

Barnsley Metropolitan Borough Council

Amenities Standards for Licensable and Non-Licensable Houses in Multiple Occupation



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PART 1 – STANDARDS FOR HOUSES OF MULTIPLE OCCUPATION.

1.1 FOREWORD

The standards contained in this document are for guidance, and are to be applied to both licensable and non-licensable Houses in Multiple Occupation (HMO). They have been developed to address hazards to health assessed as being the most serious for this type of property under the Housing Health & Safety Rating System. Guidance on the servicing, maintenance and management of HMOs is also detailed. These standards will be revised from time to time in accordance with good practice.

1.2 INTRODUCTION

A basic definition of a House in Multiple Occupation (HMO) is a property occupied by 3 or more persons who do not form a single household and who share facilities (e.g. a kitchen or bathroom). Please see sections 254 -260 of the Housing Act 2004 for further details.

The definition of a licensable house in multiple occupation is a property occupied by five or more persons, who form two or more households and who share facilities.

Whilst these standards have been designed to be appropriate for a wide range of the most common types of HMO, the diversity of HMOs means it is not always possible to make provision for every eventuality. Where owners or managers are uncertain of any aspect of the application of these standards, the Council will be pleased to discuss possible variations appropriate for any individual HMO.

NOTE

The conversion of a property into a house in multiple occupation or changes to an existing house in multiple occupation may require planning consent and building regulations approval. You are therefore strongly advised to contact the Council's Planning Services Division on 01226 772593 and the Building Control Department on 01226 772678 prior to carrying out any conversion or improvement works. All private sector housing, including houses in multiple occupation, are subject to assessment by the Barnsley MBC Safer Neighbourhoods Service. It is therefore recommended that you contact the Safer Neighbourhoods Service – Shared Accommodation Team on 01226 773555 before undertaking any works.

PART 2 – BEDSIT / NON-SELF CONTAINED UNITS

2.1 DEFINITION

Houses occupied as individual rooms where there is some exclusive occupation (usually bedroom/living room) and some sharing of amenities (bathroom and/or toilet and/or kitchen). Each occupant lives otherwise independently of all others.

2.2 SHARED BATHROOMS

Preferably, each bedroom should be provided with a suitable wash hand basin together with its own supplies of hot and cold running water. Where this is not practicable, and the room is on the same floor as a bathroom, provision of a wash basin within the bathroom shall be accepted provided it need not be shared by more than three persons.

If a sink is provided in a single bedroom/study a separate wash-hand basin will not be required

Amenity Standards In Relation To Ratio Of Persons To Washing Facilities	
1-4 persons	At least 1 bathroom and 1 WC (the bathroom and WC may be combined) Wash hand basin required in bathroom and in separate WC (if provided)
5 persons	1 bathroom AND 1 separate WC with wash hand basin (this can be contained within a second bathroom)
6-10 persons	2 bathrooms AND 2 separate WCs with wash hand basins (one of the WCs can be contained within one of the bathrooms)
11-15 persons	3 bathrooms AND 3 separate WCs with wash hand basins (but two of the WCs can be contained within 2 of the bathrooms)

Please note that a bathroom means a room containing a bath or shower and any WCs located externally to the main dwelling shall be ignored.

2.3 INDIVIDUAL BATHROOMS

Where there are no adequate shared washing facilities provided for a unit of living accommodation, an enclosed and adequately laid out and ventilated room, with a toilet, wash hand basin and bath or fixed shower supplied with adequate cold & constant hot water must be provided for the exclusive use of the occupiers of that unit either –

- (a) Within the living accommodation; or
- (b) Within reasonable proximity to the living accommodation.

These amenities should be located not more than one floor distant from the unit of accommodation.

All baths must be readily accessible and of minimum dimensions 1700mm x 760mm in a bathroom,

All showers must be readily accessible of minimum dimensions 750mm x 750mm, or over a bath, in a suitable shower room together with adequate drying and changing space.

All baths, showers and wash hand basins must be equipped with taps/controls providing an adequate supply of cold and constant hot water and be connected to an appropriate drainage system.

