

Prescribed Standards for deciding the suitability for Occupation of Licensed Houses in Multiple Occupation by a particular maximum number of households or persons and guidance for other houses in multiple occupation

Standards

These are the prescribed standards for HMOs that need to be licensed in order that they are reasonably suitable for such occupation. A unit of living accommodation can comprise a bedroom, a bed-sit or suite of rooms.

Heating

Each unit of living accommodation in an HMO must be equipped with adequate space heating and structural thermal insulation. There should also be means for ensuring low level background ventilation without excessive heat loss or draughts. In kitchen and bathrooms there should be a means of rapid ventilation at times of high moisture production. Any system or appliance should be available at all times and controllable by the occupiers as well as being operated by the occupiers at a reasonable cost.

Space standards for bedrooms

Bedrooms will normally be required to meet the following standards:

No. of occupants	Room size
1	7 sq.m.
2	10 sq.m.

Units of accommodation with shared basic amenities

Washing facilities

Where all or some of the units of living accommodation in an HMO do not contain bathing and toilet facilities for the exclusive use of each individual household, the following must be provided-

- (a) where there are five occupiers sharing facilities there must be-
 - (i) one separate toilet with wash hand basin with appropriate splash back for every five sharing occupiers; and
 - (ii) at least one bathroom (which may contain a toilet) with a fixed bath or shower for every five sharing occupiers. Where a bathroom contains a toilet it should also be provided with a wash hand basin.

- (b) 6 - 10 persons require 2 toilets with wash hand basins and 2 bathrooms with a bath or shower. One of the toilets and wash hand basins must be in a separate compartment from the bathroom;
- (c) 11 - 15 persons require 3 toilets with wash hand basins and 3 bathrooms with a bath or shower. One of the toilets and wash hand basins must be in a separate compartment from the bathroom.

Where there are five or more occupants of an HMO, every unit of living accommodation will normally require a wash hand basin with an appropriate splash back. NB a wash hand basin is not required where any unit has a sink for its exclusive use.

All baths, showers and wash hand basins in an HMO must be equipped with taps providing an adequate supply of cold and constant hot water.

All bath / shower rooms must have a system of heating which is available at all times and controllable by occupiers.

All bath/shower rooms and toilets must be an adequate size and layout.

All baths, showers, wash hand basins and toilets must be fit for purpose.

All bath/shower rooms and toilets in an HMO must be suitably located in or in relation to the living accommodation in the HMO. Ideally amenities should be on the same floor of the living accommodation; if this is not practical, then not more than one floor distant from any user. NB External amenities will not be counted.

Kitchens

Where all or some of the units of living accommodation within the HMO do not contain any facilities for the cooking of food –

- (a) there must be a kitchen, suitably located in relation to the living accommodation, ideally on the same floor but if this is not practical then not more than one floor distant from the user. It should have a suitable layout and be of sufficient size and equipped with such facilities so as to adequately enable those sharing the kitchen to store, prepare and cook food.
- (b) the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in sufficient quantity for the number of occupants sharing the kitchen -
 - i) 1 - 5 persons require 1 sink with draining board;
6 - 10 persons require 2 sinks with draining boards;
11 - 15 persons require 3 sinks with draining boards;
 - ii) an adequate supply of cold and constant hot water to each sink supplied;
 - iii) a cooker shall be provided with 4 rings/hot plates as well as an oven and a grill for each group of 5 persons or part thereof;
 - iv) at least two 13-amp twin electrical socket outlets shall be provided for every 5 persons or part thereof. One of the twin sockets shall be provided adjacent to worktops;
 - v) a readily cleansable impervious work surface shall be provided of minimum dimensions 600mm x 500mm per person sharing. It shall be adequately supported at each corner. Any wall surface abutting the work surface shall be impervious and readily cleansable and suitable seal shall be provided between the surface and any wall;
 - vi) a dry goods store of minimum capacity of 113 litres (approximately half of a normal base-unit cupboard of 600mm deep x 500mm wide x 800mm high) shall be provided for each occupant. A

cupboard should be provided for use in connection with storing kitchen and cooking utensils. An under sink cupboard will not be acceptable for food storage but may be used for storing kitchen and cooking utensils;

- vii) a refrigerator of minimum capacity of 60 litres per person sharing shall be provided with an exclusive power supply;
- viii) a freezer of minimum capacity of 14 litres per person sharing shall be provided with an exclusive power supply;
- ix) each shared kitchen shall be provided with an extract fan capable of 10 air changes per hour, together with one 2 kg carbon dioxide fire extinguisher and a fire blanket fixed to a bracket at a suitable height on the wall. All kitchens must be fitted with half hour fire resisting self-closing doors (FD30S) to separate them from the rest of the accommodation.

Units of living accommodation with exclusive use of basic amenities

Kitchen facilities

Where a unit of living accommodation contains kitchen facilities for the exclusive use of the individual household, and there are no other kitchen facilities available for that household, that unit must be provided with -

- (a) adequate appliances and equipment for the cooking of food. Where there are one or two persons in the household a cooker with 2 rings/hot plates with an oven and grill is required. If there are more than two people in the household a cooker with 4 rings/hot plates as well as an oven and a grill is required. Where there are no more than two people in the household a microwave with conventional oven and grill, (multi function micro wave), may be considered as an alternative to an oven and grill but please seek advice from the Housing and Pollution Team before installing such alternative equipment;
- (b) a sink with a draining board and an adequate supply of cold and constant hot water;
- (c) a readily cleansable worktop with minimum dimensions of 600mm x 500mm adequately supported at each corner. Any wall surface abutting the work surface shall be impervious and readily cleansable and a suitable seal must be provided between the surface and any wall;
- (d) at least two 13-amp twin electrical socket outlets should be provided, one of which shall be provided adjacent to the worktop;
- (e) a dry goods store of minimum capacity of 226 litres (approximately the size of normal base-unit cupboard of 600mm deep x 500mm wide x 800mm high) shall be provided. An under sink cupboard will not be acceptable for this purpose but should be provided for use in connection with storing kitchen and cooking utensils;
- (f) a refrigerator with a minimum capacity of 80 litres shall be provided with an adequate freezer compartment.

Space standards for bedsitting rooms

Where rooms have cooking facilities within them, it will normally be a requirement that the following standards are met:

No. of occupants	Room size
1	10 sq.m.
2	13 sq.m.

Washing facilities

Where there are no adequate shared washing facilities provided for a unit of living accommodation as mentioned in 2 above, an enclosed and adequately laid out and ventilated room with toilet, wash hand basin and bath or shower with adequate cold and constant hot water must be provided for exclusive use of the occupiers of that unit either -

- (a) within the living accommodation; or
- (b) within reasonable proximity to the living accommodation. This should be on the same floor unless it is not reasonably practical, when it should be no more than one floor distant from the users.

Fire precautions and equipment

Appropriate fire precaution facilities and equipment must be provided of such type, number and location as is considered necessary. See separate guidance sheet on fire precautions in licensable HMOs.