
From: Marley, Lucy
Sent: 23 April 2021 15:29
To: Cross, David
Subject: P/21/0086 - comments

Hi David,

I have reviewed the above consultation and have the following observations:

There is sufficient space within the bedrooms for 1 person in each room and sufficient space in the kitchen for the number of persons. However, the kitchen must be supplied with:

- Adequate appliances and equipment for the cooking of food – An oven, grill and 2 burner hob where used by a single person. An oven, grill and 4 burner hob where used by two people.
- A sink with a draining board and adequate supply of cold water and constant hot water
- A work top for the preparation of food - must be fixed smooth impervious surface(s). Minimum size of 1000mm x 2000mm.
- Sufficient electrical sockets - Six (or 3 x double) suitably positioned electric sockets are required, plus one per fixed appliance.
- A cupboard for the storage of kitchen utensils and crockery – 0.3m³ of dry goods storage cupboard per person. Storage below a sink will not be included.
- Fridge and freezer storage of standard size, allowing one shelf space each of fridge/freezer space for each occupant.
- Provision of mechanical ventilation must ventilate to the outside air at a minimum extraction rate of 60 litres/second. Natural ventilation must have a window equivalent to 1/20th of the floor area.
- Kitchen floor to be of material which is slip resistant, impervious and easy to clean.
- Kitchen walls adjacent to cookers, sinks and food preparation area must have an impervious splash back.

Fire Precautions – Dependent on nature of tenure.

- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as is considered necessary (contact Environmental Health to discuss)
- Fire protection to comply with South Wales Fire Authority, Guidance Document H9. Specific requirement will vary depending on layout and use of property.
- Fire blankets to comply with current standards in each kitchen.
- A 1Kg fire extinguisher to comply with current standards in each kitchen.
- Fire doors must comply with current standards – FD30/s to all habitable rooms.
- Locks – All locks on doors to the means of escape and final exit doors must be capable of being opened from inside the room without the use of a key.

If the property is let to a cohesive group of tenants on a joint tenancy, such as a group of students, the above requirements may be relaxed following consultation with the Environmental Health department.

If you require any further information please don't hesitate to contact me.

Regards

Lucy Marley
Swyddog Iechyd yr Amgylchedd / Environmental Health Officer

**Diogelu'r Amgylchedd a Thai, Adran Amgylchedd Iechyd / Environmental Protection and Housing,
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