All baths, showers and wash hand basins must be equipped with adequate splashbacks (300mm to baths and wash hand basins, full heights for showers or within separate water tight enclosure) with an adequate waterproof seal.

All bathrooms must be suitably and adequately heated and ventilated (see heating section below - adequate mechanical ventilation in accordance with Approved Document F of the Building Regulations 2000).

All bathrooms and toilets must be of an adequate size and layout.

Landlords should ensure the provision of suitable floor covering to WCs, bathrooms and kitchens; these should be slip resistant, impervious and easily cleansable.

No toilet should open directly onto an area of kitchen where food is prepared unless mechanical extract ventilation and a wash hand basin is provided.

2.4 Shared Kitchens

Where all or some of the units of accommodation within the HMO do not contain adequate facilities for the cooking of food:

There must be a kitchen, suitably located, in relation to the living accommodation, and of such layout and size and equipped with such facilities so as to adequately enable those sharing the facilities to store, prepare and cook food.

The kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities. A kitchen shall not be used for more than 2 sets of facilities:

- sinks with draining boards; Sinks shall be at the ratio of one sink for 5 persons. Where a house is occupied by up to 7 persons, the provision of a double bowled sink, or a dishwasher (in addition to a sink) may be treated as meeting this standard where the Council considers that such provisions adequately meet the occupier's needs.
- A suitable splash-back, 300mm high should be provided to the sink and draining board, and all joints shall be adequately sealed.
- an adequate supply of cold and constant hot water to each sink supplied; hot water may be provided by any of the following methods:-
 - (a) Piped from storage and boiler
 - (b) Immersion heater
 - (c) Fixed gas appliance, e.g. multipoint

- Installations or equipment for the cooking of food; Cookers with a minimum of 4 rings, a standard sized oven and a grill shall be usually provided at a ratio of one per 5 persons sharing the kitchen. Where an HMO is occupied by up to 7 persons the provision of a cooker with more 6 rings and more than one oven, or, a combination microwave oven (in addition to a cooker with 4 rings, an oven and a grill) may be treated as meeting this standard where the Council considers such provision adequately meets the occupiers needs.
- Electrical sockets; In addition to sockets provided for appliances required by these standards, a minimum of 4 sockets should be provided and located in a safe position. These should be at a ratio of one double socket for every two persons or part of two persons using the kitchen to be sited above worktop height.
- Worktops for the preparation of food; Worktops shall be a minimum of 500mm depth and a length of 0.5m. An additional 0.5m of worktop is required per person, in addition to any work surface taken by an appliance, sink unit or cooker required to satisfy the standards set out above.
- A suitable splash-back, 300mm high should be provided to any work surface that abuts a wall and all joints shall be adequately sealed.
- Cupboards for the storage of food or kitchen and cooking utensils; Food cupboards shall be a minimum of one 500mm wide base unit or wall cupboards per person. The space in a sink unit below the sink will not be acceptable.
- Refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- Fridge space shall be a minimum one cubic foot of space per person in addition to the freezer compartment.
- Fire blanket. To be provided and fitted to a fixed surface NOT directly over or opposite the cooker or hob/hotplates.
- Adequate internal and external storage for bins and wheelie bins.

2.5 Individual Kitchens

Where a unit of living accommodation contains kitchen facilities for the exclusive use of the individual household, and there are no other kitchen facilities available for that household, that unit must be provided with –

- A fixed impervious sink of minimum dimensions 500 x 600 mm with a drainer. It should be provided with an adequate and wholesome supply of cold water and an adequate supply of constant hot water and connected to the drainage system via a suitable trap. Hot water may be provided by any of the following methods:-
 - (a) Piped from storage and boiler
 - (b) Immersion heater
 - (c) Fixed gas appliance, e.g. multipoint
- A suitable splash-back, 300mm high should be provided to the sink and draining board, and all joints shall be adequately sealed.

