



ISLINGTON

Hostels and Housing in Multiple Occupation

Advice Note

ISLINGTON COUNCIL
Planning Division

December 2003

Hostels and Houses in Multiple Occupation

Contents

- 1. Introduction**
 - 2. What are HMOs?**
 - 3. UDP Policies**
 - 4. Why are HMOs Important?**
 - 5. Minimum Standards for Hostels and HMOs**
 - 6. Implementation of Planning Policies for Hostels and HMOs**
 - A** Loss of Existing Multi-Occupied Property
 - B** Change of Use to Bed-sits or Other Forms of General Non-Self-Contained Accommodation
 - C** Change of use to Hostels or Bed and Breakfast Accommodation
 - D** Change of use to a Student Hostel
- Appendices**
- 1** UDP Policies
 - 2** Extract from Planning Standards Guidelines
 - 3** Code of Practices A, B and C
 - 4** Policy and Standards Matrix
 - 5** Characteristics of Hostels, Hotels and HMOs

1 Introduction

1.1 The purpose of this guidance note is to explain the Council's planning policies for hostels and houses in multiple occupation (as included in Islington's UDP) and to set down how they will be implemented in practice. It also clarifies what forms of development the relevant UDP policies apply to, and the standards that should be met.

2 What are HMOs?

2.1 There are various uses of the term 'house in multiple occupation' so it is important to clarify how the term is defined in relation to planning policy. From the point of view of Islington's UDP the term refers to any form of non-self-contained accommodation, and can take various forms such as shared houses, bedsits and hostels. 'Non-self contained' is where the household occupying the space does not have access to all its living accommodation, including bathroom and toilet, without using space which is shared with other households.

2.2 This guidance also applies to all forms of hostel, including student hostels which have their own separate standards. Hostels will usually be non-self-contained, and will cater for an identifiable group of people.

2.3 This guidance note applies to situations where planning permission is needed. In this context it is important to note that the planning system operates within a complex legal framework, and that planning permission is only required if a 'material change of use' takes place. The government's 'Use Classes Order' provides further guidance on this, with planning permission usually being required for a change from one use-class to another. For example dwelling houses (which in this context includes self-contained flats) fall within use class C3. Most forms of HMO, however, do not fall within a use class - the technical term for this being 'sui generis'.

2.4 Typical situations which may require planning permission include the following:

- ◆ converting an HMO into self contained flats;
- ◆ converting an HMO into a single family unit;
- ◆ change of use to a hostel or to a bed and breakfast accommodation;
- ◆ change of use to bed-sits or other forms of non-self contained accommodation.

2.5 However planning permission is not always required, as the key factor is whether a 'material change' has occurred. For example a change from an HMO into the same number of self contained units could be considered to be a minimal change not requiring permission. Of further relevance here is the definition of a 'dwelling house', which specifically includes any accommodation occupied by not more than six people living

together as a single household, including where some care is provided for them. This means that planning permission is not required for changes between a normal 'family' house and one occupied by (for example) up to six students sharing facilities. Again the concept of materiality can be problematic - for example increasing the number of occupants of a shared house from six to (say) seven might be regarded as a non-material change.

2.6 The table below provides some further information on use classes and sets out which forms of development this guidance note applies to.

Type of Development	Use Class	Covered by this Guidance	
Dwelling houses and self contained flats	C3	No	
Shared houses of up to 6 people	C3	No	
Hotels	C1	No	But see bed and breakfast hotels below.
Bed and breakfast hotels for specific client groups	Sui generis	YES	The Council considers that bed and breakfast style accommodation that is used on a medium/long stay basis for identifiable groups of people, such as homeless families, is a sui generis use, and does not fall within class C1 (hotel). (See Appendix 5)
Residential institutions such as old people's homes	C2	No	Covered by UDP policy C3
Hostels	Sui generis	YES	
Bedsits which are not self contained	Sui generis	YES	
Self contained bed-sits (studio flats)	C3	No	Relevant space standards etc are set out in the Planning Standards Guidelines
Other forms of non-self-contained accommodation	Sui generis	YES	

3 UDP Policies

3.1 The Council's planning policies are set down in Islington's Revised UDP - June 2002. It is a key priority of the plan to increase the supply of affordable housing in the borough, consistent with national and regional policies. Various policies encourage the creation of new housing in the borough and seek to prevent the loss of existing accommodation. A number of policies refer specifically to multi-occupied property - these include policies H8 and H13. In addition policy H19 refers to hostels, whilst Ed 9 also

encourages the provision of new student accommodation. Policies H8, H13 and H19 and relevant parts of their supporting text are attached as Appendix 1.

