

HMO STANDARDS

Section 1: Councils own standards for all HMO's

The Council's existing standards were developed from the Chartered Institute of Environmental Health's standards and have been in force for a number of years. They cover the following types of property;-

- **Bed-sits**
- **Shared Houses**
- **Lodging Houses**
- **Hostels, Guest Houses and B&B Accommodation**

The Chartered Institute of Environmental Health is considering revising the standards but confirms they should still be used

Section 2: National Standards

These are basic standards issued by the Government

Section 1

HOUSES LET AS BEDSITS

that is, individual rooms with no livingroom

A) Space Standards

One person units of accommodation

- (i) One room units: 13m² including kitchen facilities.
10m² where provided with separate shared kitchen.

Shared kitchens shall provide: 3m² per person using the facility.

- (ii) Two or more roomed units:

Each kitchen	4½m ²
Each living/kitchen	11m ²
Each livingroom	9m ²
Each bedroom	6½m ²

Two or more persons units of accommodation

- (i) One room units: not normally suitable for two or more persons who are married couples or cohabitees. In other cases for two persons only 20½m².

- (ii) Two or more roomed units:

Each kitchen	7m ²
Each living/kitchen	15m ²
Each livingroom	12m ²
Each living/bedroom	14m ²
Each bedroom	10m ²

These figures are based on a two person occupancy. For occupancies of more than two persons reference should be made to Table 1 of the Sixth Schedule of the Housing Act 1985 when considering permitted number to use the house for sleeping (see Sections 325 and 326, Housing Act 1985).

B) Natural Lighting

1. All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, equivalent in total area to at least 1/10th of the floor area of the room.

2. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
3. All kitchens, bathrooms and water closet compartments shall comply with (1) above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

All glazing to windows in bathrooms and water closet compartments shall be obscure.

4. All staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

C) **Artificial Lighting**

1. All habitable rooms, kitchens, bathrooms, water closet compartments, staircases, landings and passages shall be adequately lighted by electricity.

Time switches should only be allowed to common landings, passages and staircases and should stay on for an adequate time to allow a person to climb stairs etc., and enter a room.

There should be sufficient switches to operate the artificial lighting on each landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time.

D) **Ventilation**

1. All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.3m (7'6"), except in the case of existing underground rooms, which shall have a minimum height of 2.14m (7'0") and attic rooms, which shall have a minimum height of 2.3m over an area of the floor equal to not less than half of the area of the room, measured on a plane 1.5m (5'0") above the floor.
2. All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room.

Neither an openable door giving access directly to the external air nor a louvered opening in such a door will be acceptable for the purpose of this requirement.

3. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
4. All kitchens, bathrooms, water closet compartments shall comply with (2) above but where this is not practicable, mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an

installation shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room.

5. Permanent means of ventilation in the form of a flue, airbrick, hit and miss ventilator or louvered window shall be provided in all dining/kitchens, kitchens, bathrooms, water closet compartments, and any other rooms containing either cooking and/or washing facilities.

E) **Water Supply**

1. Each separate occupancy shall be provided with a supply of cold running water suitable for drinking purposes either directly off the rising main or by such other means as are acceptable to the relevant Water Authority.
2. The water pressure to all fittings shall comply with the minimum requirements laid down by the relevant Water Authority at all times.
3. All water supplies shall, where necessary, be protected from frost damage.

F) **Personal Washing Facilities**

1. Each separate occupancy shall be provided with a wash hand basin together with its own supplies of hot and cold running water, situated within the unit of accommodation, and of minimum dimension 560mm x 430mm.

If a sink is provided to comply with the requirements of paragraph 1, a separate wash hand basin will not be required.

2. Each separate occupancy shall be provided with its own bath or shower each in a proper room. Where this is not practicable a readily accessible bathroom or a shower room, being not more than one floor distant from any user, shall be provided in the following ratios:

1 - 5 persons	-	1 bathroom or shower room
6 - 10 persons	-	2 bathrooms or shower rooms
11 - 15 persons	-	3 bathrooms or shower rooms

Baths should be 1.67m in length; shower trays should be 800mm x 800mm and of a standard compatible with the authority's renovation grant specification.

