

2 Hermitage Place
EDINBURGH
EH6 8AF

Date 10th May 2022
Reference 468036

Dear [REDACTED]

HOUSING (SCOTLAND) ACT 2006, PART 5
LICENSING OF HOUSES IN MULTIPLE OCCUPATION
PREMISES: 2-3 HERMITAGE PLACE, EDINBURGH, EH6 8AF

I refer to your application for a House in Multiple Occupation Licence for the above property. We carried out an inspection of the property on **06 May 2022** to assess the physical compliance of the property. During the inspection a number of issues were identified which are detailed in the schedules of works later in this report. A revisit inspection will be carried out to assess that the works have been complete. The works listed below should be completed within 4 weeks of the report being issued. These works should be complete by **08 June 2022**. A provisional date for inspection has been set for the following date;

Afternoon of Wednesday, 15 June 2022.

You will be contacted approximately one week before your inspection date to confirm the exact time of the inspection and to confirm who will be inspecting the property.

I must advise you that any matters, which remain outstanding after the above date, may form the basis for a recommendation for refusal of the licence application.

The Scottish Government published Fire Safety Guidance for sleeping accommodation, which applies to HMO properties, in 2006. The Fire Safety Guidance states that existing domestic panel doors, in general, are not suitable for use to control the spread of fire.

At the inspection we found that some work is needed, as specified in the schedule, to bring the doors in the property up to the required standard.

For further information about HMO licensing, you can view our website:
www.edinburgh.gov.uk/hmollicence.

Yours sincerely

[REDACTED]

[REDACTED] (HMO Inspections), Directorate of Place

City Chambers, High Street, Edinburgh, EH1 1YJ
Tel [REDACTED] | [REDACTED]@edinburgh.gov.uk



INVESTORS
IN PEOPLE | Gold



Schedule Of Works – 2-3 HERMITAGE PLACE, EDINBURGH, EH6 8AF

If you wish to discuss any of the undernoted points, please contact [REDACTED] on [REDACTED] or [REDACTED] [@edinburgh.gov.uk](mailto:[REDACTED]@edinburgh.gov.uk)

Locks – Mortise

- 1 All doors which form part of the escape route from the premises should be made and maintained easily and immediately openable from the inside without the use of keys during all periods of occupancy.

At the time of inspection, the **Main Front door** had a mortise lock fitted. Please ensure that the mortise lock on the door is not in use, by filling or disabling the lock or replacing this lock with a thumb turn lock.

Locks – Mortise

- 2 All doors which form part of the escape route from the premises should be made and maintained easily and immediately openable from the inside without the use of keys during all periods of occupancy.

At the time of inspection, the following doors had mortise locks fitted. Please ensure that the mortise locks on the following doors are not in use, by filling or disabling the locks or replacing these locks with thumb turn locks.

- **Lounge Door**
- **Fire exit Door in lower ground**
- **Any other door which has a mortice lock**

Electrical Plug Sockets

- 3 The kitchen and each bedroom and living room shall be provided with at least six electrical socket outlets, which should be easily accessible. In addition, a further four electrical sockets, which are also easily accessible must be provided anywhere within the property. The following doors requires additional sockets.
 - **Bedroom 12** - (currently 4 – requires 6 [7 if there is a fridge/freezer in the room])
 - **Bedroom 8** - (currently 5 – requires 6 [7 if there is a fridge/freezer in the room])
 - **Bedroom 7** - (currently 5 – requires 6 [7 if there is a fridge/freezer in the room])
 - **Bedroom 6** - (currently 5 – requires 6 [7 if there is a fridge/freezer in the room])
 - **Bedroom 19** - (currently 5 – requires 6 [7 if there is a fridge/freezer in the room])
 - **Kitchen 1** – (currently 4 – requires 6)
 - **Kitchen 2** – (currently 4 – requires 6)

Fire Extinguisher Provision – Full

- 4 The Fire Extinguisher in the hall was missing at the time of inspection. Fire-fighting Equipment shall be provided and sited as follows:
 - One **13A rated** type extinguisher to be provided and sited in the hallway.

NOTE: Full information regarding extinguishers can be obtained from the current editions of BS 5306-3, BS 5306-8, BS EN3 and BS 7863.

The Fire Authority recommend that Fire-fighting Equipment required in these premises should be supplied by a Fire Appliance Company who are British Approvals for Fire-fighting Equipment registered (B.A.F.E.).

All Fire-fighting Equipment within the premises shall be mounted on wall brackets or shelves,

maintained free from obstruction and available for immediate use in case of fire. Small extinguishers with a total weight up to and including 4 kg should be mounted so as to position the handle about 1.5 m from the floor but the carrying handle of larger, heavier extinguishers should be about 1 m from the floor.

