



Amenity and Room Size Standards
Housing Act 2004 - including regulations and conditions made there under

This guide is the amenity standards required for all private rented accommodation, houses in multiple occupation (HMO's) or parts of HMO's either occupied by a socially interactive group (shared houses or shared flats normally subject to a joint tenancy) or by individual households living independently who either share facilities (bedsits) or have exclusive use of facilities (self-contained flats). These standards are a guide to the minimum standards required and nothing in this guide precludes the Council requiring any additional provisions if deemed necessary following an assessment under the Housing Health and Safety Rating System to ensure that the housing standards are satisfactory for each individual unit of accommodation.

This guide also includes room size standards for properties occupied as above and includes specific standards for HMO's where some board is provided, these properties are referred to as 'hostels'.

Notes;

- The amenity standards include those prescribed by The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006.
- The additional amenity standards indicate how the local authority will regard how the 'tests as to suitability for multiple occupation' can be met under Section 65 Housing Act 2004.
- The room size standards indicate how the local authority will decide on the maximum occupation of the property under Section 64 Housing Act 2004; known as the 'permitted number'; and also takes into account the requirements of the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018.
- The above standards need not necessarily be met on the date a licence becomes operative. Where this is not the case the licence will be issued with conditions requiring compliance with the standards within a required time period.
- All licensed HMOs will be subject to an assessment using the housing health and safety rating system under Part 1 Housing Act 2004. As a result, it is possible that there will be additional requirements to be met.
- Where reasonably practicable all HMO licensing standards must be complied with. However, every case must be considered on its own merits as Councils cannot apply a blanket set of standards for all HMOs in its district taking no account of the individual circumstances of the HMO in question. This will particularly be in respect of those standards that are not prescribed by legislation.
- The local authority may have regard to these standards when assessing the suitability of amenity standards and living space in any type of residential living accommodation (including non-licensable HMO's) under the housing health and safety rating system under Part 1 Housing Act 2004. The house or flat shall be free of category 1 hazards as assessed under part 1 of the 2004 Housing Act.

Minimum Room Sizes

Accommodation with facilities shared by occupiers.

Note: All habitable rooms, kitchens, bathrooms and toilet compartments shall have a minimum floor to ceiling height of 2.14m, except in the case of existing attic rooms, which shall have a minimum height of 2.14m over an area of the floor equal to not less than three quarters of the area of the room, measured on a plane 1.53m above the floor. Any floor area above which the ceiling height is less than 1.53m shall additionally be disregarded.

These standards apply where there is sharing of some or all facilities i.e. HMO's where:

- Occupiers live independently of others e.g. single room lettings or bedsit accommodation (kitchen facilities within own room);
- Occupiers forming a group e.g. students, professional persons and others who interact socially

		Number of Persons						
		1	2	3	4	5	6	7-10
	Child under 10yrs							
Combined bedroom, living room and kitchen	n/a	13m ²	15m ²					
Combined bedroom and living room with separate kitchen	n/a	10m ²	14m ²	18.5m ²				
Bedroom with separate kitchen and living space	4.64 m ²	6.51m ²	10.5m ²	14.5m ²				
Kitchen	n/a	4m ²	5m ²	5m ²	6m ²	7m ²	9m ²	11m ²
Kitchen for occupants in hostels where all main meals are provided NB. A lesser standard may be accepted at the discretion of the Local Authority	n/a	4m ²	5m ²	5m ²	5m ²	5m ²	5m ²	7m ²
Living room	n/a	9m ²	12m ²	12m ²	12m ²	12m ²	12m ²	16.5m ²
Shared living space comprising kitchen, living room and dining room	n/a	11m ²	13.5m ²	15m ²	17m ²	18m ²	20m ²	27.5m ²
Communal living room in larger hostels	n/a	11-15 persons		16 or more persons				
		21.5m ²		At discretion of Local Authority				

Bedrooms for more than 2 persons are only permitted in HMOs where board is provided as part of the occupancy. The third person must be under 10 years old.

Hostels not providing all the main meals ie three meals a day each day of the week must meet the general minimum sizes for kitchens for the use of the occupants.

Personal Washing and Sanitary Facilities

All facilities should be located in rooms of an adequate size and layout within 2 floors of any bedroom and accessible from communal areas unless provided as en-suite facilities for the exclusive use of that occupant.

Bathrooms, WCs and wash hand basins must be provided in at least the following ratios.

1-4 persons	1 bathroom containing a bath or shower, a WC and a wash basin There is no requirement for wash basins in the individual rooms
5 persons	1 bathroom containing a bath or shower and a wash basin, with separate WC.
For every 5 additional persons or part thereof	An additional bath/shower, WC and wash basin. At least 50% of the WCs must be in separate compartments.

External WCs and electrically operated WCs, do not count for this purpose.

All WCs, baths and showers must be fit for purpose, of an adequate size and layout and suitably located in relation to the living accommodation.

All baths, showers and wash basins must have an adequate supply of cold and constant hot water.

A wash hand basin shall be provided with or adjacent to every WC facility together with its own continuous supplies of hot and cold running water.

