

IMPLEMENTATION OF THE HOUSING ACT 2004: THE LICENSING OF HOUSES IN
MULTIPLE OCCUPATION

LIST OF AMENITY STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION



Rushcliffe
Borough Council

Section	Contents	Page No.
1.1	GUIDANCE ON SPACE PROVISION IN BEDSITS	1
1.2	GUIDANCE ON SPACE PROVISION IN SHARED HOUSES	2
2.1	AMENITY STANDARDS FOR BEDSITS	3 & 4
2.2	AMENITY STANDARDS FOR SHARED HOUSES	5

1.1 - GUIDANCE ON SPACE PROVISION IN BEDSITS

One person units of accommodation	
One room units	13m ² with kitchen facilities
	10m ² with separate shared kitchen or meals provided
Shared kitchens shall provide	3m ² per person using kitchen, but in no case being less than 5.5m ²
Two or more room units	6.51m ² each bedroom so long as the total floor area of the letting exceeds 15m ²
Each kitchen	5.5m ²
Each living/kitchen	11m ²
Each living room	9m ²
Each living/bedroom	10m ²
Two or more person units of accommodation - Living together as a single household	
No habitable room shall be occupied by more than two persons, irrespective of age.	
Any part of the floor area of a room where the height of the ceiling is less than 1.5 metres is not to be taken into account in determining the floor area of that room.	
One room units	18.5m ² with kitchen facilities
	16m ² with separate exclusive kitchen on same floor, or meals provided
Two or more room units	6.51m ² for each single bedroom 10m ² for each double bedroom but, only if total floor area of the letting exceeds 18.5m ² or 16m ² according to kitchen facilities
Each kitchen	7m ²
Each living/kitchen	15m ²
Each living room	10m ²
Each living/bedroom	14m ²
Each single person bedroom	6.5m ²
Each double bedroom	10m ²
The unavoidable sharing of rooms by persons of the opposite sex over the age of ten and who do not live as partners shall not be permitted	

1.2 - GUIDANCE ON SPACE PROVISION IN SHARED HOUSES

One person room	Each bedroom/study 6.51m ²
	If under 10 years old 4.64m ²
Two person room	Each bedroom/study 10.22m ²
Common Rooms	
Kitchens	Used by 1-5 persons 7m ²
	For more than 5 persons an additional 3m ² per person using kitchen
Dining Kitchens	Used by 1-5 persons 11.5m ²
	Used by 6-10 persons 16.5m ² - but dependent on kitchen facilities provided - contact environmental health service to discuss
Living Rooms and Dining Rooms	Used by 1-5 persons 11.5m ²
	Used by 6-10 people 16.5m ²
The unavoidable sharing of rooms by persons of the opposite sex over the age of ten and who do not live as partners shall not be permitted	

2.1 - AMENITY STANDARDS FOR BEDSITS

Will generally be occupied as room-lets on individual tenancies, whether with or without any exclusive amenities.

- Each unit of accommodation shall have adequate means of space heating.
- Each kitchen area shall be fitted with:
 - mechanical extract fan;
 - adequate refuse disposal facilities;
 - suitably sited fire blanket;
 - adequate provision of fire doors and fire detection.
- Each bathroom shall be adequately heated and ventilated. Ventilation should include humidistat-controlled extraction.
- Communal areas, including hallways, landings, shared kitchen and living/dining rooms shall be fitted with appropriate fire detection and fire precaution equipment.

Bedsit with sole use	
Item	Size or number
Cooker	4 hot rings and grill and oven (one household) or 2 hot rings and grill and oven (for single person household)
Sink	Bowl and drainer and constant hot & cold water supply
Worktop	1 metre x 500mm
Electrical sockets, over worktop	At least 4 sockets, excluding those for refrigerator, washing machine and so on
Dry food storage	Double wall unit or single base unit for one person. For more than one person proportionately more storage space is needed
Refrigerator, with freezer compartment	Standard size refrigerator
Bath or shower	1 for each household. With constant hot & cold water supply
Wash hand-basin	1 for each household. With constant hot & cold water supply
Toilet	1 for each household

If the Council believes it is not possible to provide facilities within each letting, the following shared standards apply.

