



# **CALDERDALE MBC**

# **AMENITY STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION**

# **AMENITY STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION**

## **Introduction**

These advisory standards assist landlords and developers to design, improve and maintain houses in multiple occupation (HMOs) to a reasonable standard. The standards cover both licensed and non-licensable HMOs.

Further information about standards for privately rented houses is available by contacting Environmental Health.

There is considerable diversity in the way HMOs are occupied and in the health and safety risks that may be evident. This advice therefore suggests standards that are appropriate for a wide range of the most common types of HMO. The standards are based on government advice and regulation. A list of relevant legislation is given at the end of this guide.

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

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

## **HMO Categories**

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

### **Category A**

Houses occupied as individual rooms, bedsits etc where there is some exclusive occupation (usually bedroom/living room) and some sharing of amenities (bathroom and/or toilet and/or kitchen). Each occupant lives otherwise independently of others. In such a house each occupancy (room, bedsit etc) would be separately rented.

### **Category B**

Houses occupied on a shared basis, by for example a group of friends or students, who for certain activities may live as a single household (for example sharing a living room and a kitchen) but who have exclusive use of a bedroom.

### **Category C**

Houses with some degree of shared amenities, occupied by people whose accommodation is ancillary to their employment or education and is made available through their employer or in connection with a recognised educational establishment.

### **Category D**

Houses generally referred to as 'hostels', 'guesthouses' and 'bed and breakfast hotels' or the like. These will provide accommodation for people with no other permanent place of residence as distinct from hotels, which provide accommodation for temporary visitors to an area.

### **Category E**

Houses which require registration under *The Registered Homes Act 1984*, as amended, provided both board and personal care for persons in need of it by reason of old age, disability, past or present drug or alcohol dependence or past or present mental disorder.

### **Category F**

Houses or other buildings which by erection or conversion comprise dwellings which are self contained and in which access is via a single "front door" from any common area. Such dwellings would normally contain all the standard amenities for exclusive occupation including a kitchen and bathroom behind one door. If such a dwelling did not contain all the standard amenities there would nevertheless be no sharing of amenities with the occupiers of neighbouring dwellings. In such a house there would be communal access areas, e.g. halls, landings and stairways. The standards of space and layout are not enforced against long-leaseholders who own their own accommodation. The only exception to this in the case of means of escape from fire and other fire precautions as no flat-dweller can be permitted to jeopardise the safety of their neighbours.

## Notes to be read in conjunction with the HMO standards provided

- No kitchen facility should be more than one floor distant from the users of that facility. This will not apply if dining facilities are provided on the same or not more than one floor distance 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 distance in the case of a category B HMO, from the users of those facilities.
- The term 'bathroom', as used in the standards, normally means a bathroom containing a bath or shower, a WC and a washbasin. The basin should be of an adequate size for normal personal hygiene purposes including personal washing, the cleaning of teeth and shaving.
- A washbasin 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 in addition to the washbasin mentioned above.
- A standard cooking appliance may comprise four rings or hot plates, an oven and a grille. Microwave ovens may be satisfactory as supplementary cooking appliances.
- The advisory room sizes are exclusive of any en-suite bathroom facilities that may be provided, and exclusive of any floor area that is not effectively useable.
- An appliance with 2 rings 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.

**TABLE 1 - SHARED PERSONAL WASHING & TOILET FACILITIES  
CATEGORY A & B HMO**

	<b>CATEGORY A HMO</b> Individual room or bedsit	<b>CATEGORY B HMO</b> Shared house
<b>Bathroom</b>	1 per 5 occupiers	1 per 5 occupiers
<b>WC</b>	<p>1 per 5 occupiers.</p> <p>For up to four occupants sharing facilities, the WC may be located within the bathroom.</p> <p>In HMOs where five or more occupants are sharing, a WC must be located separate from the bathroom for every five occupants (see note 1 below)</p>	<p>1 per 5 occupiers</p> <p>For up to four occupants sharing facilities, the WC may be located within the bathroom.</p> <p>In licensed HMOs where five or more occupants are sharing, a WC must be located separate from the bathroom (see note 1 below)</p> <p>In non-licensable HMOs accommodating five occupants, a WC may be located within the bathroom. Where six or more occupants are sharing, a WC must be provided separate from the bathroom (see note 2 below)</p>
<b>Wash basin</b>	<p>One to be provided within each letting. This is not a requirement if a sink is provided within the letting</p> <p>A wash basin must be provided with every WC</p>	A wash basin must be provided with every WC

**NOTES**

1. In category A HMOs and licensed category B HMOs accommodating 5 or more people, a WC must be provided separate from the bathroom for every 5 persons. However a WC located within an additional bathroom is satisfactory as a 'separate WC' provided that the arrangements are in accordance with those described in table 2.

