

From: Lemagnen, Laurent
Sent: 20 March 2018 11:09
To: Chisnall, Emma <Emma.Chisnall@havant.gov.uk>
Subject: RE: APP/17/01326- 33 Fairlight Chalets

Good morning Emma,
Thank you for the info.

If the chalets do not have adequate provision for heating by means of fixed heating, each and every properties would fall foul of the Housing Act, as this would more likely than not constitute a Category 1 hazard.

If HBC allows this to happen we would allow someone to break the law.

As we are aware of it, we have to ensure that any occupant of any dwelling has adequate fixed space heating and that the chalet are capable to retaining the energy within, this to prevent ill health, or death (extreme cold is a known and well documented for premature death in any housing stock).

I would not be happy for anyone to reside permanently in the chalets unless each and every chalet complies fully with the housing standard and therefore I would recommend refusal.

Should you grant permission for this application, as a minimum conditions, all category 1 or 2 as described under the Housing Act and the Housing Health and Safety Rating System are removed.

I must inform that if the chalets are permitted to be used 12 months a year, and not meeting the minimum standard for human habitation, Environmental health will have no choice but to get involved and require retrospective fitting of adequate fixed space heating (initially) and carry out a full inspection on each and every chalet. This would involved assessing the chalets for all 29 hazards under the HHSRS which could potentially lead to formal action being taken.

I am not aware of the challets will be for the rental market or if some are owner occupied, but this (if planning is given) may prove expensive, stressful for the occupiers

Although EH can act for inadequate housing, I do not think that Havant should allow this to happen, unless the chalet reach at least the minimum housing standards.

It is my opinion that unless the chalets meet the minimum requirement, prior occupation, this application should be refused.

I hope this helps. If you want to discuss the above, please let me know.
Kind regards
Laurent