Item	Size or number	
Cooker	4 hot rings and grill and oven for each 3 occupants	<p>For 4-6 occupants adjust the ratio to be provided appropriately.</p> <p>If you have more than 6 occupants living in the HMO, contact the Neighbourhoods Service.</p> <hr/> <p>For 6-10 occupants double the number/size to be provided</p>
Microwave oven - optional	Allows sharing of cooking facilities by extra people at the Council's discretion	
Sink	Bowl and drainers and constant hot and cold water supply for each 3 occupants Note - where exclusive cooking facilities are provided, exclusive sink facilities shall also be provided	
Worktop	Minimum 500mm depth and at a ratio of 0.5 m plus 0.5m for each of the first 3 occupants and then 0.25 for each additional occupant	
Electrical sockets, over worktop	At least 4 sockets for each 5 occupants, excluding those for refrigerator, washing machine and so on	
Dry food storage	Double wall unit or single base unit for each occupant. Storage in communal areas to be lockable	
Refrigerator, with freezer compartment	Standard size refrigerator for each bedsit unit. Storage in communal areas to be lockable ##	
Bath/shower *	1 for 5 people. With constant hot & cold water supply	
Separate toilet and wash-basin *	1 for 5 people. With constant hot & cold water supply	

Each shared kitchen must be no more than one floor away from any letting – except where a suitable equipped communal dining room is provided next to each shared kitchen facility.

Where less than 5 people share – it may be acceptable for the bath/shower and toilet/wash basin provision to be contained within the one bathroom, although the separation of toilet/wash basin from the bath/shower room is always preferred. External toilets shall be ignored.

2.2 - AMENITY STANDARDS FOR SHARED HOUSES

Will generally be occupied on a single whole-house tenancy. For individual room-lets see bed-sit guidance.

- The accommodation shall have adequate means of space heating.
- Each kitchen area shall be fitted with:
 - Mechanical extract fan;
 - Adequate refuse disposal facilities;
 - Suitably sited fire blanket;
 - Adequate provision of fire doors and fire detection.
- Each bathroom shall be adequately heated and ventilated. Ventilation should include humidistat-controlled extraction.
- Communal areas, including hallways, landings, shared kitchen and living/dining rooms shall be fitted with appropriate fire detection and fire precaution equipment.

Item	Size or number	
Cooker	4 hot rings and grill and oven for each 5 occupants	<p>For 6-10 people adjust the ratio to be provided appropriately.</p> <p>If you have more than 6 occupants living in the HMO, contact the Neighbourhoods Service</p>
Microwave oven - optional	Allows sharing of cooking facilities by extra people at the Council's discretion	
Sink	Bowl and drainer and constant hot and cold water supply for each kitchen/5 occupants	
Worktop	Minimum 500mm depth and at a ratio of 0.5m plus 0.5m for each of the first 3 occupants and then 0.25m for each additional occupant	
Electrical sockets, over worktop	At least 4 sockets for each 5 occupants, excluding those for refrigerator, washing machine and so on	
Dry food storage	Single wall unit for each occupant	
Refrigerator/freezer.	Standard size refrigerator of at least 1 cubic foot (28l) for each occupant. Plus adequate separate freezer storage.	
Bath/shower *	1 for each 5 occupants. With constant hot & cold water supply 2 for 6-10 occupants 3 for 11- 15 occupants	
Separate toilet and wash-basin *	1 for each 5 occupants. With constant hot & cold water supply	

A suitable equipped communal dining room should be provided next to each shared kitchen facility.

Where less than 5 occupants share – it may be acceptable for the bath/shower and toilet/wash basin provision to be contained within the one bathroom, although the separation of toilet/wash basin from the bath/shower room is always preferred. External W.C.'s shall be ignored, separate W.C.'s shall be provided with their own WHB with hot and cold water.