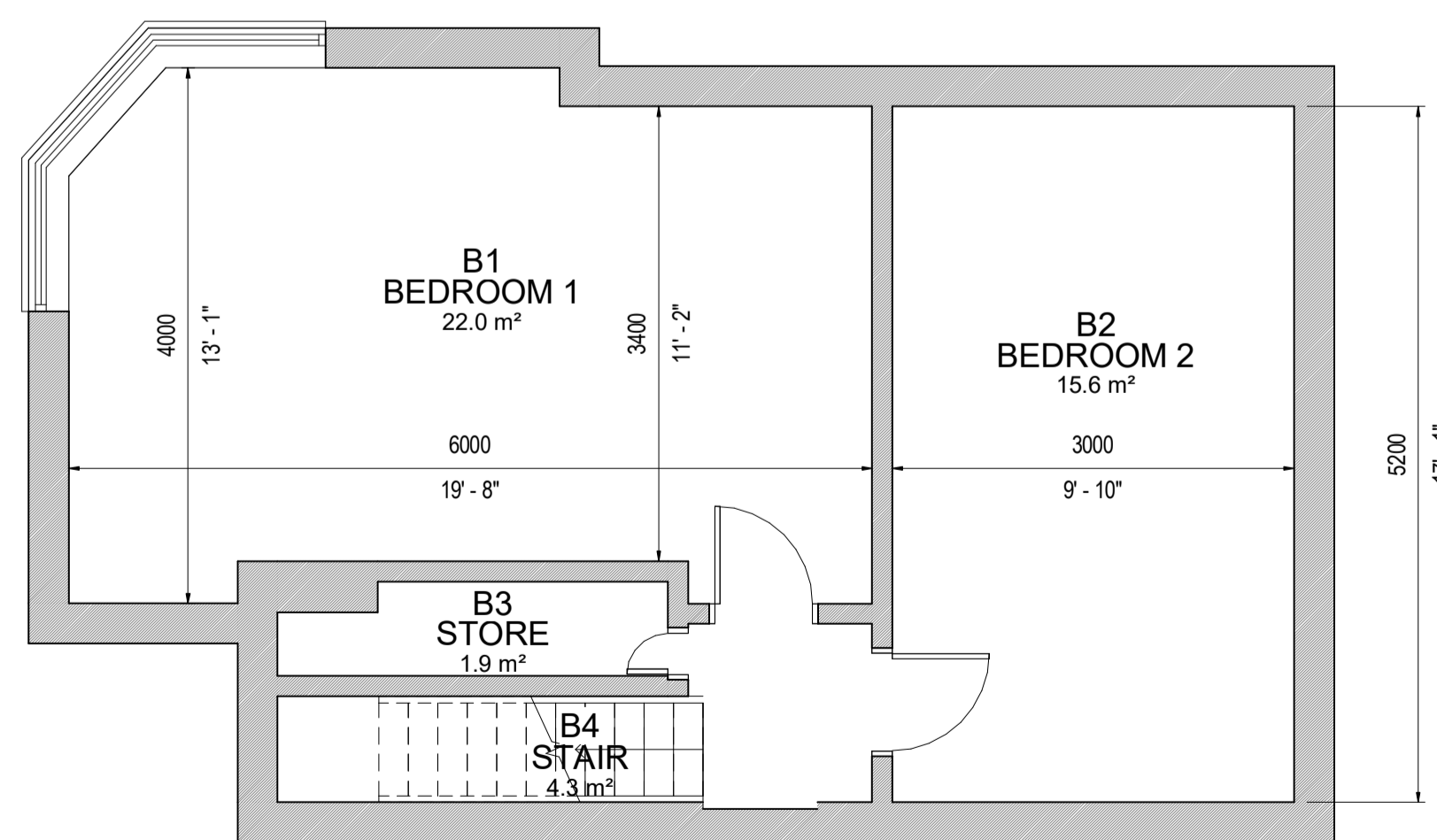


Room Schedule (Proposed)			
Number	Name	Area	Occupancy
B1	BEDROOM 1	22.0 m <sup>2</sup>	SINGLE
B2	BEDROOM 2	15.6 m <sup>2</sup>	SINGLE
B3	STORE	1.9 m <sup>2</sup>	COMMUNAL
B4	STAIR	4.3 m <sup>2</sup>	COMMUNAL
G1	BEDROOM 3	23.7 m <sup>2</sup>	SINGLE
G2	KITCHEN / EATING	17.2 m <sup>2</sup>	COMMUNAL
G3	STORE	1.5 m <sup>2</sup>	COMMUNAL
G4	BATHROOM	3.8 m <sup>2</sup>	COMMUNAL
G5	HALL	4.2 m <sup>2</sup>	COMMUNAL
G6	SHOWER	3.1 m <sup>2</sup>	COMMUNAL
G7	HALL	27.8 m <sup>2</sup>	COMMUNAL
G8	W/M T/D	1.3 m <sup>2</sup>	COMMUNAL
G9	BEDROOM 4	15.1 m <sup>2</sup>	SINGLE
G10	BEDROOM 5	10.8 m <sup>2</sup>	SINGLE
G11	BEDROOM 6	12.1 m <sup>2</sup>	SINGLE
G12	GARAGE	41.1 m <sup>2</sup>	NO ACCESS
G13	CLOTHES DRYING AREA	8.3 m <sup>2</sup>	COMMUNAL
G14	BEDROOM 7	16.2 m <sup>2</sup>	SINGLE

Bedroom Area Schedule			
Number	Name	Area	Occupancy
B1	BEDROOM 1	22.0 m <sup>2</sup>	SINGLE
B2	BEDROOM 2	15.6 m <sup>2</sup>	SINGLE
G1	BEDROOM 3	23.7 m <sup>2</sup>	SINGLE
G9	BEDROOM 4	15.1 m <sup>2</sup>	SINGLE
G10	BEDROOM 5	10.8 m <sup>2</sup>	SINGLE
G11	BEDROOM 6	12.1 m <sup>2</sup>	SINGLE
G14	BEDROOM 7	16.2 m <sup>2</sup>	SINGLE

1 PROPOSED GROUND FLOOR PLAN  
1:50



2 PROPOSED BASEMENT PLAN  
1:50

MINIMUM REQUIREMENTS FOR H.M.O PROPERTY

Bedrooms with Common Living Room and Kitchen Available

