

AMENITY & SPACE STANDARDS

FOR
HOUSES IN MULTIPLE OCCUPATION



2021

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Introduction

These standards assist landlords and developers to design, improve and maintain HMOs to a reasonable standard. These standards cover both licensed and non-licensable HMOs.

The standards may be revised from time to time to ensure that these standards are current. New editions of the standards will be re-dated.

Enquiries about HMOs can be made to:

Housing Standards (Health & Wellbeing)
Eastleigh House,
Upper Market Street,
Eastleigh,
SO50 9YN
Tel. No: 023 8068 8000

There is considerable diversity in the way that HMOs are occupied and in the health and safety risks that may be present. This advice therefore suggests standards that are appropriate for a wide range of the most common types of HMO.

The advisory standards are flexible and can be adapted to suit circumstances. The exception is in regard to licensed HMOs where national minimum HMO standards must be complied with and in particular the level of bathroom, WC and wash hand basin provision.

As part of the HMO licensing process, the council can discuss with landlords any variations from the standards that may be appropriate for a particular HMO.

Explanation of Categories of HMOs

The number of amenities and the health and safety standards that are appropriate for an HMO are related to the differing needs of different types of occupiers. These standards take this into account and suggest different standards for different categories of HMOs as described below:

BEDSITS: This type of HMO includes properties (bedsits, flatlets) that are let to three or more people who do not form a single household and who may share a toilet, personal washing and kitchen facilities. The occupants of this type of HMO tend to live independently of each other and have individual tenancies.

SHARED HOUSE: This type of HMO includes properties that are let to a group of three or more people who do not form a single household. The occupants have their own individual bedrooms and share communal living accommodation, such as a toilet, personal washing and kitchen facilities. The occupants of this type of HMO tend to live communally and may have a joint tenancy.

HOSTELS: This type of HMO includes hostels, guest houses or bed and breakfast accommodation. These properties are occupied by people who have no other permanent place to live.

SELF CONTAINED FLATS: (Fire Safety Measures only) This type of HMO includes properties that have been converted into self contained flats that do not meet the building standards under the Building Regulations 1991. Conversions that did and still do meet these regulations do not require additional fire safety measures unless the type of occupation or risk has changed.

General Notes

To be read in conjunction with the HMO standards provided on the next pages

No kitchen facility should be more than one floor distant from the users of that facility. This will not apply if a communal living space or dining space is available on the same floor or is not more than one floor away from the kitchen.

No personal washing or WC facility should be more than one floor distant in the case of a category A HMO, or two floors distant in the case of a category B HMO, from the users of those facilities.

A small household is one that consists of no more than 2 persons.

Sleeping rooms should not be occupied by more than 2 persons. No persons should share a room unless:

- they are married, or living together as if married
- they are parent and child (as long as the child is the same sex as the parent, or the child is under 10 years of age if opposite sex)
- they are members of the same family and are both of the same sex e.g., 2 brothers (if below 10 years of age, opposite sexes can share a room)

There may be exceptions to the above sharing rule in bona fide hostels and similar establishments. Advice should be sought from the Council in these cases.

The term 'bathroom', as used in the standards, normally means a bathroom containing a bath or shower, a WC, and a wash hand basin. The basin should be of an adequate size for normal personal hygiene purposes including personal washing, the cleaning of teeth and shaving.

A wash hand basin with a constant adequate supply of hot and cold running water must be provided for each WC. If the WC is separate from a bathroom then a small hand rinse basin will suffice.

A standard cooking appliance should comprise four rings or hot plates, an oven and a grill. Microwave ovens may be satisfactory as supplementary cooking appliances but should not be the only cooking appliances.

The advisory room sizes do not include any en-suite bathroom facilities that may be provided, and do not include any floor area that is not effectively useable, for example, where the ceiling slopes to a low level.

An appliance with 2 rings or hot plates and oven is satisfactory for a one-person unit of accommodation.

Sinks must be provided with a draining board and adequate constant supplies of hot and cold running water. The provision of a second sink in a shared HMO may not be necessary if a dishwasher is provided, the Housing Standards Team can advise further in these circumstances.