2. In a non licensable category B HMO accommodating 6 or more people, a WC must be provided separate from the bathroom for every 5 persons. However a WC located within an additional bathroom is satisfactory as a 'separate WC' provided that no more than four people share the bathroom. See table 3.

**TABLE 2 – AMENITY PROVISIONS  
CATEGORY A HMOS (BOTH LICENSED AND NON LICENSABLE) & CATEGORY B LICENSED  
HMOS**

Number of persons sharing	one bathroom with WC	one bathroom & one separate WC	two bathrooms with WC	two bathrooms (one with a WC) & a separate WC	two bathrooms & two separate WCs	three bathrooms (two containing a WC) & a separate WC
3 or 4	✓	✓	✓	✓	✓	✓
5	x	✓	✓	✓	✓	✓
6	x	x	x	✓	✓	✓
7	x	x	x	✓	✓	✓
8	x	x	x	✓	✓	✓
9	x	x	x	✓	✓	✓
10	x	x	x	✓	✓	✓
11 - 15	x	x	x	x	x	✓

**TABLE 3 - AMENITY PROVISIONS  
CATEGORY B HMOS (NON LICENSED)**

Number of persons sharing	one bathroom with WC	one bathroom & one separate WC	two bathrooms with WC	two bathrooms (one with a WC) & a separate WC	two bathrooms & two separate WCs	three bathrooms with WC
3 or 4	✓	✓	✓	✓	✓	✓
5	✓	✓	✓	✓	✓	✓
6	x	x	✓	✓	✓	✓
7	x	x	✓	✓	✓	✓
8	x	x	✓	✓	✓	✓

**TABLE 4 – KITCHEN FACILITIES  
CATEGORY A & B HMO**

<b>FACILITY</b>	<b>CATEGORY A</b> Bedsits	<b>CATEGORY B</b> Shared Houses
<b>Cooker</b>	1 per 5 occupiers	1 for up to 6 occupiers and 1 per 3 occupiers thereafter
<b>Sink</b>	1 per 5 occupiers	1 for up to 6 occupiers and 1 per 3 occupiers thereafter
<b>Electrical power points</b>	4 sockets (2 doubles) sited adjacent to the worktops plus an additional double socket for each additional household sharing the kitchen up to a max. requirement of 4 double sockets. Additional sockets are needed for a cooker or refrigerator.	6 sockets (3 doubles) sited adjacent to the worktops plus an additional double for each additional two persons over 6 sharing the kitchen. Additional sockets are needed for a cooker or refrigerator.
<b>Worktops</b>	0.5 m <sup>2</sup> per user to a max. requirement of 2 m <sup>2</sup>	0.5 m <sup>2</sup> per user to a max. requirement of 2 m <sup>2</sup>
<b>Food storage</b>	0.4 m <sup>3</sup> of a combination of dry, refrigerated & frozen food storage per user	0.4 m <sup>3</sup> of a combination of dry, refrigerated & frozen food storage per user
<b>Extractor fan</b>	Must be provided	Must be provided
<b>Fire door to shared kitchen</b>	30 minute fire door set with cold smoke seals and intumescent strip	30 minute fire door set with cold smoke seals and intumescent strip
<b>Fire blanket</b>	To be supplied and mounted in a safe position on the wall close to the door.	To be supplied and mounted in a safe position on the wall close to the door.
<b>Storage space for crockery &amp; kitchen utensils</b>	Adequate cupboard and/or drawer space	Adequate cupboard and/or drawer space