- Installations or equipment for the cooking of food; A cooker with at least two burners / rings (four if provided for more than 1 person) with an oven and a grill. Rings must be at a height level with adjacent worktops. Alternatively a microwave oven may be substituted for one or two of the burners / hobs respectively.
- Electrical sockets; In addition to sockets provided for appliances required by these standards, a minimum of 4 sockets should be provided and located in a safe position.
- Worktops for the preparation of food; Worktops shall be a minimum of 500mm depth and a length of 1m (either as a 1m section or 2 x 0.5m sections). An additional 0.5m of worktop is required if for 2 persons, in addition to any work surface taken by an appliance, sink unit or cooker required to satisfy the standards set out above.
- A suitable splash-back, 300mm high should be provided to any work surface that abuts a wall and all joints shall be adequately sealed.
- Cupboards for the storage of food or kitchen and cooking utensils; Food cupboards shall be a minimum of one 500mm wide base unit or wall cupboards per person. The space in a sink unit below the sink will not be acceptable.
- Refrigerator with a minimum of 30lt capacity with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- Fire blanket. To be provided and fitted to a fixed surface NOT directly over or opposite the cooker or hob/hotplates.
- Adequate internal and external storage for bins and wheelie bins.

PART 3 – ALL HMOS

3.1 Heating

Fixed heating is to be provided throughout the property which is capable of efficiently maintaining an indoor temperature of 21°C in all habitable rooms and bathrooms and 18°C in all functioning space (hallways, landings and corridors) when the outside temperature is -1°C. The provision of insulation can assist in meeting this standard.

Heating may be by means of:

- Gas or oil programmable central heating,
- Electric storage heaters,
- Warm air systems,
- Under floor systems,
- Programmable solid fuel central heating. If this system is used, proper fuel storage facilities must be provided outside the building in a position readily accessible to occupiers of each unit; or
- Similarly efficient heating systems which may be developed in the future.

Wherever practical, heaters (excluding radiators) shall be fixed in such a position so as to direct heat towards the centre of the room.

The heating system must be safely installed by a competent person and maintained in a safe and full working order. Gas appliances must be safety inspected annually and certified in accordance with the Gas Safety (Installation & Use) Regulations 1998.

The heating system must be capable of use at all times and be fully temperature controllable by the occupiers of the HMO, both within their exclusive use rooms and communal spaces. If central heating is on a timed supply, where tenants do not have access to the main controls, then supplementary heating must be installed in each unit of accommodation. Where this supplementary heating is provided, it must be from a fixed appliance capable of thermostatically controlled instant heat, connected to a suitable flue and terminal outlet, or dedicated fixed spur socket.

The use of portable paraffin or oil fired heaters and liquefied petroleum gas heaters (LPG or Bottled Gas heaters) will not be acceptable under any circumstances, whether provided by the landlord or the tenant.

3.2 Room Sizes

A child will be considered as a separate person/occupant in terms of these standards.

The minimum room sizes that should be provided, as below, are also subject to each room being of a shape offering adequate useable living space. Areas where the ceiling height is less than 1.53m, such as an attic room shall not be counted as part of the floor area.

Separate kitchens, whether shared or used exclusively in connection with a particular single tenancy shall be of sufficient size for their purpose. Where kitchen facilities are provided within other rooms, as a guide, a minimum additional floor area of 3.7m² should be required.

The sharing of rooms by persons of the opposite sex over the age of 12 and who do not live as partners shall not be permitted.

No staircase or landing nor any room which has been appointed as a kitchen or bathroom shall be deemed suitable for sleeping accommodation.

The table on the following page details acceptable minimum room sizes

Acceptable Minimum Room Sizes

Shared Houses	No. of Persons	Size
Bedroom (without communal living space)	1	10m ²
Bedroom (without communal living space)	2	15m ²
Bedroom (with communal living space)	1	6.51m ²
Bedroom (with communal living space)	2	10.22m ²
Living rooms & dining rooms	1-3	8.5m ²
	4-6	11m ²
Kitchens	1-3	5m ²
	4	6m ²
	5	7m ²
	6	9m ²
Dining / Kitchen	1-3	10m ²
Dining / Kitchen	4-6	11.5m ²

Where living rooms, dining rooms or kitchens are provided for more than 6 people, an additional 1m² per person is required.

