

HMO Blog

74 St Matthew Street, Burnley. BB11 4JU

HAD & Co Property Consultants were called by their client to convert a three-bed gable-end corner property in St Matthew Street, Burnley into a HMO: a house of multiple occupation. The layout of the existing residential house included an attached garage, extended kitchen with utility and cellar storage space. Previously a retail corner shop, the old shop front had been covered internally by partition walls for the current residential use however there was no natural light in this space. Our client had recently purchased the property with a view to convert the building into a HMO with around 5 one-person bedrooms each with ensembles or private bathrooms as long as the space allowed.

HAD & Co completed the measured survey of the existing building in Burnley and drew up the floor plans and elevations ready to complete the clients design brief proposal of HMO conversion. The existing bedrooms on the first floor were large enough to meet the minimum space standards for HMO bedrooms as set out by Burnley Borough Council in their HMO standards document. This is a guidance document the council issue to guide those creating HMOs to ensure there is no over-crowding or insufficient space for people to share one house. These are based on national government standards and expanded where necessary to the Local Authority's own preference. The existing bedroom spaces in this Burnley house also included enough space for each to hold its own ensuite by utilising the existing extra room off the rear bedroom and the central bathroom over the stairs. The first floor thus allowed for three bedrooms for the proposed HMO, with the living space and kitchen areas to be provided on the ground floor.

The Burnley property had a ground floor comprised of large reception rooms either side of the central entrance and staircase, the kitchen with extension leads off the side reception room and the extended utility room and separate singular WC also leads to the attached garage. The existing middle reception room, kitchen and utility allow for the shared space of living, dining area and kitchen for 5 people to share, leaving the garage and front reception room available for the other two required bedrooms. The garage would be converted to a habitable standard with the new windows in place of the up and over garage door to also double up as means of emergency exits so the occupant would not need to exit through inner rooms to escape during an emergency. The front reception room would also be given a new window to the front elevation where the previous shop-front would be removed and the building elevations here re-done so the property would now appear as a residential dwelling rather than an old closed retail shop. The natural light for this room would mean an easy conversion into a bedroom for the HMO, with inclusive ensuite to this new bedroom.

Minor internal physical changes to this Burnley property means the conversion will easily and quickly transform the three-bedroomed house into a House of Multiple Occupation. HMOs are sought after by students, young professionals and single people who are not currently looking to buy a house or for long-term rent of a whole house for themselves. Burnley currently has many employment opportunities for young workers and is currently expanding Burnley College and the University UCLAN (University of Central Lancashire) premises throughout the town offering more student places in the town centre. This opens up the housing market in Burnley for more variation of single people spaces and HMOs are the perfect choice for those looking to rent just a room and share the living spaces as they settle into life in Burnley on their own, whether for studying purposes or new employment.

HMOs in Burnley will require the property owner to have a HMO licence- HAD & Co Property Consultants can assist with these applications with a vast history in converting buildings to HMOs, completing planning applications and gaining Building Control approval for HMO conversions throughout Lancashire and the North of England. HMO licence applications not only need the floor plans to show that minimum space standards are met, the Fire Safety and Escape plans need to be carefully thought out prior to work commencing and prepared for ease of escape should there be an emergency situation in the building when occupied. Together with Travel Plans, HMO Management Plans and full Building Regulation drawings- HAD & Co can help with a HMO conversion from start to finish. A HMO licence application usually requires the above and confirmation that a suitable company or person will be in charge to manage the property and look after the maintenance and upkeep of the building ensuring the safety of those inhabiting the house. HAD & Co have a sister company HAD Property Group based in Burnley that can help in these areas and are available to manage HMOs and other rental properties in Burnley and surrounding Lancashire.

