

Compliance Inspection – Compliance Inspection – 8 Hermitage Place

The inspection was carried out at the property on 25 November 2024 by [REDACTED] and [REDACTED] to assess the physical compliance of the property. At that inspection I identified features that do not comply to the required standard. These are detailed in the schedule below.

Schedule – 8 Hermitage Place

Licence Application

1. Licence application for 43 persons in 19 bedrooms within 8 – 9 Hermitage Place, it's a mid terraced townhouse.

Bedrooms – Space and Layout/Living Room Requirement

2. All bedrooms have an e-suite. All bedrooms meet the minimum width requirement of 2.25m. All bedrooms meet the Activity Space requirements as per the Statutory Guidance. All the room meet the space requirements as there is a communal space available.
3. Windows in general poor condition – cords and handles missing from sash and case windows and frames need attention across the building.
4. Bedroom doors need maintenance to repair missing and broken intumescent strips.
5. Doors do not have latches to hold the door shut when not locked relying solely on thumb turn locks.
6. Ventilation fans across all bedrooms need to be inspection and cleaned as found a number were not working at the time of the inspection.

Dining Room

7. Dining Room - CO detector required as boiler housed in cupboard.

Kitchen

The requirements for kitchen facilities should take account of the needs of the occupants and the arrangements for meals and are expected to have:

1 cooker with oven, grill and 4 cooking plates or rings for a maximum of 5 persons. Cookers provided with the required activity space of 1000 mm in front and 300 mm worktop width available on both sides of the hob.

8. Currently the kitchen only has 5 rings with 1 oven for 43 people.
9. The kitchen requires additional impervious work surface. A minimum of two linear metres is required for three people with an additional 60 cm for every additional person. The kitchen currently does not have the required worktop space of 26m for 43 persons with only 6m available. An additional 20m is required.
10. The kitchen has 2 sinks with drainer for 43 people under the requirements of one sink with drainer for every 5 occupiers. There is a separate wash hand basin.

End Schedule