Bedroom Room Size – Width (2.25 m)

- 5 The following Bedrooms do not meet the current minimum width for a bedroom of 2.25 m. I require you to provide me with information on what mitigating factors the City of Edinburgh Council should take into consideration to allow us to apply an exemption to this physical standard and recommend the granting of this licence.
- Bedroom 12 (1.9m wide)
 - Bedroom 9 (1.67m wide)
 - Bedroom 7 (2.15m wide)
 - Bedroom 6 (1.75m wide)

Bedroom Room Size – 6.5 m²

- 6 The following Bedrooms do not meet the space standard of 6.5m² floor area required where a communal living area is provided. This room cannot therefore be used as a bedroom and, its use as a bedroom must cease on expiry of the current occupant's lease. Please provide written confirmation of your intentions for this room.
- Bedroom 12 (6.2m²)
 - Bedroom 19 (5.94m²)

Door Fire Resistance

- 7 The undernoted doors should be upgraded to fire resistance of short duration (30 minutes). They should be made close fitting [a maximum clearance of 3 mm either side and top and 10 mm at the bottom of the door] onto adequate stops and be **fitted with a self-closing device** capable of closing the door automatically from all angles of opening, including the fully open position.
- Kitchen 1 Door
 - Kitchen 2 Door
 - Door connecting the two properties
 - Cupboard door opposite Bedroom 16
 - Door numbered (Bedroom) 16 [Not to be used as a bedroom]
 - Cupboard next to Bedroom 5 (Door closer required)
 - Cupboard off fire escape (linen cupboard)

Door Smoke Stopping

- 8 The undernoted doors should be made smoke stopping by the fitting of intumescent strips and ambient temperature smoke seals.
- Kitchen 1 Door
 - Kitchen 2 Door
 - Door connecting the two properties
 - Bedroom 7
 - Cupboard door opposite Bedroom 16
 - Cupboard next to Bedroom 5 (top of door)
 - Cupboard off fire escape (linen cupboard)

Door Latch Missing/Required

- 9 You must ensure that all fire doors within the property are fitted with a suitable latch lock assembly and corresponding strike plate (aka latch keeper) on the doorframe. Locks and latches must conform to the current edition of BS EN 12209.
- Kitchen 1 Door

- Door connecting the two properties
- Cupboard door opposite Bedroom 16

Fire Blanket Required

- 10** A fire blanket complying with BS 7944: 1999 and BS EN 1869: 1997 requires to be provided in the kitchen and sited adjacent to, but not behind, the door and maintained readily available for immediate use in case of fire.
- Kitchen 1

Kitchen Worktop Surface

- 11** The kitchen requires to be provided with additional impervious work surface. A minimum of two linear metres is required for three people with an additional 60 cm for every additional person. Your kitchen currently does not have the required worktop space of **18.2 m for thirty persons**. Please supply us with your proposals for supplying additional work surface to meet the required standard.

Hallway – Obstructions

- 12** Within HMO licensed properties the hallway has to be maintained as a sterile area. The bed in the store shall be removed to its original location and thereafter this area shall be maintained and kept free from obstruction at all times and cannot be used as sleeping accommodation.

Emergency Lighting Required

- 13** An emergency lighting system complying with the current edition of BS 5266-1 (Category non-maintained - 60 minutes) is required in these premises as there is insufficient borrowed light to illuminate the escape route in the event of a power loss during the hours of darkness. Note that an Installation and Commissioning Certificate making reference to the current edition of BS 5266-1 is required.

Fire Alarm – Extension of Fire Detection System

- 14** The existing automatic fire detection system should be extended by the provision of additional detectors in the undernoted locations:

- One unit to be located in room named Bedroom 16 on the fire escape in the lower ground
- Cupboard next to Bedroom 5
- Cupboard on fire escape containing fuse board
- Cupboard off fire escape (linen cupboard)

The Fire Authority recommends the installation of detectors susceptible to actuation by smoke as opposed to heat in these premises, with the exception of kitchens, laundries or boiler rooms.

The manufacturer's instructions should be complied with when installing the above unit.

In addition, these units should be interlinked so that on actuation of any one unit, all units actuate.

The aforementioned Detection Unit should be tested once every week and the results recorded in a Log Book.

The extension to the automatic fire detection system should comply with the current edition of the relevant British Standard (5839 Part 1 or 6) and a certificate of compliance and test, issued by a competent person, should be forwarded to this

Department.

The automatic fire detection system should be serviced, and any defects rectified by a competent person, in accordance with the British Standard and the results recorded.

If you wish to discuss any of the undernoted points please contact Watch Commander [REDACTED], Fire Safety, Scottish Fire and Rescue Service, at [REDACTED]@firescotland.gov.uk

END OF SCHEDULE

Inspection Report Guidance Notes

1. For ease of identification this department numbers rooms in a clockwise direction around the hallway from the flat entrance door. If bedroom doors have their own numbers on them then this system does not apply.
2. For your information, all upholstered furniture must comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended. All mattresses, bed bases and furnished headboards must comply with the current edition of BS 7177 + A1: 2011 for domestic use (low hazard).
3. One of the conditions of an HMO licence is that you are expected to have a system in place, which provides for continuity of safety certification. This means that you should ensure there is no time gap between the expiry of a certificate and its renewal. You should maintain records of your historic certificates as this will be required for your renewal application (in addition to other legal duties to retain certain certificates).