



AMENITIES AND SPACE STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION

Bathing and toilet requirements

Number of occupiers	Shared bath or showers	Shared toilets	Shared wash hand basins (minimum size of 500mm x 400mm)
Up to 4	1	1	1
5	1	1*	2
6	2	2	2
7	2	2	3
8	2	2	3
9	2	2**	3
10	2	2**	3
11	3	3	3
12	3	3	3
13	3	3***	4
14	3	3***	4
15	3	3***	4
16	4	4	5

- Any person(s) with access to an en-suite bathroom and toilet shall be excluded when calculating the required level of shared facilities.
- *Where 5 people share only one toilet and one bath/shower, the toilet must be in its own compartment together with a wash hand basin.
- **Where 9 or 10 people share only two toilets and two baths/showers, at least one toilet must be in its own compartment together with a wash hand basin.
- ***Where 13, 14 or 15 people share only three toilets and three baths/showers, at least two of the toilets must be in their own compartments together with a wash hand basin.
- Wash hand basins shall be of a size that is suitable for personal washing (minimum 500mm x 400mm)
- Bathrooms and WCs shall be of an adequate size and layout, be

adequately heated and mechanically ventilated.

- All baths, showers and wash hand basins shall be fit for purpose and have taps supplying an adequate supply of hot & cold water.
- Bathrooms and WCs shall be suitably located, not more than one floor away from any living accommodation.
- In HMOs where the occupants tend to live separately there shall (where reasonably practicable having regard to the age and character of the HMO, the size and layout of the unit and the existing provision of shared wash hand basins) be a sink/wash hand basin within each living unit.
- **These standards will generally be enforced as the minimum acceptable. Where facilities fall short of these guidelines in a licensable HMO, the upgrading of facilities will normally be included as a licence condition with a specified timescale for completion.**
- For 17 plus persons contact the Housing Standards Team to discuss the facilities required.

Kitchen requirements

HMOs with shared kitchen(s) and no cooking facilities in the bedrooms

No of persons sharing amenities	Cooker (minimum 4 ring hob, oven and grill)	Sink and drainer with hot and cold water supply	Fridge Freezer (minimum capacity - 150 litres fridge and 70 litres freezer)	Worktop length (minimum 500mm depth)	Double electric sockets over worktop (excludes those for fridge/freezer, washing machine, oven, dishwasher, etc.)	Single standard wall/base unit (minimum 500mm width or equivalent) for food storage only
3	1	1	1	1.5m	2 double sockets	3
4	1	1	1	2.0m	2 double sockets	4
5	1	1	1	2.5m	2 double sockets	5
6	2 or 1 cooker and 1 combination microwave oven & grill (minimum 20 litre capacity)	1 standard sink/drainers and 1 dishwasher or full size double sink and drainer	2	2.75m	3 double sockets	6
7	2 or 1 cooker and 1 combination microwave oven & grill (minimum 20 litre capacity) and 1 fixed 2 ring hob	1 standard sink/drainers and 1 dishwasher or full size double sink and drainer	2	3.0	3 double sockets	7
8	2	2	2	3.25m	4 double sockets	8
9	2	2	2	3.5m	4 double sockets	9
10	2	2	2	3.75m	4 double sockets	10
11	2 cookers and 1 combination microwave oven & grill (minimum 20 litre capacity)	2 standard sink/drainers and 1 dishwasher, or 2 full size double sinks and drainers	3	4.0m	5 double sockets	11
12	2 cookers and 1 combination microwave oven & grill (minimum 20 litre capacity) and 1 fixed 2 ring hob	2 standard sink/drainers and 1 dishwasher, or 2 full size double sinks and drainers	3	4.25m	5 double sockets	12
13	3	3	3	4.5m	6 double sockets	13
14	3	3	3	4.75m	6 double sockets	14
15	3	3	3	5.0m	6 double sockets	15