1. Single Room (1 Adult) 6.5sq metres (This room all in excess of 10sqm, where property has no communal living area)
2. Double Room (2 Adults) 10.5sq metres
3. Triple Room (3 Adults) 16.5sq metres
4. Over 3 adults 16.5 sq metres + 4.5sq metres per person over 3
5. Family Room (2 Adults + Children under 10years) 10.5sq metres + 4.5sq metres per child

Standard Bedroom where there is no Communal Living Area Available

1. Single room (1 adult) 10sq metres
2. Double room (2 adults) 15 sq metres
3. Triple room (3 adults) 15.5 sq metres
4. Over 3 adults 15.5 sq metres + 6 sq metres per person over 3
5. Family Room (2 adults + children under 10) 15 sq metres + 7 sq metres per child

Space Layout

- Every room used as a Bedroom should be capable of accommodating at least:
1. A Bed
  2. A Wardrobe (except where built in wardrobe of equal size is provided)
  3. A Chest of Drawers, together with Adequate Activity Space
  4. Suitable arrangements should be provided for Internal or External drying of clothes, bedding etc.

Kitchens

1. One sink for a maximum of five persons, with integral drains Provide 2lit, sink and drains
  2. Adequate food storage (Lockable if required)
  3. Adequate impervious work surface
  4. One cooker for a maximum of five persons (four rings, Oven & Grill) Provide 2lit, cookers
- Microwave ovens and 12 place automatic dishwashers may be provided, but these do not entirely replace cookers and sinks.

