

Property & inspection details

Address

35 Example Road, Treforest, CF37 2AA

Date

1 May 2026

Bedrooms

4

Report Ref

VCT-SAMPLE-HMO-01

Inspector

Dean Sedgebeer

Licensing Authority

Rhondda Cynon Taf (RCT) Council

ADVISORY — MINOR WORKS REQUIRED BEFORE LICENCE APPLICATION

1 Room Sizes — Welsh Minimum Standards

Room	Measured m ²	Minimum m ²	Status
Bedroom 1 (single)	7.2 m ²	6.51 m ²	PASS
Bedroom 2 (single)	8.4 m ²	6.51 m ²	PASS
Bedroom 3 (double)	11.1 m ²	10.22 m ²	PASS
Bedroom 4 (single)	6.3 m ²	6.51 m ²	ADVISORY
Kitchen (shared)	8.9 m ²	7.5 m ²	PASS
Bathroom	5.1 m ²	4.0 m ²	PASS

2 Fire Safety

PASS	Smoke alarms — each floor
PASS	Heat alarm — kitchen
PASS	Smoke alarms tested — all activate
FAIL	Emergency lighting — escape route — <i>Not installed — required for 4-bed HMO in RCT</i>
PASS	Fire doors — self-closing FD30 — <i>All bedroom and kitchen doors</i>
FAIL	Fire action notice displayed — <i>Not present — must be displayed before licence</i>
PASS	Fire extinguisher provision — <i>CO2 — kitchen</i>
PASS	Escape route clear

3 Amenity — Kitchen and Bathroom

PASS	Kitchen size adequate for 4 occupants — <i>8.9m² — passes Welsh minimum</i>
PASS	Adequate cooking provision — <i>4-ring hob, oven, microwave</i>
PASS	Adequate fridge/freezer storage
PASS	Bathroom provision adequate — <i>1 bathroom — adequate for 4 occupants</i>
PASS	Bath or shower functional

Overall: **ADVISORY — Minor works required before licence application to RCT Council**

- Install emergency lighting on escape route — required for mandatory licensing
- Display fire action notice in communal hallway
- Bedroom 4 at 6.3m² is below Welsh minimum of 6.51m² — must be resolved or room removed from licence
- Service or replace bathroom extractor fan
- All other requirements met — property ready to licence once above items addressed