The hot and cold water supplies shall be exclusive (unless the rental or charge for accommodation includes the supply of hot water), and available at all times.

3. Baths and showers shall not be provided in kitchens.

G) **Drainage and Sanitary Conveniences**

1. All above and below ground drainage shall comply with the requirements of the Building Regulations currently in force.

2. Each separate occupancy shall be provided with its own water closet compartment, being not more than one floor distant from each user, in the following ratios:

1 - 5 persons	-	1 water closet
6 - 10 persons	-	2 water closets
11 - 15 persons	-	3 water closets

External water closets shall not be reckonable for this purpose.

3. Each shared water closet shall be situated in a room separate from the bathroom or shower room.
4. A wash hand basin shall be provided in each separate water closet together with its own continuous supplies of hot and cold running water. The hot and cold water supplies shall be included in the rental or charge for accommodation, unless the water closet is for the exclusive use of one occupancy.

H) **Facilities for Storage, Preparation and Cooking of Food and for the Disposal of Waste Water**

Kitchen facilities

1. Each occupancy shall have its own kitchen separate from but on the same floor as the sleeping room. Where this is not practicable, each occupancy shall have its own kitchen facilities within the unit of accommodation.
2. Shared kitchens may be provided for single person occupancies and where provided shall be on the same floor as the occupancies.

Food Storage

3. Each separate occupancy shall be provided with a proper food store of adequate size ventilated to the external air, within the unit of accommodation. A refrigerator shall be considered to be a proper food store for the purpose of this requirement.
4. The space in a sink unit below the sink will not be accepted, ventilated or otherwise.
5. Where shared kitchens are provided, each occupancy sharing shall have its own facilities either within the unit of accommodation or in the kitchen. If in the kitchen, the facility shall be lockable.

Preparation

6. Each separate occupancy shall be provided with a suitable work top.
7. In shared kitchens a work top of sufficient size shall be provided.

Cooking

8. Each separate occupancy shall be provided with a proper cooking appliance. The minimum acceptable will be:
 - (a) two rings or hot plates together with either a grill or oven for a one person of unit accommodation
 - or
 - (b) a cooker with three or four rings or hot plates together with a grill and an oven for units of accommodation for more than one person.
9. In shared kitchens, one cooking appliance shall be provided for each user in accordance with 8 (a) above, or a cooking appliance in accordance with 8 (b) above shall be shared by not more than three one-person units.

Disposal of Waste Water

10. Each separate occupancy shall be provided with a sink with its own supplies of hot and cold running water.
11. In shared kitchens, sinks with adequate continuous supplies of hot and cold water shall be provided in the ratio of one sink per three one-person units of accommodation. The hot and cold water supplies shall be included in the rental or charge for the accommodation.

I) **Space Heating**

1. All habitable rooms shall be adequately heated by a fixed space heating appliance of either gas or electricity; solid fuel should only be permitted on the ground floor where it can be shown that there is adequate fuel storage and that there will not be any risk to safety from the removal of hot ashes. Use of the appliance will be exclusive (unless included in the rental or charge for the accommodation). Portable or removable heating appliances will not be acceptable.
2. All heating systems shall be of a sufficient output so as to heat adequately the bedrooms and livingrooms to a temperature of 65°F (18.3°C) with an outside temperature of 30°F (-1°C).

J) **Refuse, Storage and Disposal**

1. Refuse storage containers shall be provided sufficient for the needs of the house and a type acceptable to the Local Authority. This should normally be in the ratio of one British Standard dustbin or equivalent per household.
2. All containers should be located on hardstanding with suitable access for cleansing of the area and removal of the containers.

SHARED HOUSES

where there is a common livingroom – often let to students

A) Space Standards

1. *One Person Units of Accommodation*

- (i) Each bedroom/study: 10m² except where a separate livingroom is provided which is not a kitchen or a kitchen/diningroom, in which case the bedroom shall be 6½m²

2. *Two Person Units of Accommodation*

- (i) Each bedroom/study: 15m² except where a separate livingroom is provided which is not a kitchen or a kitchen/ dining room, in which case the bedroom shall be 11m².