Shared Kitchen Facilities:

	1 to 5 households	6 to 7 households	8 to 10 households	11 to 13 households
Kitchen Size	7m ²	8m ²	10m ²	12m ²
Cooking Facilities	1 oven + Grill + 4 Hobs	1 oven + Grill + 1 hob (4 burners) + Microwave	2 Ovens + 2 Grills+ 2 Hobs (8 burners) + 1 Microwave	2 Ovens + 2 Grills+ 2 Hobs (8 burners) + 2 Microwave
Sanitation	1 sink with drainer	1.5 sinks with drainer (with swivel tap to serve both)	1.5 sinks with drainer with swivel tap to serve both + Dishwasher. Or two sinks with separate taps	1.5 sinks with drainer with swivel tap to serve both + 2 Dishwashers. Or 2 1.5 sinks with separate taps
Work Top Sockets (not used for white goods)	4	5	6	8
Usable Work top	2.5m	3.5	4.5	7
Fridge (litres)	100	150	250	400
Freezer (litres)	65	100	150	300
Ventilation / Extraction fan	Min extraction rate of 85m ³ /hr	Min extraction rate of 85m ³ /hr + openable window	Min extraction rate of 85m ³ /hr above each hob + openable window	Min extraction rate of 85m ³ /hr above each hob + openable window

Additional Notes on Kitchen Facilities

- Where there are 14 or more households a completely separate kitchen *must* be provided.
- Any additional communal space required and the necessary size will be determined on an individual case basis at the determination of the licensing officer.
- Food storage must be provided to the equivalent of a cupboard 500mm high and 400mm wide per household.
- Adequate number of cupboards and/or drawer space must be provided for shared storage of utensils and/or crockery.
- Adequate refuse & recycling bins should be provided for the number of households in accordance with the Council's waste & recycling policy.

Shared Washroom Facilities:

1 to 5 Persons	6 to 7 Persons	8 to 10 persons	11 to 13 persons	14 + 15
1 bathroom including: • W/C, • Basin, and • Bath or shower	2 bathrooms each including: • W/C, • Basin, and • Bath or shower	2 bathrooms including: • W/C, • Basin, and • Bath or shower	3 bathrooms including: • W/C, • Basin, and • Bath or shower	3 bathrooms including: • W/C, • Basin, and • Bath or shower
1 Separate W/C		1 separate W/C	1 separate W/C	2 separate W/Cs

Additional Notes on Shared Washroom Facilities:

- Where there are more than 15 households the number and nature of facilities required to be provided in addition to that stated in the table for 15 households will be determined by the licensing officer on an individual case basis.

Bedroom Standards:

Room Type	Sleeping accommodation only	Combined sleeping and cooking
<i>Child under 10</i>	4.64m	n/a
<i>1 person (10 years +)</i>	6.51m	13m
<i>2 persons (Co-habiting couple)</i>	10.22m	16.5m

Additional Notes on Bedroom Standards:

- 1 Wash hand basin is to be provided in each letting where it is reasonably practicable. It will be the responsibility of the landlord to demonstrate that it is not reasonably practicable for a wash hand basin to be provided in each room. Regard should be given to the age and character of the HMO, the size and layout of each room and its existing provision for wash hand basins, toilets and bathrooms
- Adequate and suitable heating to be provided per room. The heating must be controllable by the occupant of the room.
- Adequate and suitable ventilation to be provided per room.

Fire Safety Standards

- Fire doors to FD30s standard (self-closure, cold smoke seals and intumescent strips) should be provided to:
 - All bedrooms,
 - Kitchen(s)
 - Any other risk rooms (as identified by fire risk assessment).
- Keyless exits in the form of thumb turn locks should be provided on all exit routes.
- Fire Blanket located in the kitchen in advisable and accessible position.
- Emergency lighting in escape routes where there is insufficient borrowed light.
- 1 - 2 storey properties require a Grade D: LD2 Automatic Fire Detection System.

This comprises a mains-wired alarm system with battery backup, incorporating:

Smoke detectors for:

- All circulation spaces that form part of the escape routes from the dwelling
- All bedrooms
- All other rooms or areas that present a high fire risk to occupants

Heat detectors

- To kitchen(s).

- 3+ story properties require a Grade A: LD2 Automatic Fire Detection System.

This comprises a system of electrically operated smoke and/or heat detectors which are linked to a control panel. The control panel must conform to current BS 5839: part 4 (or equivalent). In general, the system must incorporate:

- Manual call points which should be located next to final exits, and in larger multi-storey properties, on each landing.
- The alarm signal must achieve sound levels of not less than 65dB (A) in all accessible parts of the building and not less than 75dB (A) at all bed-heads when all doors are shut, to arouse sleeping persons.