



BARNSELEY
Metropolitan Borough Council

Communities Directorate
Stronger, Safer and Healthier Business Unit
Community Safety and Enforcement Service
Head of Service: Paul Brannan

Neil Hilton
11 Smithis Lane
Barnsley
S75 1BG

My Ref:
Your Ref:
Date: 6 November 2015
Enquiries to: Paul Stelling
Direct Dial: 01226 787529
E-Mail: paulstelling@barnsley.gov.k

Dear Neil Hilton

HOUSE IN MULTIPLE OCCUPATION: 3 FARRAR STREET, BARNSELEY, S70 6BS

I am writing to you at your request following my inspection of the above un-licensable HMO. I understand that you are intending to let the property to another individual who is intending to sublet the house. I would strongly advise that as the true owner will still be responsible for the property.

I can confirm that the 5 bedroom HMO is located on 2 stories and that there is no requirement for a mandatory licence to operate the house.

However I did note that the following points /repairs for you to consider

- The house is suitable for 5 tenants and should not be let to any more persons
- The means of escape from the first floor is via the dining room which is considered a risk room. Given the level of fire protection provided in the house and that 2 story property properties are consider lower risk. I would accept this as a safe means of escape based on it only having the dining room table and chairs being placed in the room. Please be aware the provision of any soft furnishings, electrical appliances, and tenant personal belonging being kept in the room will compromise the safe means of escape. If the means of escape is compromised the property will require further work to provide a secondary mean of escape. I would strongly ensure that your tenant is aware of this in writing, and that you monitor the property to ensure it is being used correctly as part of your landlord responsibility.
- The external front door requires a key less lock to ensure that the tenants can escape in an emergency out of the property

I hope that this satisfies your request; please can you contact me to confirm the fitting of the thumb turn escape lock to the house. If you have any further questions please do not hesitate to contact me further

Yours Sincerely


Paul Stelling
Senior Private Sector Housing Officer