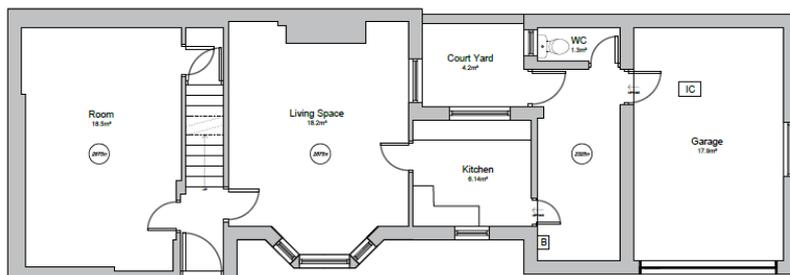
The Burnley property in St Matthew Street will now provide shared living accommodation for up to 5 unrelated individuals with enough shared living, dining and kitchen space for all and each bedroom having its own private bathroom too. The location of the HMO in Burnley has easy links to the town centre, shops and places to eat, employment opportunities and access to the local College and University. Suitable for people looking to rent just a bedroom, the private ensuites are a bonus that is a rare find in other Burnley HMOs. The friendly Burnley area of Rosegrove is mainly residential and entertainment venues such as leisure parks, the cinema and pubs and restaurants are all within walking distance. Public transport links are also nearby for trains and buses that go direct to nearby towns and cities such as Blackpool, Manchester and Leeds.

HAD & Co Property Consultants are here for all your HMO needs. Feasibility studies can be carried out prior to purchasing properties to ensure you are getting the most out of your investment. HAD & Co can carry out the following to ensure a successful HMO conversion:

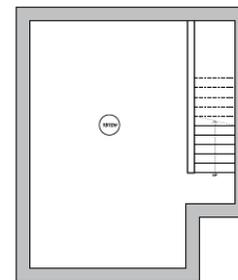
- Property measured surveys
- HMO Feasibility Studies to see if suitable before purchase
- Draw up existing floor plans and elevation drawings
- Complete successful planning applications for HMO change of use
- HMO Travel Plans to support limited parking locations
- HMO Management Plans to support HMO change of use planning and HMO licence applications
- HMO Building Regulation drawing packages to gain Building Control HMO Approval
- HMO Licence Applications

HAD & Co cover the whole of the UK and specialise in areas such as Burnley, Nelson, Blackburn, Colne, Manchester, Salford, Bradford, Accrington, Darwen, Huddersfield, Bolton, Leigh and Wigan.

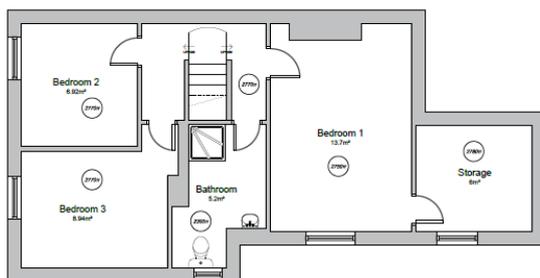
Check out our blogs on HMOs in Article 4 areas and other Northern and Lancashire areas. HAD & Co, the HMO specialists.



