

Guidance to HMO Amenity Standards



Working in Partnership

INTRODUCTION

HMO STANDARDS FOR SHARED HOUSES/FLATS, SELF CONTAINED FLATS, HOSTELS AND BEDSITS

This guidance is intended to assist in the provision of accommodation in Houses in Multiple Occupation which contributes to a safe and healthy environment for the occupants and any visitors.

On inspection, a risk assessment may determine that it is necessary to take other measures to ensure that the housing standards are satisfactory for each individual unit of living accommodation or that variation from these standards is appropriate.

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1. Personal washing and toilet facilities

<p>1.1 Location, size and condition</p>	<p>All accomm</p>	<p>All facilities should be located in rooms of an adequate size and layout no more than 1 floor distant of any bedroom and accessible from communal areas unless provided as en-suite facilities for the exclusive use of that occupant.</p> <p>All baths, toilets and wash hand basins (WHB) should be fit for purpose. Each WHB and sink is to be provided with an appropriate splashback.</p> <p>Walls and floors should be reasonably smooth and non absorbent and capable of being readily cleansed.</p>
<p>1.2 Facilities in relation to number of persons</p>	<p>All accomm 1 - 4 persons</p>	<p>Where practicable wash hand basins in sleeping rooms</p> <p>At least 1 bathroom and 1 WC (the bathroom and WC may be combined)</p>
	<p>5 persons</p>	<p>1 WHB required in each sleeping room plus</p> <p>1 bathroom AND</p> <p>1 separate WC with WHB (but the WC can be contained within a second bathroom)</p>
	<p>6 - 10 persons</p>	<p>1 WHB required in each sleeping room plus</p> <p>2 bathrooms AND</p> <p>2 separate WCs with WHBs (but one of the WCs can be contained within one of the bathrooms.)</p>
	<p>11 - 15 persons</p>	<p>1 WHB required in each sleeping room plus</p> <p>3 bathrooms AND</p> <p>3 separate WCs with WHBs (but two of the WCs can be contained within 2 of the bathrooms).</p>
<p>1.3 Ventilation</p>	<p>All accomm</p>	<p>Bathrooms to have mechanical ventilation extracting 15 litres/second to the outside air in addition to any window(s).</p> <p>Each toilet in a separate compartment is required to have a window equivalent to 1/20th (5%) of the floor area or mechanical ventilation extracting at 6 litres/second to the outside air.</p>

		Ventilation should not be obstructed externally
2. Kitchens		
2.1 Location, size and condition	All accomm	<p>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.</p> <p>If hostels have a commercial kitchen where access is not available at all times and breakfast and a further main meal is provided every day a reduced standard may be agreed, contact Environmental Health to determine.</p> <p>All facilities must be fit for purpose. Each sink is to be provided with an appropriate splashback.</p>
2.2 Sinks	Shared accomm/ Hostels	A sink with constant hot and cold water and a draining board per 5 occupants (a dishwasher will be acceptable as a second sink).
	Bedsits	A sink with constant hot and cold water and a draining board or such a sink per 5 occupancies in a shared kitchen.
2.3 Cookers	Shared accomm/ Hostels	A cooker with a 4 ring burner, an oven and a grill per 5 occupants (a 27 litre microwave with a grill will be acceptable as a second cooker).
	Bedsits	A cooker with a 4 ring burner, an oven and a grill for a 2 person bedsit or such a cooker per 5 occupancies in a shared kitchen (a full size microwave with a grill will be acceptable as a second cooker). A 2 ring burner, an oven and a grill will be acceptable in bedsits occupied by 1 individual.
2.4 Electrical sockets	All accomm	A minimum of two double electrical sockets are required at worktop height plus one per major appliance (i.e. a cooker microwave, refrigerator/freezer, washing machine etc.).
2.5 Worktops	All accomm	<p>Fixed worktop(s) with a smooth impervious surface for food preparation, minimum size 600mm x 1000mm (1-3 persons)</p> <p>600mm x 2000mm (4-6 persons)</p> <p>600mm x 3000mm (7-10 persons)</p>
2.6 Storage	Shared accomm/ Hostels	A 300mm x 1000mm dry goods storage cupboard other than a sink base unit per occupant either in each occupant's room or in a shared kitchen.
	Bedsits	A 300mm x 1000mm dry goods storage cupboard other than a sink base unit per occupancy either within the bedsit or in a shared kitchen.