3.2 The planning service also publishes supplementary guidance on various aspects of planning policy. This includes the Planning Standards Guidelines, which contains advice on the design and location of hostels. This is reproduced here as Appendix 2. At present the Planning Standards Guidelines does not include advice on appropriate space standards for HMOs - these are set out in section 6B of this guidance note.

4 Why are HMOs important?

4.1 A 1997 survey of Islington's private sector housing stock showed that there are around 3500 HMOs in Islington. HMOs are a key source of housing for the most vulnerable and poorest people, and are in many cases the only alternative to homelessness. This is recognised in both national and regional planning policy. Circular 12/93, for example, provides planning advice for local authorities on HMOs. It encourages authorities to view HMOs as an important source of housing and for planning policies to take full account of the need for HMOs.

4.2 The current Strategic Planning Guidance for London (1996) states:

"Houses in multiple occupation usually accommodate more people than self contained conversions, albeit to a lower standard but may be appropriate to meet the needs of a mobile population, students or as transitional dwellings for those seeking more permanent accommodation".

4.3 Strategic Guidance was based on work undertaken by the London Planning Advisory Committee (LPAC). A report, 'Houses in Multiple Occupation', was published by LPAC in 1994. This revealed that young single adults with low income levels generally occupied HMO's. Very few occupants of HMO's could afford the rent of a 1 bed self-contained flat (usually double the rent of non-self contained) and very few would manage to secure social rented housing. The corollary of this is the loss of HMO's is leading to homelessness.

4.4 However, the report also identified the fact the poor conditions frequently exist in HMO's and this is an important issue within planning. It recommends planning policies deal with four issues:

- ◆ Improving quality.
- ◆ Maintaining affordability.
- ◆ Protecting and retaining HMO's.
- ◆ Provision of new HMO's.

4.5 The draft London Plan (produced by the Mayor) emphasises the need to maximise the amount of affordable housing in London, and includes a specific policy (3A.15) that resists the loss of 'shared accommodation that meets an identified housing need'.

5 Minimum Standards for HMOs

5.1 Under the Housing Act 1985, all HMOs have to meet standards on fire safety, room sizes, kitchen and bathroom facilities, gas safety and repair and management. These standards are enforced by the Council's Residential Environmental Health Team (part of the Public Protection Service), both in response to complaints and on a programmed basis dealing with the worst HMOs as a priority. The Council's minimum standards for HMOs are currently set out in three Codes of Practice, covering HMO categories defined in the Housing Act 1985:

- A** bed-sit accommodation,
- B** shared houses,
- C** hostels/bed and breakfast accommodation.

These are attached as Appendix 3A, 3B and 3C.

5.2 In 1999 the government issued a consultation paper on licensing HMO's although the scheme is not expected to become law for at least two years. It will cover most HMOs, but a number of exemptions are likely. These may include HMOs where the local authority, a Registered Social Landlord, a Health Authority or an educational establishment own the property, and most houses converted to self-contained flats.

5.3 It should be noted that the standards set out in the Codes of Practice are more detailed than those set out in this guidance and in the Planning Standards Guidelines, but in some respects (eg room sizes) are less onerous. This is because the former are minimum standards applicable to protect the health of occupants in existing HMOs whilst the latter are applied by the Planning Service when considering proposals for new development - where higher space standards should be possible. However It is essential that all the relevant Council services, including Housing, Residential Environmental Health and Planning, work together to ensure that the Council's corporate objectives for housing are met. When planning applications are received the Planning Service will consult colleagues in other services to ensure that appropriate policies and standards are applied in each case. The remainder of this guidance note sets out how this will be achieved.

6 Implementation of Planning Policies for HMOs

6.1 Policies and standards for various forms of development are set out below. Sections B, C and D below apply to applications for new multi-occupied dwellings, whilst A relates to the loss of multi-occupied property. Appendix 4 at the end of this guidance comprises a summary of the following sections showing the relevant policies and standards in tabular form. Finally Appendix 5 aims to assist in determining whether a use is a hostel, hotel or HMO.

A Loss of Existing Multi-Occupied Property

As set out above, planning permission is required if a material change of use takes place. Where it is considered that a material change has taken place, permission will not normally be given for the loss of an existing dwelling which is occupied by multiple households. Exceptions to this will only be allowed:

- ◆ where the property does not satisfy the standards set out in the relevant Code of Practice (Appendix 3), and could not be improved to meet these standards without conversion. However applications will be treated on their merits and the views of the Council's Residential Environmental Health team will be sought in all cases;
- ◆ where compensatory planning benefits are achieved (such as significant improvements to a listed building); or
- ◆ where an alternative supply of affordable housing is provided elsewhere.