Bedsit Rooms	No. of Persons	Size
One room units with kitchen in room	1	13m ²
One room units with separate shared kitchen	1	10 m ²
Two or more roomed units	1	6.51m ² for each bedroom plus Adequate living room / kitchen or Adequate living room and a shared kitchen.
One room units	2	Co-habiting couples not less than 15m ² .
Two or more roomed units	2	10.22m ² for each bedroom plus Adequate living room / kitchen or Adequate living room and a shared kitchen

Please note ensuite bathrooms do not form part of the bedroom space and should not be included in floor space calculation. Consideration is given to the benefits of a private bathroom.

All habitable rooms, kitchens and bathrooms shall have a minimum floor to ceiling height of 2.14m, except in the case of existing attic rooms, which shall have a minimum height of 2.14m over an area of the floor equal to not less than three-quarters of the area of the room, measured on a plane 1.5m above the floor.

3.3. Stability

The house and every part of it shall be structurally stable.

3.4. Repair

The house shall be free from serious disrepair and otherwise be in a reasonable state of repair having regard to its age, character and the locality in which it is situated.

3.5. Dampness

The house shall be free from dampness which is prejudicial to the health of the occupants.

3.6. Natural and Artificial Lighting

All habitable rooms shall have an adequate level of natural lighting, provided via a clear glazed window or windows and/or door(s), the glazed area to be equivalent to at least one-tenth of the floor area and ideally provided with a direct view to the outside environment.

Basement rooms used for human habitation should, in addition to the requirement in the first paragraph, have sufficient natural lighting for their purpose.

All staircases, landings, passages, kitchens, bathrooms and water closets are to be provided, where practicable, with natural lighting. Windows to bathrooms and water closets are to be glazed with obscured glass.

Adequate electric lighting points are to be provided to all habitable rooms, staircases, landings, passages, kitchens, bathrooms and water closets. All lighting to common parts to be provided, maintained and paid for by the landlord or their agent. Lighting to staircases, landings and passages may be controlled by time switches or other devices having a similar effect.

3.7 Ventilation

All habitable rooms shall be ventilated directly to the external air by a window which has an openable area not less than 1/20th of the floor area. Alternatively, a suitable ventilation system may be provided in accommodation where non-opening windows are required.

All kitchens, bathrooms and water closet compartments shall be ventilated directly to the external air, either by a window the openable area of which shall be equivalent to at least 1/20th of the floor area of the room or by suitably sited mechanical ventilation providing a minimum of three air changes per hour operated from the lighting circuit of the room and fitted with a 20 minute overrun. For kitchens, mechanical ventilation providing one air change per hour will be deemed sufficient.

Basement rooms used as habitable rooms should be provided with natural ventilation direct to the external air. In addition, there should normally be an unobstructed space immediately outside the window opening which extends the entire width of the window or more and has a depth of not less than 0.6m measured from the external wall or not less than 0.3m in the case of a bay window with side lights.

Suitable and sufficient permanent ventilation shall be provided and maintained in any room in which there is a gas heating appliance.

Suitable and sufficient means of permanent ventilation shall be provided in all kitchens, dining/kitchens, bathrooms, water closet compartments and other rooms containing cooking or washing facilities.

3.8 Gas Safety

If gas is supplied to the property, the owner; manager or licence holder must provide the Council with a copy of the current gas safety certificate(s) to cover the common parts and all rented parts of the property. This certificate should state that the full gas installation, covering the supply pipes, flues and gas appliances, are safe for operation.

The annual inspection should be carried out by a qualified Gas Safe Register Engineer. The Gas Safety (Installation & Use) Regulations 1998 require an inspection to be carried out annually.

The licence holder will ensure that a gas safety certificate of not more than twelve months old is produced to the Council within seven days of a request being made.

3.9 Electrical Safety

All electrical appliances made available by the owner, manager or licence holder must be in a safe condition. Declarations as to the safety of the appliances must be provided. Operating instructions for the appliances must be given to the occupier / tenant at the start of their tenancy.

