

## Annex A

### Case studies

#### **Guildhall Ward**

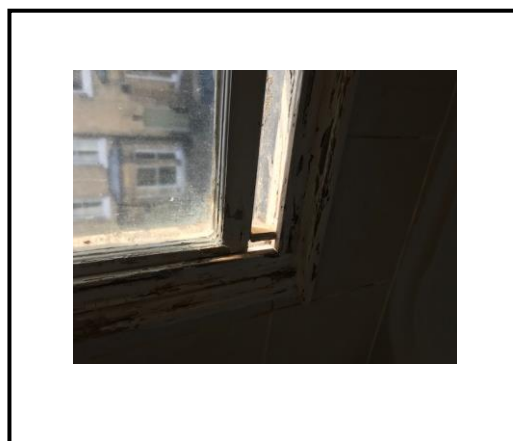
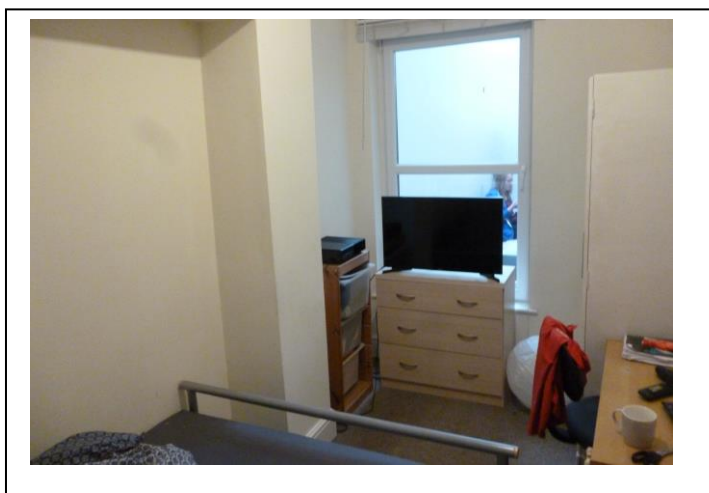
The property is a converted mid terrace house situated on a main road, which is occupied by 5 student tenants.

The ground floor comprises 2 bedrooms, a kitchen / lounge area and a separate WC.

Bedroom 2 is in the middle of the house and sandwiched between bedroom 1, the communal kitchen / lounge area and the hallway. As a result of this, the bedroom has no outside window and no natural light or fresh ventilation. It does have a UPVC internal window which opens into the communal kitchen / lounge area, giving no privacy or any fresh air. In addition this window is also a fire hazard as it does not give a 30 minute fire resistance and is adjacent and looks into a communal kitchen.

The above hazards were scored under the HHSRS system for lighting and fire hazards, lighting scored a band C Cat 1 hazard, fire scored band F, Cat 2 hazard.

A suspended prohibition notice has been served



#### **Clifton Ward**

Property is a converted mid terrace property and occupied by 5 tenants who are not a cohesive group.

The ground floor comprised 2 bedrooms, kitchen and bathroom. There were signs of damp in the area between the kitchen and bathroom. The front bedroom showed signs of damp to the front walls, there was no Thermostatic Radiator Valve (TRV) on the radiator and the door was an old Pine door. The second bedroom was tenanted by a male who was away for long periods of time, the bed was positioned in the middle of the room, the door which was an old Pine door was badly damaged and appeared to be glued back together. Upstairs in the property there were 3 further bedrooms, a bathroom and separate WC. The smallest bedroom at the rear of the property was too small to be used. The front bedroom also showed signs of damp to the front wall and the door on middle bedroom also showed signs of traumatic damage and was an old Pine door. The separate toilet was very small, cold, no wash basin and the suspended ceiling was missing, or as the landlord described- "someone had pinched it". The upstairs bathroom was at the front of the property and when the shower curtain was pulled back from the window area, the state of the wooden sash window was revealed, the bottom wooden frame was hanging off at a 45 degree angle and appeared to be only held in place in one corner, the glass had no support and the condition of the rest of the frame was extremely poor and required immediate repair. This would not have been found had the shower curtain not been moved. On inspection it was found that the property requires updating, redecoration and repair in several places. We have served notice on the landlord.

