Detection System

Interlinked heat detector in kitchen area.

Interlinked smoke detectors in the hallway and landing and any basement or cellar

Interlinked smoke detectors in lounge and all bedrooms.

Property MUST have a 30 minute minimum protected route, therefore, walls and floors must be of sound construction.

Fire doors 30 minutes protection on all exits on to the protected route. Doors must have the correct furniture (rising butt hinges are not acceptable) and able to withstand 800 degrees Celsius. Door gaps need to be maximum 3mm on the sides and top with 6mm gap at the base.

Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.

Any internal windows in the escape route, including above door fanlights, must be either Georgian Wired safety glass or covered with 12.5mm plaster board to both sides.

A protected loft hatch

Where there is no borrowed light emergency lighting may be required.

Keyless exit

### Amenities - for up to 5 Tenants

One each of the following

BATHROOM: WC, bath or shower, wash hand basin

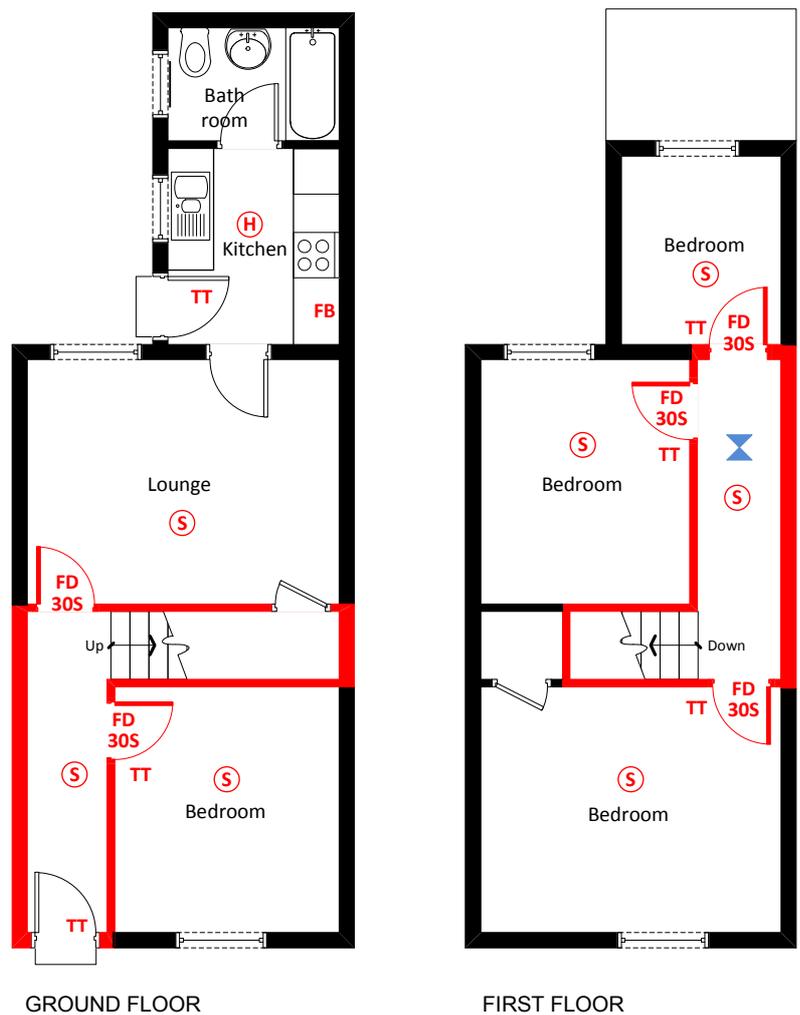
KITCHEN: fridge, freezer, four ring hob, oven, grill, sink

1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)

HEATING

Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**



### KEY

- (S) Smoke detector
- (H) Heat detector
- FD30S 30 minute fire door with intumescent strip, smoke seal & self-closer
- TT Thumb-turn lock, no key to inside
- ⚡ Emergency lighting
- FB Fire Blanket