Sanitary Facilities

1. One WC for a maximum of five persons - Room G2 Shower/WC/wash hand basin G4 Bath/WC and wash hand basin
2. One bath or shower for a maximum of five persons - Room G2 Shower/WC/wash hand basin G4 Bath/WC and wash hand basin
3. Every toilet to have a washbasin within the toilet itself, or within an adjacent space providing the sole means of access to the toilet. The toilet and washbasin space should also be separated by a door, from any room or space used wholly or partly for the preparation or consumption of food. - Room G2 Shower/WC/wash hand basin G4 Bath/WC and wash hand basin

Space Heating

1. Fixed heating system or be served by a central heating or underfloor heating system, capable of maintaining a temperature of 18c when outside temperature is -1c.
2. LPG heaters must not be used.

Detection of Carbon Monoxide

There must be installed a CO alarm which meets the requirements of BS EN 50291: 2005 in the same room as any gas appliance. Alarms should be powered by a battery designed to operate for the working life of the alarm. Such alarms should incorporate a warning device to alert users when the working life is due to pass. This type of alarm is easier to change when the working life has expired as it does not require a specialist electrician.

Gas Safety

Under the Gas Safety (Installation and Use) Regulations 1998, the landlord must have an annual gas safety check carried out on all gas appliances by a CORGI registered gas installer. The landlord authority will request a copy of the current gas safety certificate to confirm that this has been done.

Electrical Safety

The landlord will be required to provide certification to show that the electrical system (PPE) and any electrical appliances provided by the HMO owner (RNI) have been examined by a competent person who has confirmed they are functioning properly and are safe. Such an examination should be carried out at least once every Three Years. Authorities should be satisfied that the PAT certificate is up to date (these must be reviewed at least annually, or as directed by the approved electrical contractor).

ELECTRICITY

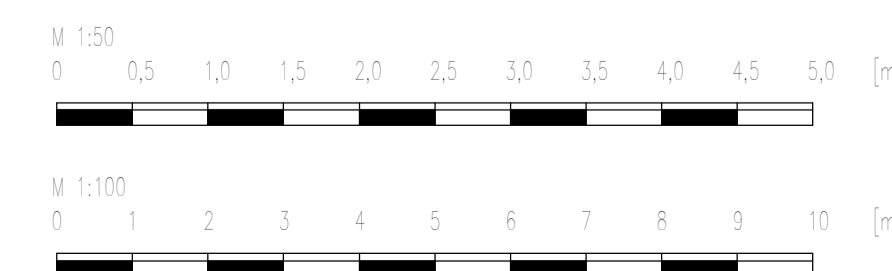
Electrical Socket Outlets in each room: 6  
Electrical Socket Outlets in kitchen: 6  
Additional Electrical Socket Outlets somewhere else in building: 4  
These sockets should be easily accessible. Other outlets may be inaccessible, for example those for white goods.

Security

The accommodation should have secure locks on all access doors and ground floor or accessible windows and on the doors of residents' rooms where appropriate. All locks should be capable of being opened from the inside without recourse to a key, so that residents can escape in case of fire.

Application for a Licence

The display notice (Cert 1) must be displayed in accordance with the information contained within the Guidance to Applicants Information pack under the Display Notice section, and the completed form (Cert 1) must be returned to this section after the 21Day period has expired.



Rev	Date	Description
A	24.03.2024	HMO application submission

Client  
**S. Smith**

Project Title  
**14 Hill Crescent  
Bexley  
Kent, DA5 2DB**

Drawing Title  
**Proposed Floor Plans**

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Scale  
1 : 50@A1

Date  
03/15/24

Drawn by  
ETC

CHK'd  
ETC

App'd  
DAR

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Status  
For Information

Orig No.  
14HICR/003

Rev.  
A

**ETC DESIGN**  
92 MERLIN ROAD, WELLING, KENT DA16 2JR  
Mob: 07951 768098