The owner, manager or licence holder must provide the Council with a copy of an Electrical Installation Condition Report within 7 days of a request being made. The report must cover the whole installation. The inspection must be carried out by a competent electrical engineer to show that the installation is safe and satisfactory and may have been obtained within the last 5 years or as recommended by the engineer.

3.10 Furnishings

All soft furnishings supplied by the landlord to tenants must comply with the relevant safety tests (as prescribed under the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended)).

All furniture will be labelled to show that it complies with these tests. These labels must not be removed.

3.11 Landlord and Tenant Rights and Obligations

There is a need to ensure that tenants are aware of their rights and also their obligations and that these will be enforced. The owner, manager or licence holder must provide tenants with a written statement of their tenancy rights and obligations, which should include a clause on anti-social behaviour. Owner, manager or licence holder should require tenants to take reasonable care to avoid causing damage in the property or any nuisance to their neighbours and should advise tenants that if these requirements are disregarded, the licence holder may instigate possession proceedings.

The owner, manager or licence holder should undertake to inform tenants about rubbish collection, causing excessive noise and other potential causes of conflict and about their responsibility to comply with any reasonable arrangements made in respect of the means of escape from fire and anything provided by way of fire precautions. All occupiers regardless of

tenure should recognise their responsibility with regard to these matters. The owner, manager or licence holder should be willing to enforce any provisions in the tenancy agreement with respect to anti social behaviour by the tenants.

The owner, manager or licence holder must clearly display a notice in a suitable position in the house containing the name and address and telephone number of the person managing the house. This should include an emergency contact number. The owner, manager or licence holder should ensure that any necessary amendments are made to the notice.

3.12 Disposal Of Rubbish

The control of storage and disposal of refuse is a particular problem in Houses in Multiple Occupation. The council requires that the owner, manager or licence holder of the HMO shall ensure that refuse is not allowed to accumulate in or outside the house except where properly stored pending disposal.

There must be:

- a. Suitable refuse and recycling containers provided which are on a scale adequate to the requirements of the residents;
- b. Supplementary arrangements for the disposal of refuse and recyclable materials from the house as may be necessary having regard to any service provided by the local authority.
- c. If there is no adequate space to store rubbish within the boundaries of the house from week to week and no way of providing extra space, the landlord may have to make arrangements for extra collections
- d. The tenants must be informed in writing at the beginning of their tenancy on which days refuse and recycling collections take place. This information should also be permanently displayed in a prominent position within the property

3.13 General Management Conditions

The owner, manager or licence holder of a house in multiple occupation must comply with all the requirements of the Housing Act 2004 and relevant regulations which relate to the management of HMOs. They must ensure the common parts of the house are repaired and maintained in a clean condition and in good order and similarly, that the living accommodation, which is let by the person responsible is let in a suitable condition.

PART 4 – Fire Precautions

4.0 Introduction to Fire Precautions

These fire standards are based on the National Housing Fire Safety guidance published by the Local Authority Coordinators of Regulatory Services - please download a copy <https://www.dashservices.org.uk/Media/Default/Docs/Lacors%20Fire%20Safety%20Guide.pdf>

In this section, we have aimed to cover the general principles about fire safety and protection. If you are unsure about whether your particular property is covered, please contact us, as we may need to do a separate assessment with the South Yorkshire Fire and Rescue Service.

The overall aim of this guidance is to improve the standard of private rented properties in Barnsley. This includes making sure they are safe for the residents that occupy them and that they have the appropriate standard of fire protection. Therefore, when carrying out any initial conversion works, or refurbishing your property - you must always upgrade to the highest specification or recommendation. For existing properties, officers will look at a range of factors that will influence the level of risk – and apply the fire safety precautions accordingly. If a licence is necessary, we will always indicate timescales for completing any upgrading works, but we aim to be flexible where possible. However, works with high risk factors must always be prioritised. We will give advice about what is expected to achieve the required standard, but recognise that there may be other construction methods that achieve the same effect. Please contact us if you are unsure about any aspects of these standards.