3. *Common Rooms*

(i) Kitchens:

used by 1 - 5 persons	7m ²
used by 6 - 10 persons	10m ²
used by 11 - 15 persons	13½m ²
used by 16+ persons	16½m ²

(ii) Dining/Kitchens:

used by 1 - 5 persons	11½m ²
used by 6 - 10 persons	19½m ²
used by 11 - 15 persons	24m ²
used by 16+ persons	29m ²

(iii) Livingrooms and diningrooms:

used by 1 - 5 persons	11m ²
used by 6 - 10 persons	16½m ²
used by 11 - 15 persons	21½m ²
used by 16+ persons	25m ²

B) Natural Lighting

1. All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, equivalent in total area to at least 1/10th of the floor area of the room.

2. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
3. All kitchens, bathrooms and water closet compartments shall comply with (1) above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

All glazing to windows in bathrooms and water closet compartments shall be obscure.

4. All staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

C) **Artificial Lighting**

1. All habitable rooms, kitchens, bathrooms, water closet compartments, staircases, landings and passages shall be adequately lighted by electricity.

Time switches will only be allowed to common landings, passages and staircases and shall stay on for an adequate time to allow a person to climb stairs etc., and enter a room.

There shall be sufficient switches to operate the artificial lighting on each landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time.

D) **Ventilation**

1. All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.3m (7'6"), except in the case of existing underground rooms, which shall have a minimum height of 2.14m (7'0") and attic rooms, which shall have a minimum height of 2.3m over an area of the floor equal to not less than half of the area of the room, measured on a plane 1.5m (5'0") above the floor.
2. All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room.

Neither an openable door giving access directly to the external air nor a louvered opening in such a door will be acceptable for the purpose of this requirement.

3. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
4. All kitchens, bathrooms, water closet compartments shall comply with (2) above, but where this is not practicable, mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an

installation shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room.

5. Permanent means of ventilation in the form of a flue, airbrick, hit and miss ventilator or louvered window shall be provided in all dining/kitchens, kitchens, bathrooms, water closet compartments, and any other rooms containing either cooking and/or washing facilities.

E) **Water Supply**

1. A supply of cold running water suitable for drinking purposes shall be provided for the use of all occupants in each shared kitchen. The tap shall be marked "Drinking Water".
2. The water pressure to all fitments shall comply with the minimum requirements laid down by the relevant water authority at all times.
3. All water supplies shall, where necessary, be protected from frost damage.

F) **Personal Washing Facilities**

1. Each bedroom/study room shall be provided with a wash hand basin together with its own supplies of hot and cold running water, situated within the unit of accommodation, and of minimum dimension 560mm x 430mm.

Where this is not practicable, shared facilities will be accepted for houses occupied by up to five persons, by provision of a wash hand basin in each bathroom.

For houses occupied by six or more persons, shared facilities will not be accepted and a wash hand basin shall be provided in each bedroom/study.

2. Each occupancy shall be provided with its own bath or shower, each in a proper room. Where this is not practicable a readily accessible bathroom or a shower room, being not more than one floor distant from any user, shall be provided in the following ratios:

1 - 5 persons	-	1 bathroom or shower room.
6 - 10 persons	-	2 bathrooms or shower rooms.

Baths are to be 1.67m in length; shower trays to be 800mm x 800mm and of a standard compatible with the authority's renovation grant standard.

The hot and cold water supplies shall be exclusive (unless the rental or charge for accommodation includes the supply of hot water), and available at all times.

3. Baths and showers shall not be provided in kitchens.

G) **Drainage and Sanitary Conveniences**

1. All above and below ground drainage shall comply with the requirements of the Building Regulations currently in force.
2. Each separate occupancy shall be provided with its own water closet compartment.

Where this is not practicable, a readily accessible water closet compartment, being not more than one floor distant from each user, shall be provided in the following ratios:

- | | | |
|----------------|---|------------------|
| 1 - 5 persons | - | 1 water closet. |
| 6 - 10 persons | - | 2 water closets. |

External water closets shall not be reckonable for this purpose.