### **Heworth Ward**

During an inspection, in addition to fire safety issues, we noted potential structural movement with numerous external and internal cracks in the walls around the ground floor extension housing the shower room and bedroom 2 of the property. We asked to be provided with a structural engineers report to inform of any works which need to be carried out. It found that the extension was suffering from structural movement and that although the structure was safe, further works were necessary within the next 6 – 12 months to limit the risk of further damage. The landlord confirmed that they would be undertaking the recommended remedial work in the report within the timescale stated.

### **Fishergate Ward**

1960's open plan house with limited fire safety measures. Means of escape straight down an open plan staircase linking the first floor landing and the open plan lounge.

### **Fire (24)**

Deficiencies:-

- Lack of general 30 min separation

- No interlinked detection
- Ceiling breach in kitchen

Action:-

- Escape windows to four of the six bedrooms
- Fire doors throughout to include removal of an ornate glass pane between the lounge and the kitchen
- Thumb turn on FEP in rear yard as GF bedroom means of escape was in to the small enclosed rear yard
- Interlinked detection

### **Falls between Levels (22)**

Deficiencies:-

- Lack of low level full length railing

Action:-

- Full length railing to be fitted to reduce the gap at floor level

Hazard Awareness Notice served. Still in compliance period.

### **Fishergate Ward**

This was a large detached property of 23 lets with 35 occupants. The lets comprised of flats, bedsits and bedrooms. The property had three shared kitchens but surprisingly no communal living accommodation. On inspection the property was found to be quite run down. One of the bedroom lets was found to be under the 6.51m<sup>2</sup> of useable floor space. Also two bedrooms were over the 6.51m<sup>2</sup> rule but well under 10m<sup>2</sup> of useable floor space. Also 6 other bedrooms which were all over the 6.51m<sup>2</sup> rule were looked at due to the lack of a communal living space. Using old guidelines and liaising with other local authorities, we worked out that due to the lack of this communal living space 1 person should have 10m<sup>2</sup> of useable floor space, 2 persons should have 15m<sup>2</sup> of useable floor space and a kitchen area should be at least 3m<sup>2</sup>.

From the initial inspection we had initially found that 3 of the bedrooms should not have any people using them, one as mentioned was under the 6.51m<sup>2</sup> useable floor space rule.

We measured the six rooms in question in the presence of the HMO Licence applicants. We found after re measuring these rooms a further two rooms were under the 10m<sup>2</sup> of useable floor space. So in total 5 letting units were not to be used.

HMO licence conditions were imposed outlining how many people could live in each of the units in the property, that 5 of these units could not be let under

the current set up at the address. We talked with the owners of the property and they are now in the process of converting a large bedroom near one of the large kitchens, to make a large kitchen diner/ living area, to service the needs of the residents in the rooms that were deemed to be unusable. We have stipulated what should be in the new area, i.e. comfortable seating area, table chairs etc.

## **Hull Road Ward**

2 storey HMO six bedrooms

One bedroom below 6.51m<sup>2</sup> (not occupied)

- Lack of fire detection and fire doors
- Built in appliances damaged and broken but not replaced by Agent
- Furniture in poor condition and not compliance with The Furniture and Furnishings (Fire Safety) Regulations 1988.
- External communal area (rear garden) overgrown and poorly maintained
- Lack of refuse receptacles – Agent advising tenants it's their responsibility to supply
- Leak to WC and bath (two separate rooms) which had cause water ingress to floor boards and damages floor covering (ongoing and not



addressed by Agent)

Conservatory to the rear had rotten windows causing water seepage and infestation of wood lice (potential Excess cold) unable to heat due to drafts around windows

Hazard awareness notice served for fire safety and management regulations breaches served for failure to maintain property.

## **Abbreviation**

TRV - Thermostatic Radiator Value

GF – Ground Floor

FEP- Fluorinated ethylene propylene

WC – Water Closet

HHSRS - Housing health and safety rating system

UPVC - Unplasticized Polyvinyl Chloride