

A Landlord's Guide

Amenities and space standards for Houses in Multiple Occupation



Using this guide

Not all of the standards contained within this document are legal requirements, however the standards contained within this guide have been adopted by the majority of Local Authorities in the East Midlands. This includes Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire.

The standards are usually regarded as a **MINIMUM** but are a guide only. Other factors or compensatory features will be taken into account when inspecting a property, 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.

Notes

Kitchens

- All kitchens shall be of such a layout and size to adequately enable those sharing to safely store, prepare and cook food.
- Shared kitchens must be suitably located, normally not more than one floor away from any living accommodation except where dining room is provided next to kitchen.
- All equipment and facilities in kitchens shall be fit for purpose.

Bathrooms

- Any person with access to an en-suite facility shall be excluded from the calculations.
- Bathrooms and WCs must be of an adequate size and layout and be adequately heated and ventilated and should include humidstat-controlled extraction.
- All rooms in which a WC is located shall have a wash hand basin in the same room.
- All baths, showers and wash hand basins shall be fit for purpose and have taps supplying an adequate supply of hot and cold water.
- Bathrooms and WCs must be suitably located, not more than one floor away from any living accommodation.

General

HMO's with 5 or more occupants require a licence, please contact the Licensing Unit on 01832 742057.

Accommodation must have adequate means of space heating.

All areas should be fitted with appropriate fire detection and fire precaution equipment. Please contact your local Fire Officer to arrange an inspection.

HMO's with 6 or more occupants and those requiring any kind of building works may require building control approval.

HMO's of 7 or more occupants will require planning consent. Please contact your local Planning and Building Control Departments for more information:

- Kettering BC - 01536 410333
- Corby BC - 01536 464158 (Planning and Building Control)
- East Northants - 01832 742000
- Wellingborough – 01933 231902 (Planning) 01933 231908 (Building Control)

Amenities

Minimum requirements for Houses in Multiple Occupation (HMOs)

Bathroom requirements

Occupiers	Up to 4	5	6 - 10	11 - 15
Shared WC with wash hand basin with splashback	1	1	2	3
Shared bath or shower	1	1	2	3
		WC must be in it's own separate room	One WC must be in it's own separate room	Two WCs must be in their own separate rooms

Kitchen requirements

Item	HMOs where occupants live as a cohesive group i.e. shared house	HMOs with more distinct units of accommodation and where occupants tend to live separately i.e independent living	Households within HMOs who have exclusive use of facilities i.e. bedsits
Cooker	Oven, grill and 4 ring cooker for every 5 occupants	Oven, grill and 4 ring cooker for every 3 occupants	Grill, oven and two hot rings (for a single person), or four hot rings (for a household)
Microwave	Optional – may allow extra sharing of cooking facilities at the council's discretion		
Kitchen sink	Sink and drainer with hot and cold water supply for every 5 occupants		Sink and drainer with hot and cold water supply

Worktop	Depth – min 500mm Length – 0.5m per person for first 3 occupants plus 0.25 for each additional occupier		Depth – min 500mm Length – 1m per person
Electrical sockets over worktop	At least 4 sockets for every 5 occupants (excluding those in use for fridge, washing machine etc). Increase number proportionately for extra occupants		At least 4 sockets excluding those in use for fridges etc.
Dry Food storage	Single wall unit for each occupant	Double wall unit for each occupant	Double wall or single base unit for one person (proportionately more for households)
Fridge (with freezer compartment or separate freezer)	Standard size fridge with freezer compartment for every 5 occupants	Standard size fridge with freezer compartment for each household	Standard size fridge with freezer compartment
Refuse disposal	Please follow your Local Authorities waste disposal scheme		
Ventilation	A mechanical extraction fan in accordance with Building Regulation requirements		

Space standards

Minimum requirements for Houses in Multiple Occupation (HMOs)

Bedroom requirements

	1 person Room	2 person Room	3 person Room	4 person Room
Bedroom with no lounge or dining space elsewhere and cooking facilities not provided in bedroom	10 square metres	15 square metres	20 square metres	25 square metres
Bedroom with adequate lounge or dining space elsewhere & cooking facilities not provided in bedroom	8 square metres*	12 square metres*	17 square metres	22 square metres
Bedrooms with cooking facilities provided in the room	14 square metres	18 square metres	23 square metres	28 square metres

*The minimum legal requirement for a 1 person room is 6.51sqm and 10.22sqm for 2 persons

Living areas

Kitchens	7sqm if used by 1-5 persons
	For over 5 persons an additional 3sqm per person sharing the kitchen
Dining Space	2sqm 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)