There is no specific policy in the UDP concerning the loss of hostels or bed and breakfast accommodation. In these cases the above criteria will apply, but the Council will also take into account whether the existing use is detrimental to the amenities of nearby residents.

B Change of use to bed-sits or other forms of general non-self contained accommodation.

UDP policy H13 encourages this form of provision if it is of good standard and would not cause detriment to the amenities of adjoining and nearby residents. The following planning standards will be applied:

Kitchens and Bathrooms

1. Each household should have an exclusive use kitchen.
2. Where the kitchen is separate it should be a minimum of 5.5 sq m.
3. Sharing of bathrooms and toilets is acceptable for up to 3 people.
4. Shared toilets should be separate from bath/shower rooms.
5. Occupiers should have access to a bath and a shower.

Sleeping / Living Space

Only single or double rooms will be permitted, with minimum net floor area as follows:

Single Room (if separate kitchen)	12 sq m
Single Room (incorporating kitchen)	16 sq m
Double Room (if separate kitchen)	17 sq m
Double Room (incorporating kitchen)	21 sq m

(Net floor area is defined in the Planning Standard Guidelines, and for example, excludes space under sloping ceilings of less than 1.5 metres in height).

Other Standards

Suitable sound-proofing will be required and all living rooms should have adequate natural light. The property should also be capable of meeting the standards set out in the relevant Code of Practice (A/B attached). This form of accommodation is not suitable for people with disabilities and the Council's 'lifetime homes' standards are not required. In addition there will be no requirement for additional affordable housing to be included. The Council's Residential Environmental Health team will be consulted on relevant applications, and planning consents will normally include a condition to ensure that the development is in conformity with the agreed plans. The Council may also seek a section 106 agreement relating to the management of the property.

C Change of Use to Hostels or Bed and Breakfast Hotels

Hostels are not included within a specific use class - as stated earlier the legal term for this is 'sui generis'. This means that planning permission is required for a material change of use to or from a hostel. The key characteristics of a hostel are that:

- ◆ the accommodation is not occupied on a permanent basis;
- ◆ however occupation will be medium or long stay (rather than short term use usually associated with a hotel);
- ◆ an element of care and/or meals may be provided;
- ◆ the accommodation caters for a defined client group;
- ◆ the accommodation will usually include some shared facilities.

Policy H19 will apply - the principal criteria being that there is no loss of permanent housing and that there are no adverse environmental affects. However the Council will adopt a flexible approach to these schemes, and will apply the criteria set out in paragraph 4.3.10 of the UDP (See Appendix 1) and section 1.9 of the Planning Standards Guidelines (Appendix 2). Suitable sound-proofing will be required and all living rooms should have adequate natural light. Policies set out in Chapter 4 of the UDP relating to matters such as density, affordable housing and lifetime homes will not be applied.

The policies and standards referred to above will be applied to bed and breakfast accommodation which are mainly occupied by specific client groups - such as homeless families. Appendix 5 gives further advice on the differences between hostels, hotels and HMOs.

Planning consents will normally include a condition to ensure that the development is in conformity with the agreed plans. The Council may also seek a section 106 agreement relating to the management of the property.

D Student Hostels

As with section C above Policy H19 will apply. Schemes should meet the detailed standards set out in section 1.10 of the Planning Standards Guidelines and the Council will normally apply conditions (or secure a Section 106 agreement) to control the management and use of the premises. This could include such matters as the need to maintain a warden on-site, the provision of a telephone help-line (for complaints about noise etc) and to restrict the use of cars by students. A condition will normally be imposed to ensure that the accommodation is kept as a single unit and is only occupied by students. An example condition covering this is set out in the box below.

The accommodation shall be retained in a single planning unit and shall not be sub-divided into independent residential units for the purpose of management or sale. The rooms shall not be occupied other than by students or other single persons who are associated with the provision of education by the [name of institution].

The UDP contains a policy to encourage car-free housing in Islington, and the Council has also produced supplementary planning guidance on this. The policy will normally be applied to student hostels, which are seen to be particularly suitable for this form of development. However policies set out in chapter 4 of the UDP relating to matters such as density, affordable housing and lifetime homes will not be applied to student hostels.