All baths and wash basins must have a tiled splashback at least 300mm high and showers must be tiled to full height, or located in a suitable cubicle.

For shared houses, the Council will not require the provision of a wash hand basin in every bedroom provided that the requirements for wash hand basins in bathrooms and WCs are met.

Bathrooms and WCs are required to have an openable window equivalent to 1/20th of the floor area or mechanical ventilation extracting at a minimum rate of 15 litres / second for bathrooms or 60 litres / second for WCs.

Shower rooms are required to have mechanical extract ventilation in addition to any openable window.

All bathrooms must be suitably and adequately heated.

Bathrooms and WCs shall be lockable and private where the facilities are shared.

Kitchen facilities

If kitchens do not have a suitable dining area, this facility must be provided within one floor distance (this may be a living room, bedsit or bedroom of suitable size).

A *sink* with, constant hot and cold water, a tiled splashback and a draining board must be provided for each 5 occupants or within an individual unit of accommodation. It shall be securely fixed, mounted on a base unit and properly connected to the drainage system.

A *cooker* with a 4 ring hob, oven and a grill must be provided for each 5 occupants in a shared kitchen or in a self contained flat. A 20 litre microwave will be acceptable as a second cooker.

A 2 ring hob, oven and grill positioned so that the hobs are at worktop level plus a microwave with a minimum capacity of 17 litres will be acceptable in bedsit accommodation occupied by up to 2 persons.

A *fixed worktop* with a smooth impervious surface for food preparation of at least 0.5 m² must be provided per 5 occupants or within an individual unit of accommodation. Free standing tables are not acceptable.

A *food storage cupboard* with at least 0.3 m² shelf space other than in a sink base unit must be provided per person either in each occupants room or in a shared kitchen. If located in a shared kitchen the individual cupboards must be lockable.

1 worktop height fridge and 1 worktop height freezer or a fridge/freezer of equivalent size must be provided per 5 occupants in a shared kitchen, or a worktop height fridge with freezer compartment must be provided within each individual unit of accommodation.

Four suitably positioned *electric sockets*, or 2 twin sockets, are required plus one for each major appliance (ie cooker, microwave, fridge, freezer, washing machine etc).

All kitchens and habitable rooms containing kitchen facilities must have mechanical extract *ventilation* at a minimum extraction rate of 60 litres / second, or 30 litres / second if the fan is sited within 300mm of the centre of the hob. This is in addition to any openable windows.

There must be suitable and sufficient provision for the *storage and disposal of refuse* both within the unit of accommodation and outside.

A fire blanket conforming to BS EN 1869:1997 suitably located in each shared kitchen.

If hostels have a commercial kitchen where access is not available to the occupants at all times, separate facilities must be provided for making drinks and snacks ie, a sink with constant hot and cold water, a kettle, a toaster a mini-fridge a cupboard and a table or worktop.

Fire Precautions

The property shall be provided with a satisfactory means of escape in case of fire together with fire precautions to comply the national LACORS Housing and Fire Safety Guide. The Council has a legal duty to consult with Gloucestershire Fire and Rescue Service in order to ensure a satisfactory level of fire safety.

All locks on doors with self closing mechanisms and final exit doors must be capable of being opened from the inside without the use of a key.

A fire door conforming to BS 476-22:1987 to be provided to each shared kitchen. Alternatively, for up to 2 storey HMOs other than bedsit accommodation, a sound, well-constructed close fitting conventional door is acceptable. NB this does not include a hollow infill-type door ('egg box').

A fire blanket conforming to BS EN 1869:1997 suitably located in each shared kitchen.

You must carry out a Fire Risk Assessment on the common parts of the property to comply with the Regulatory Reform (Fire Safety) Order 2005. For further information on this you can refer to <https://www.gloucestershire.gov.uk/glosfire/business-safety/fire-safety-law-and-guidance-for-business/>

Fire safety risk assessment - Sleeping accommodation

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422192/9281_Sleeping_Accommodation_v2.pdf provides comprehensive guidance on the management of fire safety. It includes guidance on your duties regarding risk assessments, fire

safety records and evacuation plans, which must be made available to residents and the Enforcing Authorities.

Heating

A fixed heating appliance capable of maintaining a temperature of 19°C with an outside temp of -1°C must be provided in each habitable room (electrical appliances must have a dedicated socket). Heating must be available at all times and under the control of the occupier.

Paraffin heaters and mobile bottle gas heaters are not permitted.

Thermal insulation shall be provided to lofts and wall cavities subject to the type of heating in the house.

Management Regulations

It is the responsibility of the person managing the property to comply with the Management of Houses in Multiple Occupation (England) Regulations 2006, which cover a range of health and safety issues within the property including:

- Fire safety
- Electrical safety
- Gas safety
- Provision of services
- Cleanliness and maintenance
- Display of the managers details in the house

Occupiers also have duties imposed on them under these regulations

Property Management

The licence holder must ensure that they comply with current statutory requirements relating to the safe management of the property including duties relating to any asbestos containing materials and Legionella risks.

Where there is an infestation of pests in a licensed house in multiple occupation the licence holder must employ a competent pest control contractor to carry out appropriate treatments to eradicate any recognised pest species infesting the property.