

Good Afternoon Jennie,

Thank you for checking with regards to the likely expected conditions for the proposed HMO at 81-81a London Road.

I have considered your particular enquiry with regards to the kitchen.

Whilst we would usually expect to see a kitchen within 1 storey of every bedroom, the current proposal is to provide a relatively large dining area and we would accept that as an alternative.

However, whilst I presume the kitchen plans are only indicative at this time, due consideration should be had to our guide to expected standards in an HMO available at <https://www.havant.gov.uk/housing/private-sector-housing/houses-multiple-occupation-hmo> . We will likely condition for kitchen facilities for 13 people (assuming each bedroom has only 1 occupant) as follows:

Cooker hobs	• 4 hob (x3)
Ovens	• 3 double ovens
Sinks (& dishwashers)	• Minimum of 2 sinks (including drainers) plus full sized dishwasher; or • 3 sinks.
Electrical outlet sockets	• Minimum 13 sockets sited above worktops (ie whitegoods must have dedicated power sources)
Worktop space	• A minimum of 3 metres width of 600mm deep worktop. Large kitchen appliances such as microwaves must not take up space on worktop.
Food storage	• 400mm wide wall or floor cupboard unit per occupant.

Crockery storage	• Additional storage for cutlery/crockery/glassware etc of one 400mm wide cupboard per 2 occupants.
Other storage	• Under sink cupboards shall not be used for storage of food or crockery etc.
Fridge / freezer storage	• A minimum of 1 fridge shelf and 1 freezer drawer per occupant of at least 500mm wide. Each shelf/drawer height must be adequate to reasonable store food. • The bottom shelf in each fridge must be left empty for shared storage of raw meat.

If satisfactory circulation space, including safe space between cookers etc can not be achieved for 13 occupants it will be necessary to divide the above requirements across two or more kitchens within the building. Note, there may be a requirement to increase the number/size of the required facilities to account for the splitting of them across two kitchens.

If the applicant wishes to discuss the requirements in more depth before completing their planning application I am sure we can assist with that.

Kind regards

Steve

Stephen Edmonds
Environmental Health Officer