3. Where water closets are provided at a standard of 1 per 5 or more persons, each shared water closet shall be situated in a room separate from the bathroom or shower room.
4. A wash hand basin shall be provided in each separate water closet together with its own continuous supplies of hot and cold running water. The hot and cold water supplies shall be included in the rental or charge for accommodation, unless the water closet is for the exclusive use of one occupancy.

H) **Facilities for Storage, Preparation and Cooking of Food and for the Disposal of Waste Water**

1. Each occupancy shall have use of a kitchen separate from the sleeping room and wherever possible on the same floor but shall be not more than one floor distant from the users.
2. If the property is occupied by six or more people, kitchen facilities shall be provided in accordance with Category A provision.

The remainder of this section applies to a house occupied by five or less persons.

Food Storage

3. Each separate occupancy shall be provided with a proper food store of adequate size ventilated to the external air, within the bedroom/study room. A refrigerator shall be considered to be a proper food store for the purpose of this requirement. Food storage facilities can be provided in the kitchen in which case, a separate, lockable facility will be required for each occupant.
4. The space in a sink unit below the sink will not be accepted, ventilated or otherwise.

Preparation

5. A work top of sufficient size shall be provided in the kitchen.

Cooking

6. The kitchen shall be provided with a proper cooking appliance. The minimum acceptable will be:
 - (a) two rings or hot plates together with either a grill or oven per occupant
or
 - (b) a cooker with three or four rings or hot plates together with a grill and an oven per three occupants living in the house.
7. In a house occupied by five or less people, one cooking appliance with four rings or hot plates, together with a grill and an oven, will be sufficient.

Disposal of Waste Water

8. The kitchen shall be provided with its own sink complete with drainer and provided with its own continuous supplies of hot and cold running water. Sinks shall be provided in the ratio of one sink per three occupants. The hot and cold running water shall be included in the rental or charge for the accommodation.
9. In a house occupied by five or less people, one sink will be sufficient.

I) **Space Heating**

1. All habitable rooms shall be adequately heated by a fixed space heating appliance of either gas or electricity; solid fuel should only be permitted on the ground floor where it can be shown that there is adequate fuel storage and no risk to safety from the removal of hot ashes. Use of the appliance will be exclusive (unless included in the rental or charge for the accommodation). Portable or removable heating appliances will not be acceptable.
2. All heating systems shall be of a sufficient output so as to heat adequately the bedrooms and livingrooms to a temperature of 65°F (18.3°C) with an outside temperature of 30°F (-1°C).

J) **Refuse, Storage and Disposal**

1. Refuse storage containers shall be provided sufficient for the needs of the house and located on hardstanding with suitable access for cleansing of the area and removal of the container.

LODGING HOUSES

where a resident owner lets one or two rooms, usually providing meals

A) **Space Standards**

1. *Bedrooms*

All bedrooms to be as follows:

1 person	6½m ²
2 persons	10m ²
3 persons	16½m ²
4 persons	21m ²

2. *Common Living Rooms*

All common living rooms to be as follows:

used by 1-5 persons	11m ²
used by 6-10 persons	16½m ²
used by 11-15 persons	21½m ²
used by 16+ persons	25m ²

3. *Diningrooms and Kitchens*

Should comply with the requirements of the Food Hygiene (General) Regulations 1970.

B) **Natural Lighting**

1. All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, equivalent in total area to at least 1/10th of the floor area of the room.
2. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
3. All kitchens, bathrooms and water closet compartments shall comply with B (1) above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

All glazing to windows in bathrooms and water closet compartments shall be obscure.

4. All staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting

shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

C) **Artificial Lighting**

1. All habitable rooms, kitchens, bathrooms, water closet compartments, staircases, landings and passages shall be adequately lighted by electricity.

Time switches will only be allowed to common landings, passages and staircases and shall stay on for an adequate time to allow a person to climb stairs etc., and enter a room.

There shall be sufficient switches to operate the artificial lighting on each landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time.