2.7 Refrigerators	All accomm	A refrigerator with an adequate freezer compartment (or where the freezer compartment is not adequate, adequate separate freezers).
2.8 Refuse	All accomm	Suitable and sufficient provision for refuse disposal must be provided.
2.9 Ventilation	All accomm	In addition to any windows, mechanical ventilation extracting 60 litres/second to the outside air or 30 litres/second if sited within 300mm of the centre line of the hob.
3. Heating		
3.1 Fixed heating	All accomm	A risk assessment approach will be taken, in general, an adequate, controllable and affordable form of central heating or storage heaters should be installed in compliance with the Governments Decent Homes Standard.
4. Gas and Electric		
4.1 Electrical Installation	All accomm	Electrical Installation to be tested every 5 years by a competent electrical engineer and a copy of the test certificate provided to the council.
4.2 Electrical Appliances	All accomm	All items of portable electrical equipment to be subject of a PAT Test, in accordance with the relevant Code of Practice issued by the Institution of Electrical Engineers
4.3 Gas	All accomm	A copy of the current CORGI gas safety certificate should be provided to the Council on an annual basis.
5. Furniture		
5.1	All accomm	All furniture should comply with current regulations – ‘The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 and 1993)’
6. Fire precautions		
6.1 Fire detection	All accomm	A fire detection system to comply with BS5839 in consultation with Local Housing Authority.
6.2 Emergency lighting	All accomm	An emergency lighting system to comply with BS5266 in consultation with Local Housing Authority.
6.3 Fire blankets	All accomm	A fire blanket conforming to BSEN 3:1996 in each shared kitchen.
6.4 Fire doors	All accomm	All fire doors specified by the Local Housing Authority to meet the following requirements, conform to BS476 Part 22 (FD30 type). Each fire door to be hung on three 100mm mild steel butt hinges, and provided with an approved intumescent strip incorporating a cold smoke seal to the top edge, lock and hinge sides of the door. <u><i>(Alternatively the intumescent strip and cold smoke seal may be inserted into the identical position of the door frame/lining).</i></u> Each fire door must be provided with an approved self

		<p>closing device to ensure that the door closes firmly onto the latch.</p> <p>All doors are to be well fitted within the frame. Any gap between the top edge, lock and hinge sides of the door and the frame must not exceed 4mm. All fire doors must be fitted with furniture, including hinges having a melting point of not less than 800°C. Fire doors fitted with key operable locks must be capable of being operated from the inside in the direction of escape without the use of a key.</p>
6.5 Fire Separation	All areas	All separating structures (walls, floors, ceilings etc.) between separate lettings, common parts and kitchens etc. should be constructed to meet an appropriate fire resisting standard to the approval of the local Housing Authority in consultation with the Fire Authority.
6.6 Extinguishers	All accomm	<p>Subject to your Local Housing Authority requirements you may have to provide:-</p> <p>a) a multi purpose dry powder content fire extinguisher, which has a capacity of not less than 2kg (13A / 70B rating) in each shared kitchen;</p> <p>b) an appropriate extinguisher on each landing.</p>
6.7 Sprinkler Systems	All accomm	The installation of a certified British Standard sprinkler system may allow for some relaxation of requirements in respect of physical protection e.g. doors and intumescent seals, together with a lesser standard of alarm devices. All consultations with the Local Housing Authority will be carried out in conjunction with Kent Fire & Rescue Service.
6.8 Maintenance of Fire Warning/Detection Systems	All accomm	The manager/person in control must ensure that any fire fighting equipment, emergency lighting and fire alarms are maintained in good working order. A maintenance contract must be arranged (with a competent contractor) at the time of initial installation for regular servicing in accordance with the relevant British Standard. The system must also be tested on a weekly basis by the manager/person in control and all such tests should be properly recorded within the system log book supplied by the installer during the handover procedure.
6.9 Contact details		Contact details of the person responsible for the maintenance of the fire warning/detection systems should be displayed in a prominent position in accordance with the current management regulations.

HMO MINIMUM ROOM SIZES

Accommodation With Facilities Shared By Occupiers

These standards apply where there is sharing of some or all facilities i.e. HMOs 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.

Room Description	Minimums	
	1 Person Unit	2 Person Unit
Combined bedroom , living room and kitchen	13m ²	20.5 m ²
Combined bedroom and living room	10m ²	14m ²
Combined living room and kitchen	12m ²	15m ²
Kitchen	4.5m ²	4.5m ²
Living Room	9m ²	12m ²
Bedroom	6.5m ²	10m ²

Where the Kitchen is shared by occupiers	Number of Persons				
	1 – 3	4	5	6	7-10
Kitchen (minimum)	5m ²	6 m ²	7 m ²	9 m ²	11m ²
Dining Area	2 m ² per person is recommended				

Hostels – To include Guest House & Bed & Breakfast accommodation

Room Description	Number of Occupants				
	1	2	3	4+	
Bedroom only	6.5m ²	10m ²	15 m ²	Add 4.5 m ² per each person over 3 occupants	
Combined Bedroom & Living Room	10m ²	14m ²	18.5 m ²	Add 4.5 m ² per each person over 3 occupants	
For shared use of occupants	Number of persons				
	1-3	4	5	6	7-10
Kitchen (all main meals* not provided)	5m ²	6m ²	7m ²	9m ²	11 m ²
Kitchen (all main meals provided)	5m ²	5m ²	5m ²	5m ²	7m ²
Communal living room (not required if individual bedroom & living room meet the standard above)	8.5m ²	11m ²	11m ²	11m ²	16.5m ²

* Three meals a day (to be provided each day of the week)

Revision information

Version 2.2 - 28/07/2006 – working release

Version 2.2.1 - 31/07/2006

- a) The inclusion of a clause relating to fire separation (6.5)
- b) Reference to an appropriate fire extinguisher on each landing (6.6) nb still subject to local HA requirements.
- c) Added a clause for contact details (6.9)
- d) Modification of item numbering.
- e) Correction of typing/format errors.

Version 2.2.2 – 14/08/2006

- a) Spelling correction
- b) Dover logo added to front sheet