Existing Ground Floor Plan



Existing Cellar Plan

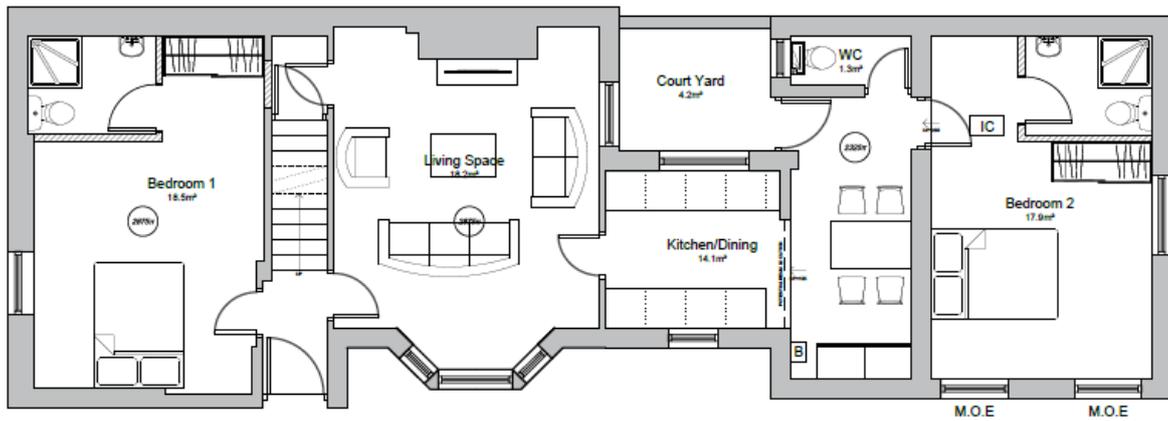


Existing First Floor Plan

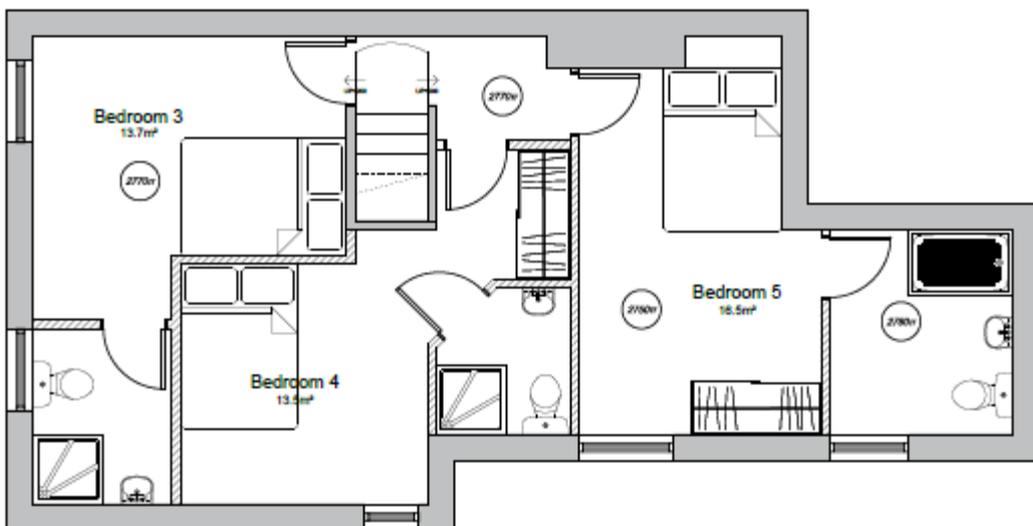




Existing Side Elevation
Raglan Road



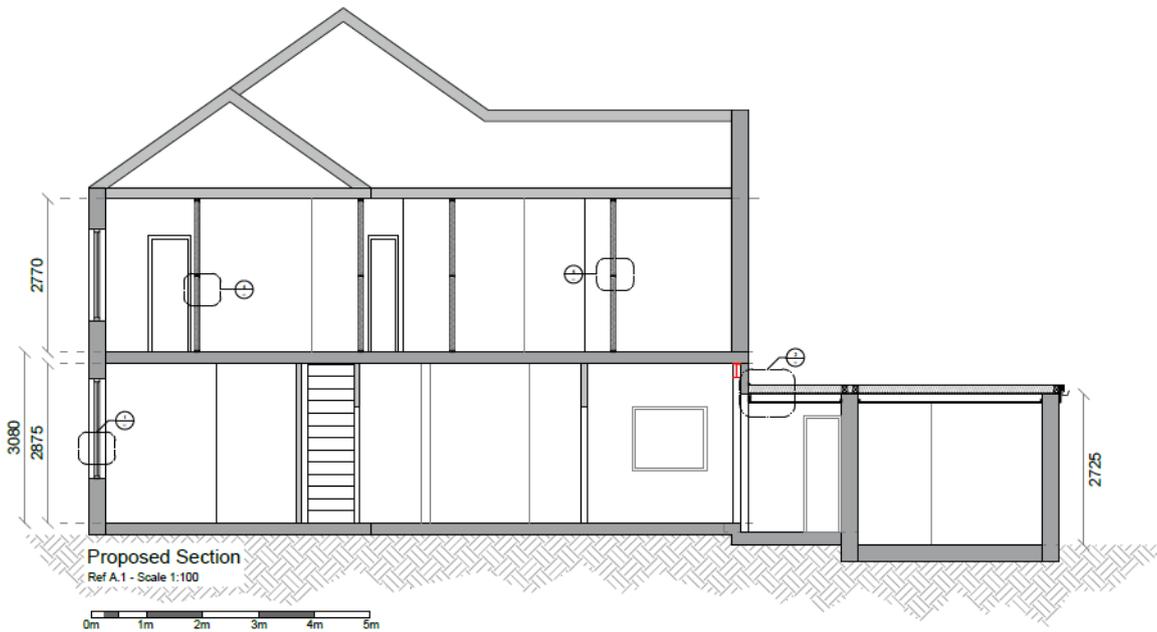
Proposed Ground Floor
Plan



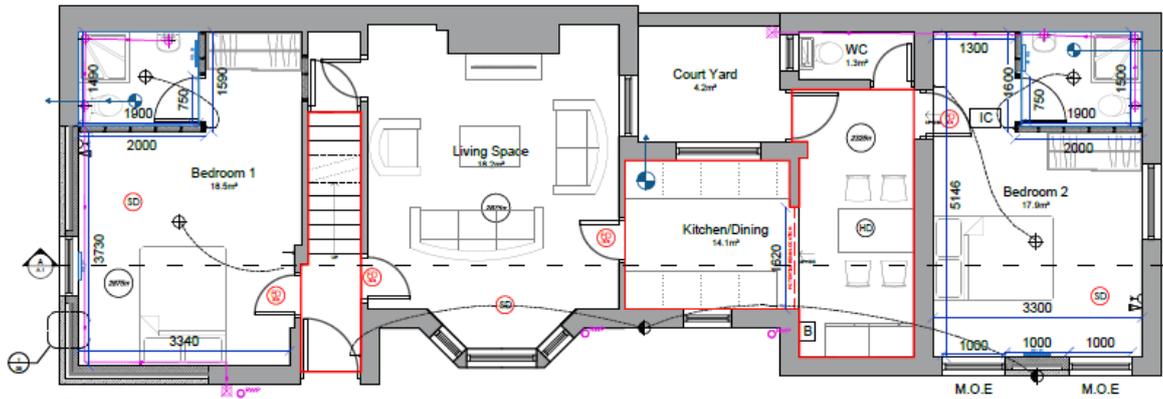
Proposed First Floor
Plan



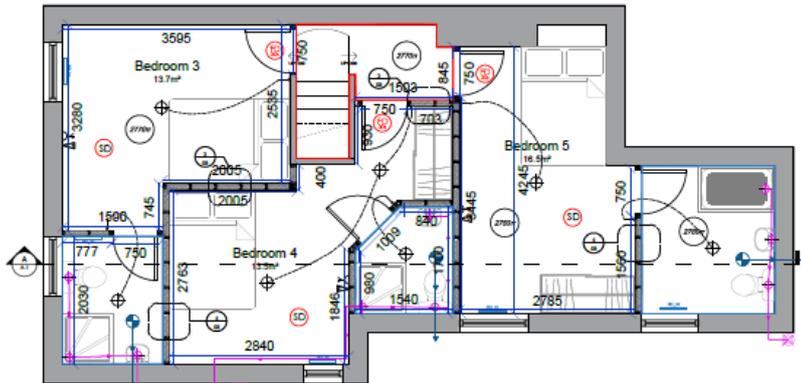
Proposed Side Elevation
Raglan Road



Proposed Section
Ref A.1 - Scale 1:100



Proposed Ground Floor Plan



Proposed First Floor Plan



COMPLIANCE APPRAISAL REPORT

The Building Regulations 2010 (as amended)
 The Building (Approved Inspector etc.) Regulations 2010 (as amended)

Reference number	309455/MA/20	Date	08/09/2020
Address	74 St. Matthew Street Burnley Lancashire BB11 4JU		
Description of work	Conversion of dwelling to a 5 bed HMO and garage conversion		



Mr D Loftus
Jhai Limited (Building Control)
Approved Inspectors Ltd
Suite 7b Stone Cross Place
Stone Cross Park
Golborne
WIGAN
WA3 2SH

Please ask for: Gary Acomb
Telephone: 01282 429452
Email: garyacomb@lancsfirerescue.org.uk
Your Ref: 309455/MA/20
Our Ref: P929340
Date: 17 August 2020

Dear Sir,

BUILDING REGULATIONS CONSULTATION

A report is enclosed relating to the proposed conversion of dwelling to a 5 bed HMO and garage conversion at 74 St. Matthew Street, Burnley, Lancashire BB11 4JU.

The Fire Authority may wish to attend the final completion inspection.

If you would like to discuss this or any other matter of fire safety, please call me on 01282 429452 or email garyacomb@lancsfirerescue.org.uk.

Yours Sincerely,

Gary Acomb
Fire Safety Inspecting Officer
for Chief Fire Officer