D) **Ventilation**

1. All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.3m (7'6"), except in the case of existing underground rooms, which shall have a minimum height of 2.14m (7'0") and attic rooms, which shall have a minimum height of 2.3m over an area of the floor equal to not less than half of the area of the room, measured on a plane 1.5m (5'0") above the floor.

2. All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room.

Neither an openable door giving access directly to the external air nor a louvered opening in such a door will be acceptable for the purpose of this requirement.

3. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
4. All bathrooms and water closet compartments shall comply with (2) above but where this is not practicable, mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an installation shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room.
5. Kitchens shall comply with the requirements of the Food Hygiene (General) Regulations 1970.
6. Permanent means of ventilation in the form of a flue, airbrick, hit and miss ventilator or louvered window shall be provided in all dining/kitchens, kitchens, bathrooms, water closet compartments, and any other rooms containing either cooking and/or washing facilities.

E) **Water Supply**

1. A supply of cold running water suitable for drinking purposes shall be provided for the use of the occupants at each washing point, and in the kitchen. Where the supply is provided at a common washing point, the tap shall be marked "Drinking Water".
2. All water supply shall be suitably protected from damage by frost.

F) **Personal Washing Facilities**

1. Each bedroom/study room, not occupied by the owner and his/her family, shall be provided with a wash hand basin together with its own continuous supplies of hot and cold running water, situated within the unit of accommodation, and of minimum dimension 560mm x 430mm.
2. Shared facilities will be accepted where there are two or less occupiers in addition to the owner-occupier and his/her family. Where the total number in the house exceeds six, separate facilities for each occupant other than the owner and his/her family will be required in accordance with 1 above.
3. Each occupancy shall be provided with its own bath or shower, each in a proper room. Where this is not practicable a readily accessible bathroom or a shower room, being not more than one floor distant from any user, shall be provided in the following ratios:

1 - 5 persons	-	1 bathroom or shower room
6 - 10 persons	-	2 bathrooms or shower rooms

An owner occupier and his/her family will be reckonable for this purpose.

Baths to be 1.67m in length; shower trays to be 800mm x 800mm and of a standard compatible with the authority's renovation grant specification.

The hot and cold water supplies shall be exclusive (unless the rental or charge for accommodation includes the supply of hot water), and available at all times.

4. Baths and showers shall not be provided in kitchens.

G) **Drainage and Sanitary Conveniences**

1. All above and below ground drainage shall comply with the requirements of the Building Regulations currently in force.
2. Each separate occupancy shall be provided with its own water closet compartment.

Where this is not practicable, a readily accessible water closet compartment, being not more than one floor distant from each user, shall be provided in the following ratios:

1 - 5 persons	-	1 water closet
6 - 10 persons	-	2 water closets

External water closets shall not be reckonable for this purpose.

3. Each shared water closet shall be situated in a room separate from the bathroom or shower room.
4. A wash hand basin shall be provided in each separate water closet together with its own continuous supplies of hot and cold running water. The hot and cold water supplies shall be included in the rental or charge for the accommodation and available at all times.

H) **Facilities for Storage, Preparation and Cooking of Food and for the Disposal of Waste Water**

1. The facilities for preparation, cooking and serving food shall comply with the Food Hygiene (General) Regulations 1970.
2. Facilities should be available, either separately or by use of the main kitchen, for occupants to prepare light meals and hot drinks etc. Any separate facility should comply with Part H of Category B.

I) **Space Heating**

1. All habitable rooms shall be adequately heated by a fixed space heating appliance of either gas or electricity; solid fuel should only be permitted on the ground floor where it can be shown that there is adequate fuel storage and no risk to safety from the removal of hot ashes. Use of the appliance will be included in the rental charge for the accommodation. Portable or removable heating appliances will not be acceptable.
2. All heating systems shall be of a sufficient output so as to heat adequately the bedrooms and livingrooms to a temperature of 65°F (18.3°C) with an outside temperature of 30°F (-1°C).

J) **Refuse, Storage and Disposal**

1. Refuse storage containers shall be provided, sufficient for the needs of the house and located on hardstanding, with suitable access for cleansing of the area and removal of the container.