For 16 or more occupiers contact the Housing Standards Team to discuss

Notes on kitchen requirements

- All kitchens shall be of such layout and size to adequately enable those sharing to safely store, prepare and cook food. Equipment shall be fit for purpose
- Shared kitchens shall be suitably located, normally not more than one floor away from any bedroom except where a dining room is provided next to, or on the same floor as, the kitchen
- For 8-10 persons a minimum of 2 cookers and 2 standard sinks/drainers shall be provided irrespective of any additional microwaves or dishwashers provided
- For 13-15 persons a minimum of 3 cookers and 3 standard sinks/drainers shall be provided irrespective of any additional microwaves or dishwashers provided
- A double oven may be provided instead of a combination microwave oven and grill, but each oven must be of similar size.
- Where more than one set of hobs are provided there must be at least 500mm of worktop width between them. Worktop shall be provided to either side of a hob, hobs and ovens shall not be installed adjacent to doorways
- Fire blanket(s) suitably sited close to cookers and hobs shall be provided.
- All kitchens must have a suitably located mechanical extraction (ducted to the outside) providing a minimum extraction rate of 30 litres per second
- Sufficient electrical sockets for washing machines, cookers, fridge/freezer etc. shall be provided in addition to the number specified for above worktop use
- Storage cupboards under a sink shall not be included in the calculation for food storage. Adequate storage space for cooking utensils and cutlery etc. shall also be provided
- All kitchens shall be provided with at least one 30 litre plastic or metal refuse container for each group of 5 occupants or part thereof
- **These standards will generally be enforced as the minimum acceptable. Where facilities fall short of these guidelines in a licensable HMO, the upgrading of facilities will normally be included as a licence condition with a specified timescale for completion.** However, consideration will be given to the circumstances of each case. Facilities may exist or be proposed in certain combinations which allow a minor variation to the guidance as stated above.

Kitchen requirements

Households within HMOs who have exclusive use of facilities

Cooker	Minimum 2 ring hob, oven and grill shall be provided for a single person household 4 ring hob, oven and grill shall be provided for a household of two or more persons
Sink	A standard size sink with drainer and hot and cold water supply shall be provided
Worktop	Minimum 1 metre of worktop (500mm min depth) provided for a single person household. Increased proportionally for larger households
Electrical sockets over worktops	Minimum of 2 double sockets for a single person household excluding those used for washing machine, fridge freezer, cooker etc.
Dry food storage	Double wall or base unit for single person household. Increase proportionally for larger households
Refrigerator with freezer compartment	Standard size refrigerator with freezer compartment (minimum fridge compartment of 90 litres)

- All kitchens shall be of such layout and size to adequately enable those sharing to safely store, prepare and cook food. Equipment shall be fit for purpose
- All kitchens/kitchen areas shall be suitably and safely located in relation to the living accommodation having regard to fire safety/means of escape considerations
- Fire blanket(s) suitably sited close to cookers and hobs shall be provided
- Worktop shall be provided to either side of a hob. Hobs and ovens shall not be installed adjacent to doorways.
- All kitchens shall be provided with at least one 20 litre plastic or metal refuse container
- Adequate ventilation shall be provided in the kitchen/kitchen area
- **These standards will generally be enforced as the minimum acceptable. Where facilities fall short of these guidelines in a licensable HMO, the upgrading of facilities will normally be included as a licence condition with a specified timescale for completion.**

Room Space requirements

Bedroom requirements	1 person room	2 person room
Bedroom with no lounge/dining space elsewhere and cooking facilities not provided in bedroom	10 square metres	15 square metres
Bedroom with adequate lounge or dining space elsewhere & cooking facilities not provided in bedroom	8 square metres	12 square metres
Bedrooms with cooking facilities provided in the room	14 square metres	18 square metres

Kitchen space requirements	7 square metres if used by 1-5 persons
	For over 5 persons an additional 3 square metres per person sharing the kitchen
Dining space requirements	2 square metres per person (for those sharing the space)
	Any dining space (shared or for exclusive use) shall be suitable, and conveniently located (normally not more than one floor from the living unit)

Notes

Kitchen requirements

Where a landlord provides a catering service the facilities must comply with the Food Hygiene (England) Regulations 2006. In addition, some self-catering facilities will need to be provided and the level of facilities required will be determined on a case by case basis, taking into account the level of provision by the landlord. Contact the Housing Standards Team to discuss requirements if this is the case.

Space requirements

Persons occupying bedrooms/living units with exclusive use of adequate and suitably located dining space can be excluded from shared dining space calculations.

Useable living space of any room is a determining factor in the calculation of the maximum number of people for which it is suitable. The room should be able to accommodate the required amount of appropriate furniture and still allow space for movement about the room. Any floor space that has a ceiling height of less than 1.5m (5ft) shall be disregarded when measuring the total space in the room. For example, attic rooms with sloping ceilings may be short or useable space because of low headroom.

When calculating room sizes en-suite bathrooms **shall not** be included in the floor area.

General

The whole HMO, including living units, bathrooms, toilets and other common parts (landings, hallways and common rooms for example) shall have adequate means of space heating.

The guidance given in this document is normally regarded as the minimum acceptable. However other factors or compensatory features may be taken into account therefore allowing for a degree of flexibility in certain circumstances.

These factors could include the shape of the usable living space, or the needs and wishes of the occupants at any one time for example.

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