4.1 Definitions

Throughout this section, reference will be made to the following terms;

Shared house

Shared Houses are HMOs where the whole property has been rented out to an identifiable group of sharers such as students, work colleagues or friends as joint tenants. They will usually have rented out the house as one group and there will usually be one single joint tenancy agreement. In summary, although technically an HMO, the group will possess many of the characteristics of a single family household.

Bedsit-type HMOs

These are HMOs which have been converted into a number of separate non-self-contained bedsit lettings or floor-by-floor lets. Typically there will be individual cooking facilities within each bedsit, but alternatively there may be shared cooking facilities or a mixture of the two. Toilets and bathing/washing facilities will be shared or ensuite. There is unlikely to be a communal living or dining room. Each bedsit or letting will be let to separate individuals who 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.

Storey

A storey is a complete floor level commencing at ground level. In properties subject to mandatory licensing a cellar or basement, which is used other than for access to meters, will be considered a storey when deciding whether or not a licence is necessary but the levels of fire protection are decided with regard to the height of the premises above ground floor level.

Escape route

This is the route that residents will have to travel along to get out of the property if there is an emergency. This could be a hallway/corridor on all floors but could also be through another room such as a ground floor kitchen or bed/living room. The escape route should always be free of any obstructions and/or fire risks including any portable electric, gas or oil heaters; any fixed heaters using a portable heating source such as liquefied gas, any cooking facilities and any furniture or storage.

4.2 General principles

There are some general principles that apply to all house types, and these are shown below. If your property falls outside of these general principles, please contact us. Please read all the paragraphs in these sections in conjunction with each other to see the full range of fire protection expected.

You should always aim towards achieving 30 minutes fire separation – this includes walls, ceilings, floors and doors.

- a. Smoke detectors must be hardwired and interlinked and comply with BS 5839, Part 6.
- b. All kitchens must have heat detectors that are hardwired, interlinked to the main system with a battery back up.
- c. Polystyrene ceiling and wall tiles are not permitted.
- d. External doors require an internal thumb turn lock.
- e. Overall travel distances to escape must not be excessive.
- f. Fire blankets must be provided in all kitchens and bedsitting rooms with cooking facilities.
- g. Simple multi purpose fire extinguishers on halls/landings are discretionary, however, if provided must be maintained.

4.3 Specifications

Here is some additional information about our expectations for standards of fire protection.

The escape route

We always recommend 30 minutes fire separation to the walls, floors and ceilings of the escape route. The usual way to achieve this is by the installation of 12.5mm plasterboard, properly jointed and skimmed. Suitable alternative construction may be accepted, providing it is in sound condition, there is a direct escape and there is a good range of fire protection in the property– particularly a mains interlinked automatic fire detection system

All escape routes require smoke detection.

Where the escape route is complex or where there is no borrowed light, the fire escape route will need illumination. This can be from emergency lighting fittings or by other means including effective luminescent strips/paint.

Cellars and basements

If there is some storage and/or habitable use of the cellar, then there must be 30 minutes fire resistance to the entire cellar ceiling and cellar head. This includes when appliances are plugged into sockets in the cellar itself. If cellars are only used for access to meters, then we require 30 minutes fire separation between the cellar and those areas of the house that form the escape route.

Where ceilings under rooms not forming the escape route are insulated with exposed plastics or polystyrene or other materials the insulation must provide a low surface spread of flame.

Fire detection and alarm system

Automatic fire alarm systems are required, comprising of mains powered and interlinked detection with battery back. One detector may be sufficient for each level of the escape route, however, when positioning smoke detectors, no point within the hallway or corridor should exceed 7.5m from the nearest detector.

If detectors are not provided in bedrooms the bedroom door should be no further than approximately 3m from the nearest smoke alarm. Where the access door to a bedroom is on the storey below, smoke detection will be required in the bedroom.

Detectors should be suitably positioned, preferably mounted on ceilings and should be located at least 300mm horizontally from any wall or light fitting.

