



Premium HMO Project Spotlight

Regulatory Compliance & Spatial Optimisation (Warrington HMO)

The Challenge

A developer needed to maximize a multi-unit layout into a high-yield HMO. The project required strict adherence to local council licensing matrices, fire safety egress pathways, and minimum room sizes, whilst commanding premium market rents.

Phase 1: Market Research & Competitor Analysis

Before designing, we analysed the building's location, local amenities, and immediate market competition. This data ensured the design framework matched the exact lifestyle demands of high paying professional tenants in that specific area.

Phase 2: Architectural Optimisation & Scalable Blueprints

Architectural Audit: We reviewed the architect's drawings to optimise spatial flow, furniture clearance, and council room size compliance. This eliminated the risk of licensing delays or forced structural rework.

The Template Strategy: We created 3 master bedroom blueprints mapped to distinct room types and rental tiers. These templates scale across multiple rooms, saving massive design fees during rollout.

Phase 3: High Traffic Communal Engineering & Safety

Communal Spaces: Designed layouts for 2 communal kitchens and corridors, ensuring kitchen/living spaces easily passed strict local authority amenity to headcount ratios.

Asset Protection & Safety: All finishes were specified for maximum durability against tenant wear and tear. We mapped fire egress directly into furniture layouts and specified fully compliant Crib 5 FF&E backed by technical Data Sheets.

The physical refurbishment is currently underway. Financial yield, occupancy, and final appraisal data will be published upon project sign-off and licensing approval.



The Results



The Investor Outcome

A build ready design blueprint delivered to the contractor pre-tender. This ensures upfront cost certainty, zero regulatory friction with local authorities, and a frictionless path to licensing sign-off and commercial refinancing.