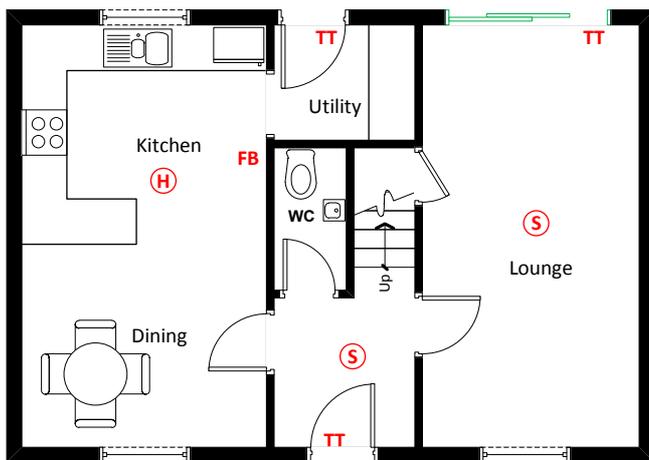
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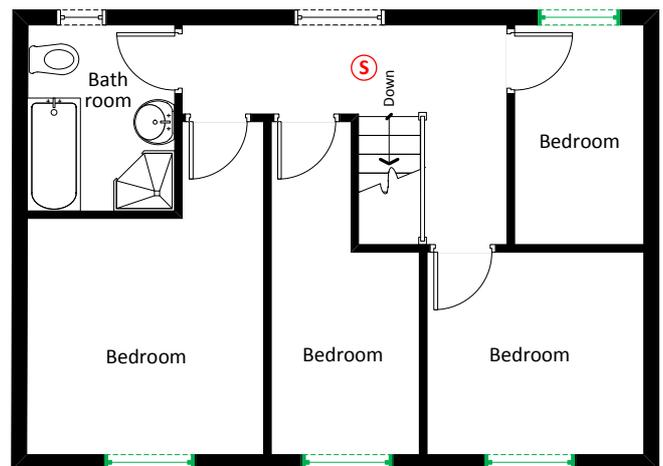
## Example 5: SHARED MODERN HOUSE - 2 storey with FULL egress windows

HMOs described as shared houses are where the whole property has been rented out by an identifiable group of sharers such as students (not 1<sup>st</sup> Year Students), work colleagues or friends as joint tenants. Each occupant normally has their own bedroom that does not have a lockable door. They share the kitchen, dining facilities, bathroom, WC, lounge and all other parts of the house. All tenants will have exclusive legal possession and control of all parts of the house, including all the bedrooms.

There is normally a significant degree of social interaction between the occupants and they will, in the main, have rented out the house as one group. There is a single joint tenancy agreement with vicarious responsibility and therefore the landlord does not decide who lets a room should someone leave. In summary, the group will possess many of the characteristics of a single family household, although the property is still an HMO as the occupants are not all related.



GROUND FLOOR



FIRST FLOOR

### Fire safety

Grade D LD3+ Detection System with additional detection to kitchen, lounge and any cellar or basement  
Interlinked heat detector in kitchen area.  
Interlinked smoke detector in the hallway and landing.  
Interlinked smoke detector in lounge.  
Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.  
Doors leading onto the escape route must be close fitted solid timber or panelled doors of substantial construction.  
No requirement for a protected route.  
Keyless Exit

### Egress windows

Escape must be to a place of ultimate safety.  
Must be 0.33m<sup>2</sup> of unobstructed openable space.  
Minimum dimensions are 450mm wide and 450mm high.  
Note: to reach 0.33m<sup>2</sup> when one dimension is 450mm, the other will be 750mm.  
No greater than 1100mm off the floor.  
Cannot be used above 4.5 metres.  
Ground area must be level and free from obstructions.  
All rooms must have no locks on doors.  
All windows must have no key locks.  
All tenants must be able-bodied.

### Amenities - for up to 5 Tenants

One each of the following  
BATHROOM: WC, bath or shower, wash hand basin  
KITCHEN: fridge, freezer, four ring hob, oven, grill, sink  
1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)  
HEATING  
Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**

### KEY

- (S) Smoke detector
- (H) Heat detector
- TT Thumb-turn lock, no key to inside
- FB Fire Blanket