**TABLE 5 – SPACE STANDARDS  
CATEGORY A & B HMO**

<b>ROOM(S)</b>	<b>CATEGORY A</b>	<b>CATEGORY B</b>
<b>One room unit for one person</b>	13 m <sup>2</sup> including kitchen facilities. 10 m <sup>2</sup> where separate shared kitchen	Not applicable
<b>One room unit for a co-habiting couple</b>	17.5 m <sup>2</sup> including kitchen facilities. 14m <sup>2</sup> where separate shared kitchen	Not applicable
<b>Two or more roomed unit for one person</b>	Kitchen – 4m <sup>2</sup> Living kitchen – 11m <sup>2</sup> Living room – 9m <sup>2</sup> Bedroom – 6.5m <sup>2</sup> Bed/living room – 10m <sup>2</sup>	Not applicable
<b>Two or more roomed unit for two persons living as a single household</b>	Kitchen – 5.5 m <sup>2</sup> Living kitchen – 15 m <sup>2</sup> Living room – 12m <sup>2</sup> Bedroom – 10.25m <sup>2</sup> Bed/living room – 14m <sup>2</sup>	Not applicable
<b>Shared kitchens</b>	3 m <sup>2</sup> per user up to a maximum requirement of 12 m <sup>2</sup>	7m <sup>2</sup> for up to 6 persons with 2.5m <sup>2</sup> per additional user up to a maximum requirement of 12m <sup>2</sup>
<b>Bedroom</b>	Not applicable	10m <sup>2</sup> except where a separate communal living room is provided in which case the bedroom may be 6.5 m <sup>2</sup>
<b>Dining kitchen</b>	Not applicable	11.5 m <sup>2</sup> for up to 6 persons, with 3m <sup>2</sup> per additional person up to a maximum of 19.5 m <sup>2</sup>
<b>Communal living room</b>	Not applicable	11.5 m <sup>2</sup> for up to 6 persons, with 2.5m <sup>2</sup> per additional person up to a maximum of 16.5 m <sup>2</sup>

\*see guidance on taking room size measurements



**TABLE 6 - SHARED PERSONAL WASHING, TOILET AND KITCHEN FACILITIES  
CATEGORY D HMO**

<b>Bathroom</b>	1 per 5 occupiers
<b>WC</b>	1 per 5 occupiers  A WC must be located separate from the bathroom – the requirement for separate WCs is the same as for category A HMOs ( <i>see table 1</i> )
<b>Wash basin</b>	1 within each letting, unless a sink is provided within the letting.  In addition, a wash basin must be provided & located with every WC
<b>Cooker</b>	1 cooker up to 5 lettings 2 cookers up to 10 lettings and one cooker per additional 5 lettings thereafter
<b>Sink</b>	1 sink up to 5 lettings 2 sinks up to 10 lettings and one sink per additional 5 lettings thereafter

**TABLE 7 - SPACE STANDARDS FOR HOSTELS  
CATEGORY D HMO**

<b>ROOM(S)</b>	<b>MINIMUM ROOM SIZE</b>
1 person	8.5m <sup>2</sup>
2 persons	11m <sup>2</sup>
3 persons	15m <sup>2</sup>
Kitchen facilities located within the letting	Add 3m <sup>2</sup> to each of the room sizes given above
Shared kitchens	3m <sup>2</sup> per letting up to a maximum requirement of 12m <sup>2</sup> and shared by a maximum of 8 lettings
Kitchen/dining rooms	3m <sup>2</sup> per letting for food preparation plus 2m <sup>2</sup> per person for dining up to a maximum requirement of 19.5 m <sup>2</sup> and for a maximum of 8 persons
Lounge/dining area	3.7m <sup>2</sup> per person – sufficient dining space shall be provided in close proximity to the kitchen

\*see guidance on taking room size measurements

## **GUIDANCE ON TAKING MEASUREMENTS**

Only practical useable living space must be measured. The following space is excluded:

- Area taken up by bathroom/WC facilities within the room
- Chimney breasts and small alcoves within the room
- Floor areas where the ceiling height is less than 1.9 metres
- Any floor area in the eaves of a room where the soffit height is less than 1.53 metres
- Area within a room occupied by the swing of a door
- Entrance lobby/corridor within a room
- Any floor space which for any other reason renders it un-useable by the occupant.

## **LIST OF RELEVANT LEGISLATION**

HOUSING ACT 2004

THE LICENSING OF HOUSES IN MULTIPLE OCCUPATION (PRESCRIBED DESCRIPTIONS) (ENGLAND) ORDER 2006 S.I. No 371

THE MANAGEMENT OF HOUSES IN MULTIPLE OCCUPATION (ENGLAND) REGULATIONS 2006 S.I. No372

THE LICENSING AND MANAGEMENT OF HOUSES IN MULTIPLE OCCUPATION AND OTHER HOUSES (MISCELLANEOUS PROVISIONS) (ENGLAND) REGULATIONS 2006 S.I. No373

## **ENVIRONMENTAL HEALTH CONTACT DETAILS:**

Environmental Health  
Housing, Environment and Renewal  
Directorate of Economy and Environment  
Northgate House  
Northgate Halifax  
HX1 1UN

Telephone: 01422 288002

E mail: [customer.first@calderdale.gov.uk](mailto:customer.first@calderdale.gov.uk)

On line: <http://www.calderdale.gov.uk>