Where cellars are used only for access to meters a smoke detector interlinked to the detection system within the rest of the house is required in close proximity to those meters.

An additional smoke detector will be required at the cellar head where there is a power outlet for the operation of domestic appliances e.g. a washing machine or refrigerator/freezer in use at the head of the cellar steps. The storage of small portable electrical appliances such as vacuum cleaners etc. would not require an additional detector at the cellar head.

In rooms or areas where there are bulkheads or projections down from the ceiling which are greater in depth than 10% of the floor to ceiling height where fire alarm and detection systems are required, these areas will be classed as separate compartments each of which will require its own detector.

Internal doors

Fire doors should preferably be installed with a matching frame. Alternatively, fire doors can be fitted to existing frames where the frames are of sound construction and in good condition. Door frames and rebates should also give half hour fire resistance and the fire doors should be hung on a minimum of 3 x100mm hinges

Fire doors should be fitted with appropriate self closers (to BS476, Part 2) matched to the weight of the fire door that will close the door firmly against the rebates.

Doors should be latched or fitted with a roller ball and keep to ensure that they cannot be opened by a draught in a fire situation. Where locks are fitted, the lock must have a thumb turn.

Doors to rooms containing a smoke detector shall be fitted with intumescent strips and cold smoke seals. Doors to rooms with only a heat detector or no detection should be fitted with intumescent strips only.

Where a vision panel is required in a fire door, it must be of equal fire resistance to the door.

Sound doors of solid construction, close fitting and self closing may be acceptable if there is a good range of fire protection in the property – particularly a mains interlinked automatic fire detection system. Hollow core/egg box type doors are not acceptable.

Fire fighting equipment

Fire blankets must be situated away from the cooker but close to the exit door of the kitchen

Floor coverings

On escape routes these should comply with BS 5287. As a general rule, for existing carpets a mix of 80% wool and 20% synthetic fibre will comply. Most vinyl and linoleum is not suitable for escape routes. Where new carpeting is provided it should be labelled to BS 5287 or the European equivalent as a low radius of fire spread (up to 35mm).

Escape windows

An escape window must have a minimum unobstructed opening area of 0.33m² and a minimum dimension of 450mm height and width. For advice – a 735mm dimension is required where the other dimension is 450mm. The base of the openable area should not be more than 1100mm above the floor. They can only serve rooms where the floor level is less than 4.5m from the external ground, which should be level and free from obstructions. The window shall open from the inside without the use of a removable key. To be counted as an escape window, the occupiers of the rooms must be able bodied individuals who can be expected to exit via the window unaided

4.4 Fire Safety Quick Guide

This is a basic overview, based on average properties using LACORS guidance. Further additions may be required dependent on the property. If you have any further questions, or the property in question is more complex please consult with the council directly.

Single Family Dwellings

In general you will require:

- Mains powered interlinked smoke detection with integral battery backup located on the escape routes on all storeys of the house.
- Additional interlinked smoke detection is required in basement/ cellars.
- If a basement/ cellar is present, 30 minute fire separation is required between the basement/ cellar and ground floor, on the escape route.

Houses in Multiple Occupation

There are 2 main categories of multiple occupancy houses; Shared houses and Bedsits. Shared houses are let to multiple people under 1 tenancy agreement whereas Bedsits are where rooms are let on individual basis.

Up to 2 Storey shared house

- Mains powered interlinked smoke detectors to the ground floor hallway, first floor landing and cellar.
- Additional interlinked heat detector to the kitchen and interlinked smoke detector in the lounge and cellar.
- Internal solid doors to risk rooms must be well fitting and of traditional construction.
- Sound, traditional construction to all walls, floors and ceilings throughout, including cellar.

- Fire blanket to be provided in any rooms with kitchen facilities.