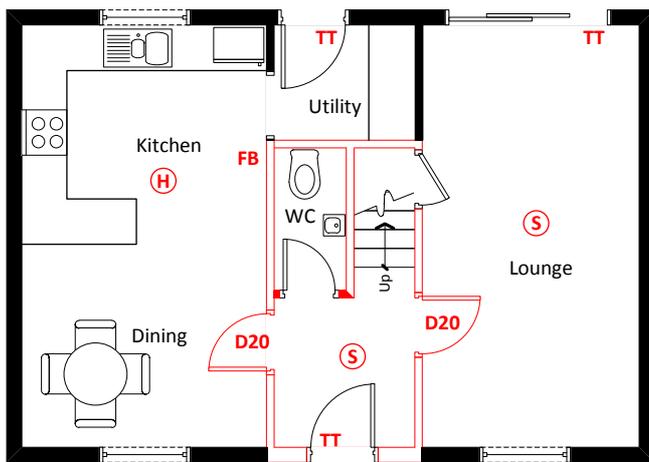
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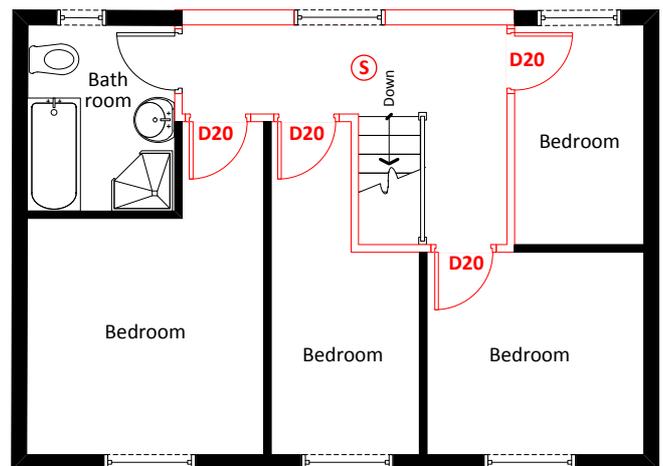
## Example 6: SHARED MODERN HOUSE - 2 storey

HMOs described as Shared houses are where the whole property has been rented out by an identifiable group of sharers such as students (not 1<sup>st</sup> Year Students), work colleagues or friends as joint tenants. Each occupant normally has their own bedroom that does not have a lockable door. They share the kitchen, dining facilities, bathroom, WC, lounge and all other parts of the house. All tenants will have exclusive legal possession and control of all parts of the house, including all the bedrooms.

There is normally a significant degree of social interaction between the occupants and they will, in the main, have rented out the house as one group. There is a single joint tenancy agreement with vicarious responsibility and therefore the landlord does not decide who lets a room should someone leave. In summary, the group will possess many of the characteristics of a single family household, although the property is still an HMO as the occupants are not all related.



GROUND FLOOR



FIRST FLOOR

### Fire safety

Grade D LD3+ Detection System with additional detection to kitchen and lounge  
Interlinked heat detector in kitchen area.

Interlinked smoke detector in the hallway and landing.

Interlinked smoke detector in lounge.

Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.

Property must have a route that leads to a place of ultimate safety.

Doors leading onto the escape route must be close fitted solid timber or panelled doors of substantial construction.

Doors of flimsy construction or hollow infill-type doors (commonly known as 'eggbox') or with non fire-resisting glazing will not be accepted.

Any internal windows in the escape route, including above door fanlights, must be either Georgian Wired safety glass or covered with 12.5mm plaster board to both sides. Where there is no borrowed light emergency lighting may be required.

A protected loft hatch.

Keyless Exit.

### Amenities - for up to 5 Tenants

One each of the following

**BATHROOM:** WC, bath or shower, wash hand basin

**KITCHEN:** fridge, freezer, four ring hob, oven, grill, sink

1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)

**HEATING**

Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**

### KEY

(S) Smoke detector

(H) Heat detector

**D20** Door made of a solid construction

**TT** Thumb-turn lock, no key to inside

**FB** Fire Blanket

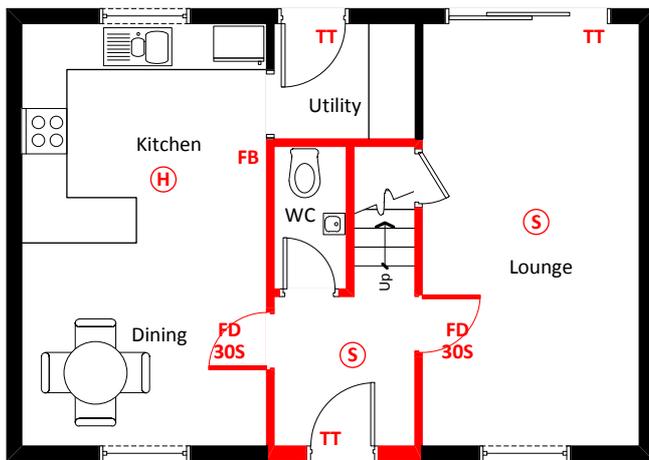
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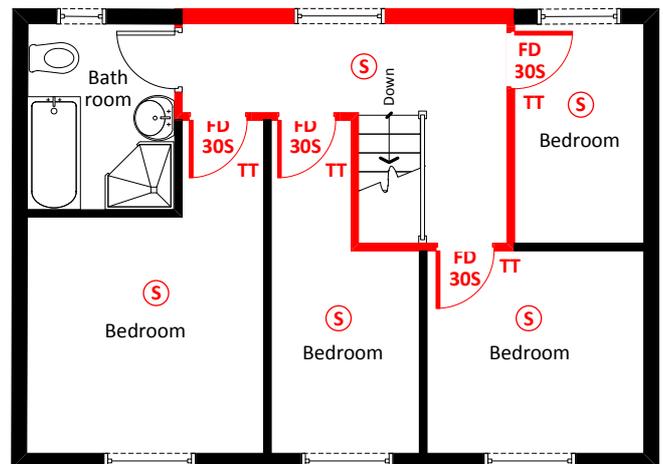
## Example 7: BED-SIT TYPE MODERN HOUSE - 2 storey

