Clare Whiting

From: Matthew Phillips
Sent: 14 August 2017 17:00
To: planning_admin
Subject: FW: HMOs

Please add as general consultation response to P/2017/0611

From: hmo
Sent: 14 August 2017 15:14
To: Matthew Phillips
Subject: RE: HMOs

Hi Matthew,

Yes, the licences cover fire safety requirements and are based on our Prescribed Standards and the LACORS Guidance on Fire Safety Provision for Certain Types of Existing Housing (ISBN 978-1-84049-638-3) which can be downloaded for free from www.cieh.org/policy/fire_safety_existing_housing.html.

Cheers,

Wyn

From: Matthew Phillips
Sent: 14 August 2017 14:50
To: hmo
Subject: RE: HMOs

One other query I have – does the HMO licence cover fire safety requirements?

Regards

Matthew

From: hmo
Sent: 14 August 2017 13:32
To: Matthew Phillips
Subject: RE: HMOs

Hi Matthew,

There is one alleged HMO at 3 Albert Road that is not licenced however there is nothing on council tax or housing benefit records to indicate that it is.

Try and email the hmo@wrexham.gov.uk as more people have access to this.

Cheers,

Wyn

From: Matthew Phillips
Sent: 14 August 2017 11:35

To: Wyn Morgan
Subject: HMOs

Wyn,

I have an application for a HMO at 8 Albert Street. As far as I am aware there are no existing HMOs on Albert Street. The nearest HMOs are 24 Kingsmills Road (around 70m away) and 3 Greenbank Street (90m away)

We have received objections from local residents and some are alleging some illegal HMOs on Albert Road and in the area. Excluding exempt HMOs are you aware of any HMOs operating without a licence in the vicinity?

Regards

Matthew