HOSTELS, GUEST HOUSES AND B&B ACCOMODATION

where some or all of the residents have no other home; would include Local Authority emergency accommodation

A) **Space Standards**

1. *Bedrooms*

(There shall be prominently displayed in each bedroom, a notice in all relevant languages, setting out the maximum number permitted to sleep in the room).

All bedrooms to be as follows:

1 person	8½m ²
2 persons	11m ²
3 persons	15m ²

For each additional person there should be an additional 4½m² of floor area.

For the purpose of calculating these standards, a child under the age of one shall be disregarded, and a child more than one and less than 10 years of age shall count as ½ person.

2. *Lounge*

A minimum provision of 3m² per person will be required.

3. *Dining*

A minimum of 2m² per person will be required.

4. *Combined Lounge/Dining Areas*

A provision of 4m² per person will be deemed to be adequate if the floor areas of lounge and dining rooms are combined.

5. *Kitchens*

To be in accordance with the requirements of the Food Hygiene (General) Regulations 1970.

B) **Natural Lighting**

1. All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, equivalent in total area to at least 1/10th of the floor area of the room.

2. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
3. All kitchens, bathrooms and water closet compartments shall comply with (1) above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C, to the satisfaction of the Head of Community Services.

C) **Artificial Lighting**

1. All habitable rooms, kitchens, bathrooms, water closet compartments, staircases, landings and passages shall be adequately lighted by electricity, none of which will be provided via a time switch, and shall be available at all times.

There shall be sufficient switches to operate the artificial lighting on each landing, corridor or passage and each switch should allow all corridors, passages and stairways to be illuminated at the same time.

D) **Ventilation**

1. All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.3m (7'6"), except in the case of existing underground rooms, which shall have a minimum height of 2.14m (7'0") and attic rooms, which shall have a minimum height of 2.3m over an area of the floor equal to not less than half of the area of the room, measured on a plane 1.5m (5'0") above the floor.
2. All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room.

Neither an openable door giving access directly to the external air nor a louvered opening in such a door will be acceptable for the purpose of this requirement.

3. Underground rooms used as habitable rooms shall comply with paragraphs 7 and 8 of Model Regulations-Series XXII.
4. All bathrooms and water closet compartments shall comply with (2) above but where this is not practicable, mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an installation shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room.
5. Kitchens provided in self-catering hostels shall comply with (4) above.
6. Kitchens provided in hostels where meals are provided shall comply with the Food Hygiene (General) Regulations 1970.
7. Permanent means of ventilation in the form of a flue, airbrick, hit and miss ventilator or louvered window shall be provided in all kitchens, bathrooms,

water closet compartments and any other rooms containing either cooking and/or washing facilities.

E) **Water Supply**

1. Each bedroom shall be provided with a supply of cold running water suitable for drinking purposes, either directly off the rising main or by such other means as are acceptable to the relevant Water Authority. Where this is not practicable and subject to the agreement of the Head of Community Services, such supply shall be provided at a tap accessible on each floor, but not in a bathroom or water closet compartment. The tap shall be suitably marked "Drinking Water".
2. The water pressure to all fittings shall comply with the minimum requirements laid down by the relevant Water Authority at all times.
3. All water supplies shall be suitably protected from frost damage.

F) **Personal Washing Facilities**

1. Each bedroom shall be provided with a wash hand basin together with its own supplies of hot and cold running water, and of minimum dimension 560mm x 430mm.

Where an en-suite bathroom is available, such wash hand basin may be provided in that bathroom.

In self-catering hostels, where a sink is provided to comply with the requirements of paragraph H. 1 (j) a separate wash hand basin will not be required.

2. A readily accessible bathroom or a shower room shall be provided on every floor where bedroom accommodation is located. The bath/shower shall be sited in a proper room and shall be provided in the following ratios for each occupied floor:

1 - 5 person	-	bathroom or shower room
6 - 10 persons	-	2 bathrooms or shower rooms
11 - 15 persons	-	3 bathrooms or shower rooms

Baths are to be 1.67m in length; shower trays are to be 800mm x 800mm and of a standard compatible with the authority's renovation grant specification.