Bedsit type HMOs are properties converted into a number of separate non-self-contained lettings. Typically there will be individual cooking facilities within each bedsit, although there may be cooking facilities shared within a single kitchen. Toilets and washing facilities will mostly be shared. Some Bedsits have no communal living or dining rooms.

Bedsit HMOs will normally be let to separate individuals who initially have no relationship with each other and will live independently, with little or no communal living between tenants. Each letting will have its own individual tenancy agreement and there will usually be a lock on each individual letting door.



GROUND FLOOR



FIRST FLOOR

### Fire safety

Grade D LD2 Detection System

Interlinked heat detector in kitchen area.

Interlinked smoke detectors in the hallway and landing.

Interlinked smoke detectors in lounge and all bedrooms.

Property MUST have a 30 minute minimum protected route, therefore, walls and floors must be of sound construction.

Fire doors 30 minutes protection on all exits on to the protected route. Doors must have the correct furniture (rising butt hinges are not acceptable) and able to withstand 800 degrees Celsius. Door gaps need to be maximum 3mm on the sides and top with 6mm gap at the base.

Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.

Any internal windows in the escape route, including above door fanlights, must be either Georgian Wired safety glass or covered with 12.5mm plaster board to both sides.

Where there is no borrowed light emergency lighting may be required.

Keyless exit

A protected loft hatch

### Amenities - for up to 5 Tenants

One each of the following

BATHROOM: WC, bath or shower, wash hand basin

KITCHEN: fridge, freezer, four ring hob, oven, grill, sink

1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)

HEATING

Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**

### KEY

(S) Smoke detector

(H) Heat detector

FD30S 30 minute fire door with intumescent strip, smoke seal & self-closer

TT Thumb-turn lock, no key to inside

FB Fire Blanket

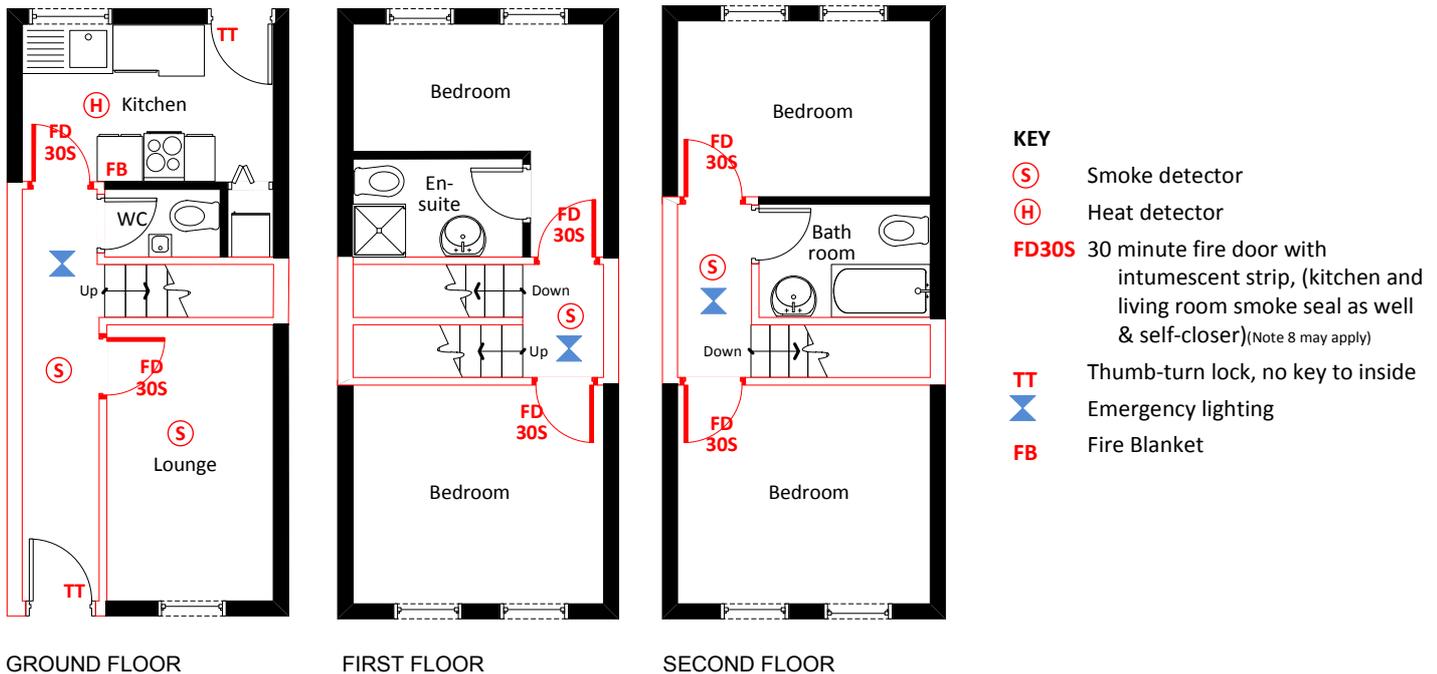
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## Example 8: SHARED HOUSE - 3 storey