Three/Four storey shared house

- Mains powered interlinked smoke detection to the escape route at all levels.
- Additional interlinked heat detector to the kitchen and interlinked smoke detector in the lounge and cellar.
- 30 min fire door to the kitchen, with self-closers and intumescent strips only.
- 30 min fire doors to all risk rooms (i.e. bedrooms, living room, cellars etc.) with intumescent strips and self-closing devices.
- 30 minute protected escape route and sound, traditional construction to all walls, floors and ceilings throughout.
- If a basement/ cellar is present, 30 minute fire separation required between cellar and ground floor on the escape route.
- Emergency lighting only required to the escape route if complex or no effective borrowed light.
- Fire signage only if escape route is complex.
- Fire blanket to be provided in all rooms with kitchen facilities.

Up to 2 Storey bedsits

- Mains powered interlinked smoke detectors to the ground floor hallway, first floor landing and cellar.
- Additional interlinked heat detector to the kitchen and interlinked smoke detector in any lounge and cellar (as applicable).
- If bedsits have cooking facilities within the room, additional interlinked heat detector and non-interlinked smoke detector within the bedsit.
- If bedsits have no cooking facilities within the room, interlinked smoke detector within the bedsit.
- 30 min fire door set to the kitchen, with intumescent strips, cold some seals and self-closing devices.
- 30 min fire door sets to all risk rooms (i.e. bedrooms, living room, cellars etc.) with intumescent strips, cold some seals and self-closing devices.
- 30 minute protected escape route and sound, traditional construction to all walls, floors and ceilings throughout.
- Emergency lighting only required to the escape route if complex or no effective borrowed light.
- Fire signage only if escape route is complex.
- Fire blanket to be provided in all rooms with kitchen facilities.

Three / four storey bedsits

- Mains powered interlinked smoke detectors to each level of the escape route and cellar. Depending on the complexity of the property, an alarm control panel and call points may be required.
- Additional interlinked heat detector to the kitchen and interlinked smoke detector in any lounge and cellar (as applicable).
- If bedsits have cooking facilities within the room, additional interlinked heat detector and non-interlinked smoke detector within the bedsit.
- If bedsits have no cooking facilities within the room, interlinked smoke detector within the bedsit.
- 30 min fire door set to the kitchen, with intumescent strips, cold some seals and self-closing devices.
- 30 min fire door sets to all risk rooms (i.e. bedrooms, living room, cellars etc.) with intumescent strips, cold some seals and self-closing devices.
- 30 minute protected escape route and sound, traditional construction to all walls, floors and ceilings throughout.

- Emergency lighting only required to the escape route if complex or no effective borrowed light.
- Fire signage only if escape route is complex.
- Fire blanket to be provided in all rooms with kitchen facilities.

Buildings converted into self-contained flats

- Mains powered interlinked smoke detector to each level of the escape route. Depending on the complexity of the property, an alarm control panel and call points may be required.
- Interlinked heat detector in each flat, to the lobby/ room opening onto the escape route.
- Additional non-interlinked heat detector in each flat, to the lobby/ room opening onto the escape route.
- 30 min fire separation between flats and sound, traditional construction to all walls, floors and ceilings throughout.
- 30 min fire door sets to all rooms opening onto the escape route with intumescent strips, cold some seals and self-closing devices.
- 30 minute protected escape route.
- Emergency lighting only required to the escape route if complex or no effective borrowed light.
- Fire blanket to be provided in all rooms with kitchen facilities.

Dwellings over Commercial Premises

Where a house in multiple occupation is located over a commercial premises, there is generally a need for 60 minute separation between the commercial premises and the residential element. There may be a need for an interlinked fire detection, depending on complexity and layout, as well as use of the commercial premises.

If would like further information please contact the Shared Accommodation Team by email: Safer@barnsley.gov.uk

Part 5 – Useful Contact Numbers

For help and advice on the Housing Act 2004 and houses in multiple occupation please contact the Barnsley MBC Safer Neighbourhood Services on 01226-773555.

For assistance on planning and building control issues please contact 01226-773555.

For expert advice on fire safety issues, contact Barnsley Fire and Rescue on 0114 272 7202.

For help and advice about tenancies, contact Housing Solution Services on 01226-773870.

For help and advice on storage and collection of waste please telephone 01226-773555.