The hot and cold water supplies shall be exclusive (unless the rental or charge for accommodation includes the supply of hot water), and available at all times.

G) **Drainage and Sanitary Conveniences**

1. All above and below ground drainage shall comply with the requirements of the Building Regulations currently in force.

2. A readily accessible water closet shall be provided on every floor where bedroom accommodation is located. The water closet shall be sited in a proper room and shall be provided in the following ratios for each occupied floor:

1 - 5 persons	-	1 water closet
6 - 10 persons	-	2 water closets
11 - 15 persons	-	3 water closets

External water closets shall not be reckonable for this purpose. Additional water closet accommodation to the satisfaction of the Head of Community Services shall also be required to be provided on floors used for communal purposes.

3. Each water closet shall be situated in a room separate from the bathroom or shower room.
4. Separate male and female accommodation shall be required to the satisfaction of the Head of Community Services.
5. Any water closet accommodation provided for the above purpose is to be exclusive of any requirements under the Food Hygiene (General) Regulations 1970.
6. A wash hand basin shall be provided in each separate water closet together with its own supplies of hot and cold running water. The hot and cold water supplies shall be included in the rental or charge for the accommodation and available at all times.

H) **Facilities for Storage, Preparation and Cooking of Food and for the Disposal of Waste Water**

Self-Catering Hostels

- (a) Each occupancy shall have its own kitchen separate from the sleeping room, and of an area 4m².

Where this is not practicable, each occupancy shall have its own kitchen facilities within the unit of accommodation and 4m² shall be added to the floor areas in A (1).

- (b) Shared kitchens may be provided for single person occupancies, but on the same floor as the accommodation provided for those people sharing this kitchen.

Food Storage

- (c) Each separate occupancy shall be provided with a proper food store of adequate size ventilated to the external air, with the unit of accommodation. A refrigerator of at least 3.5ft³ shall be considered to be a proper food store for the purpose of this requirement.

- (d) The space in a sink unit below the sink will not be accepted, ventilated or otherwise.
- (e) Where shared kitchens are provided, each occupancy sharing shall have its own facility either within the unit of accommodation or in the kitchen. If in the kitchen, the facility shall be lockable.

Preparation

- (f) Each separate occupancy shall be provided with a suitable work top.
- (g) In shared kitchens a work top of sufficient size shall be provided.

Cooking

- (h) Each separate occupancy shall be provided with a proper cooking appliance. The minimum acceptable will be:
 - (i) two rings or hot plates together with either a grill or oven for a one person unit of accommodation
 - or
 - (ii) a cooker with three or four rings or hot plates together with a grill and an oven for units of accommodation for more than one person.
- (i) In shared kitchens, one cooking appliance shall be provided for each user in accordance with H (i) above, or, a cooking appliance in accordance with H (ii) above shall be shared by not more than three one person units.

Disposal of Waste Water

- (j) Each separate occupancy shall be provided with its own sink complete with drainer and provided with its own supplies of hot and cold running water.
- (k) In shared kitchens, sinks shall be provided in the ratio of one sink per three one-person units of accommodation.

Hostels Providing Meals

Kitchen Facilities

- (a) The facilities for preparation, cooking and serving food shall comply with the Food Hygiene (General) Regulations 1970. Kitchen facilities for the cooking and preparation of food for residents as part of the service provided by the establishment shall not be allowed to be used by residents.
- (b) Separate provision for residents to prepare and cook their own food shall be provided within the property. A suitable area for this purpose will be provided on each occupied floor and will contain the following facilities:

- (i) cooker with four burners, oven and grill;
 - (ii) sink with constant hot and cold water supplies, properly connected to the drainage system;
 - (iii) four 13 amp electric power outlets;
 - (iv) a worktop of sufficient size.
- (c) Kitchen facilities for the purpose of (b) above shall be available for use 24 hours a day and the cost of running the appliances will be included in the residential charge.
- (d) Separate provision as required by (b) above will not be required in circumstances where it can be shown to the satisfaction of the Head of Community Services, either by virtue of the scale of their provision of meals or because of the manner in which the premises are occupied, that such provision would be excessive. In these cases a lesser standard may be applied.