HMOs described as Shared houses are where the whole property has been rented out by an identifiable group of sharers such as students (not 1<sup>st</sup> Year Students), work colleagues or friends as joint tenants. Each occupant normally has their own bedroom that does not have a lockable door. They share the kitchen, dining facilities, bathroom, WC, lounge and all other parts of the house. All tenants will have exclusive legal possession and control of all parts of the house, including all the bedrooms.

There is normally a significant degree of social interaction between the occupants and they will, in the main, have rented out the house as one group. There is a single joint tenancy agreement with vicarious responsibility and therefore the landlord does not decide who lets a room should someone leave. In summary, the group will possess many of the characteristics of a single family household, although the property is still an HMO as the occupants are not all related.



### Fire safety

Grade D LD3+ Detection System

Interlinked heat detector in kitchen area.

Interlinked smoke detectors in the hallway and landing.

Interlinked smoke detectors in lounge and all bedrooms.

Property MUST have a 30 minute minimum protected route, therefore, walls and floors must be of sound construction.

Fire doors 30 minutes protection on all exits on to the protected route. Doors must have the correct furniture (rising butt hinges are not acceptable) and able to withstand 800 degrees Celsius. Door gaps need to be maximum 3mm on the sides and top with 6mm gap at the base.

Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.

Any internal windows in the escape route, including above door fanlights, must be either Georgian Wired safety glass or covered with 12.5mm plaster board to both sides.

Where there is no borrowed light emergency lighting will be required.

Keyless exit

Note 8 under LACoRS may apply to the protected route with the agreement of the inspecting Officer and risk assessment, each property assessed on its own merits.

Keyless exit

A protected loft hatch

### Amenities - for up to 5 Tenants

One each of the following

BATHROOM: WC, bath or shower, wash hand basin

KITCHEN: fridge, freezer, four ring hob, oven, grill, sink

1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)

HEATING

Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom). For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**

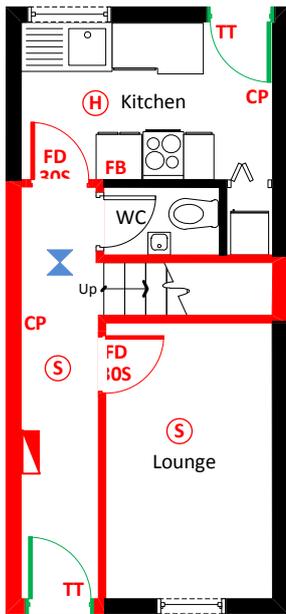
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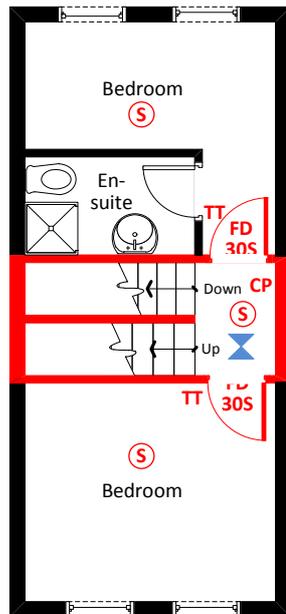
## Example 9: BED-SIT HOUSE - 3 storey

Bedsit type HMOs are properties converted into a number of separate non-self-contained lettings. Typically there will be individual cooking facilities within each bedsit, although there may be cooking facilities shared within a single kitchen. Toilets and washing facilities will mostly be shared. Some Bedsits have no communal living or dining rooms.

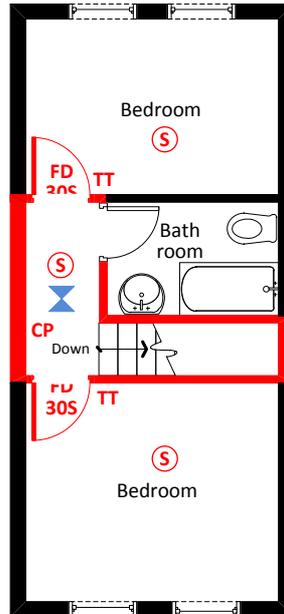
Bedsit HMOs will normally be let to separate individuals who initially have no relationship with each other and will live independently, with little or no communal living between tenants. Each letting will have its own individual tenancy agreement and there will usually be a lock on each individual letting door.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### KEY

-  Smoke detector
-  Heat detector
-  30 minute fire door with intumescent strip, smoke seal & self-closer
-  Call point
-  Control panel
-  Thumb-turn lock, no key to inside
-  Emergency lighting
-  Fire Blanket

### Fire safety

#### Grade A LD2 Alarm System

Grade A: a fire detection and alarm system that is designed and installed in accordance with the recommendations of BS 5839: part 1 (2002), except clauses relating to alarm audibility, alarm warnings for the hearing-impaired, standby supplies, manual call points and radio-linked systems, which are replaced by part 6. This comprises a system of electrically operated smoke and/or heat detectors which are linked to a control panel. The control panel must conform to current BS 5839: part 4 (or equivalent). In general the system must incorporate manual call points which should be located next to final exits, and, in larger multi-storeys properties, on each landing. The alarm signal must achieve sound levels of not less than 65dB (A) in all accessible parts of the building and not less than 75dB (A) at all bed-heads when all doors are shut, to arouse sleeping persons. LD2 coverage: a system incorporating detectors in all circulation spaces that form part of the escape routes from the dwelling and in all rooms or areas that present a high fire risk to occupants i.e. risk rooms.

Control Panel located by the front door. Linked with call points on all floors and exit points. This is to be interlinked with all detectors and sounders

Interlinked heat detectors in kitchen areas.

Interlinked smoke detectors in all hallways and landings.

Interlinked smoke detectors in lounge and all bedrooms.

Property MUST have a 30 minute minimum protected route, therefore, walls and floors must be of sound construction.

Fire doors 30 minutes protection on all exits on to the protected route. Doors must have the correct furniture (rising butt hinges are not acceptable) and able to withstand 800 degrees Celsius. Door gaps need to be maximum 3mm on the sides and top with 6mm gap at the base. Fire blanket in kitchen located 1.5 metre off ground between cooker and exit.

Any internal windows in the escape route, including above door fanlights, must be either Georgian Wired safety glass or covered with 12.5mm plaster board to both sides.

Where there is no borrowed light emergency lighting will be required.

Keyless exit

A protected loft hatch

### Amenities - for up to 5 Tenants

One each of the following

BATHROOM: WC, bath or shower, wash hand basin

KITCHEN: fridge, freezer, four ring hob, oven, grill, sink

1m of work top per tenant, 1 unit storage per tenant (500mm wide base unit or 1000mm wide wall)

HEATING

Fixed form of heating, in all rooms throughout property.

**Note: once you have 5 tenants the WC should be in a separate compartment. For more than 5 tenants, a second WC and WHB is required (however the WC can be contained within a second bathroom).**

**For both kitchens and bathrooms, once you have 6 or more persons the amenities start to double**

NOTE: These examples are based on the Essex Amenities Standards, The LACoRS Fire Safety Guidance and The Housing Health and Safety Rating System. The drawings are purely examples to give some idea as to what could be expected in various HMOs. Therefore the drawings are not exhaustive. If the property is 3 stories or more; or outside this basic example's; or you wish the property to be accredited then differing levels of fire safety will or maybe required. It should also be noted that properties which are 3 or more storeys, 5 or more persons and 2 or more households require a HMO Licence.