I) **Space Heating**

1. A fixed heating system capable of heating the room temperature to 65°F (18.3°C) shall be provided and properly fitted to all rooms. The system shall be capable of attaining this temperature when the outside temperature is 30°F (-1°C). The cost of running the heating system is to be included in the residential charge, and shall be under the exclusive control of the manager.

A full central heating system shall be deemed to be adequate for this purpose.

J) **Refuse, Storage and Disposal**

1. Refuse storage containers shall be provided, sufficient for the needs of the hostel and of a type acceptable to the Local Authority. This will depend on the frequency of collection and it may well be that it is necessary for person having control to arrange for twice weekly collection of refuse. Storage facilities shall be hygienic and regularly maintained.

Section 2

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 sets out national standards for Licensable Houses in Multiple Occupation. They are as follows:-

Regulation 8

Prescribed standards for deciding the suitability for occupation of an HMO by a particular maximum number of households or persons.

1. Each unit of livingroom accommodation in an HMO must be equipped with adequate means of space heating.
2. (1) 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.
 - (a) there must be an adequate number of bathrooms, toilets and wash hand basins suitable for personal washing for the number of persons sharing those facilities;
 - (b) where reasonably practicable there must be a wash hand basin with appropriate splash back in each unit other than a unit in which a sink has been provided as mentioned in paragraph 4(1).

Having regard to the age and character of the HMO, the size and layout of each flat and its existing provision for wash hand basins, toilets and bathrooms; and

- (2) 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.
- (3) All bathrooms in an HMO must be suitably and adequately heated and ventilated.
- (4) All bathrooms and toilets in an HMO must be of an adequate size and layout.
- (5) All baths, toilets and wash hand basins in an HMO must be fit for the purpose.
- (6) All bathrooms and toilets in an HMO must be suitably located in or in relation to the livingroom accommodation in the HMO.

Kitchens

3. Where all or some of the units of 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, and of such layout and size and equipped with such facilities so as to adequately enable those sharing the facilities 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 a sufficient quantity for the number of those sharing the facilities
 - (i) sinks with draining boards;
 - (ii) an adequate supply of cold and constant hot water to each sink supplied;
 - (iii) installations or equipment for the cooking of food;
 - (iv) electrical sockets;
 - (v) worktops for the preparation of food;
 - (vi) cupboards for the storage of food or kitchen and cooking utensils.
 - (vii) refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
 - (viii) appropriate refuse dispose facilities; and
 - (ix) appropriate extractor fans, fire blankets and fire doors.

4. (1) 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;
 - (b) a sink with an adequate supply of cold and constant hot water;
 - (c) a worktop for the preparation of food;
 - (c) sufficient electrical sockets;
 - (e) a cupboard for the storage of kitchen utensils and crockery;
and

- (f) a refrigerator
- (1A) The standards referred to in paragraphs (a) and (f) of sub-paragraph (1) shall not apply in relation to a unit of accommodation where
- (a) the landlord is not contractually bound to provide such appliances or equipment;
 - (b) the occupier of the unit of accommodation is entitled to remove such appliances or equipment from the HMO; or
 - (c) the appliances or equipment are otherwise outside the control of the landlord.
- (2) Where there are no adequate shared washing facilities provided for a unit of living accommodation as mentioned in paragraph 2, an enclosed and adequately laid out and ventilated room with a toilet and bath or fixed shower supplying adequate cold and constant hot water must be provided for the exclusive use of the occupiers of that unit either
- (a) within the livingroom accommodation; or
 - (b) within reasonably proximity to the living accommodation.

Fire precautions facilities

5. Appropriate fire precaution facilities and equipment must be provided of such type, number and location as is considered necessary.

Staffordshire Authorities as well as two Shropshire Authorities, in association with the West Midlands Fire Service have produced a guide to fire precautions in multi-occupied residential properties. This is issued to the owners of HMO's