Islington Planning Service
TP/02/400/RH December 2003

Appendices

- 1** Relevant UDP Policies
- 2** Extract from Planning Standards Guidelines
- 3** Code of Practices A, B and C
- 4** Policy and Standards Matrix
- 5** Characteristics of Hostels, Hotels and HMOs

APPENDIX 1 - RELEVANT UDP POLICIES

The Conversion of Existing Property

H8 **The conversion of properties in existing residential use into a larger number of self-contained units will normally only be permitted where all the following conditions can be met:**

- i) the property does not comprise a dwelling which is already let to multiple households and satisfies or could be improved to a standard sufficient to meet relevant housing and other legislation without conversion;**
- ii) the gross floor area of residential use is in excess of 120 sq.m., excluding the stairwell above ground floor level; except in cases where the proposal involves the whole of the area above a shop;**
- iii) adequate ground floor storage for refuse and recycling material can be provided.**

4.2.3 It is essential to ensure that the best use is made of the borough's housing stock. Islington is poorly provided with decent family housing of all sizes, and it is also very short of affordable small units, and the flexibility provided by a proportion of well maintained houses suitable for either sharing or extended families. This is largely an historical consequence of very high densities, forcing children to be accommodated on upper floors; but is also a residual consequence of the life-cycle changes in older street properties, letting policies, and the inability of many families to afford the few units left. The Council will seek to retain houses which are best suited to single family occupation or in some cases sharing, and to create new units which are of a sufficient size to allow good accommodation for growing households. In this context it is important to retain units which have small floor areas, as these do not generally convert in such a way that at least one good-sized unit can be retained.

4.2.4 Generally housing accommodation should be self-contained. However it is recognised that different people have different housing requirements and some exceptions to this general rule must be allowed. In particular houses in multiple occupation form a vital part of the provision of affordable housing in the private rented sector, particularly for single people under 25 on low incomes. Housing benefit is unlikely to pay for self-contained accommodation, whilst people under 25 without children normally do not have access to Council housing. The availability of bedsits or lodgings may therefore be the only alternative to homelessness. Non self-contained accommodation should be of a good standard however - as set out in paragraph 4.2.16.

Non Self-Containment

H13 The Council will normally give favourable consideration to the provision of accommodation which is not self contained provided that it is of a good quality and would not cause detriment to the amenities of adjoining and nearby residents.

4.2.15 The Council recognises that good quality non-self contained accommodation provides a valuable source of relatively low cost housing, particularly for young single people. Examples of forms of non-self contained accommodation include:

- where schemes are purpose designed to meet special needs, such as 'shared singles';
- in conversions where an insistence on self-containment may make other desirable improvements unnecessarily expensive;
- where the property is a hostel;
- special needs housing, provided by statutory agencies or registered housing associations.

4.2.16 The Council will expect any proposals for non self-contained accommodation to be of good standard with an appropriate level of facilities and a proper agreement in place for the management of communal areas including any external areas. To this end full consultation will be undertaken with the Council's Public Protection Service when considering proposals for non self-contained accommodation and regard will be had for the standards set out in their code of practice. In addition applicants will be encouraged to register with the Council's registration scheme for houses in multiple occupation where appropriate.

4.2.17 The Council recognises that in the case of some properties which are partly vacant applicants may find it difficult to accommodate existing tenants in self-contained accommodation, particularly if the tenants themselves do not wish for such accommodation to be provided. In these cases the Council will adopt a flexible approach to the improvement of the property as a whole.

Residential Hostels

H19 Residential hostels will be subject to the same policy criteria as hotels (Policy V2). The Council will however consider proposals for accommodation for certain specific groups such as students and medical staff, who have cause to be located in the borough, in a wider variety of places so long as there is no loss of permanent housing or adverse local environmental effect. The Council will consider the use of agreements under section 106 of the Town and Country Planning Act 1990 to specify the form of occupation in these circumstances.

4.3.9 The Council attaches considerable importance to the provision of short stay accommodation for people who urgently need it. It also appreciates that increased hostel provision will reduce pressure on the private rented sector. In view of social, health and other government policies favouring community care (together with the decline in private renting) the number requiring hostel accommodation is considerable and may be increasing.

4.3.10 When considering an application for planning permission, various factors will need to be taken into account. These will include the following:

- i) **Locational Factors:** Hostels should be distributed throughout the borough to provide reasonable accessibility and to avoid excessive concentrations in particular streets or localities. The location should preferably have easy access to local facilities such as public transport, open space and local shops. The Council accepts that residential streets can be an appropriate location for small hostels.
- ii) **Planning Standards:** The property should have adequate amenity space particularly if the hostel is to be used by families. Suitable access, toilets and parking provision will be needed if the occupants are likely to have a disability. Room sizes should be adequate and environmental health standards should be met. The Council will have regard to any relevant government advice or circulars. The advice of the Public Protection service will also be sought on all applications.
- iii) **Other Considerations:** Planning permission will not normally be given to convert small two storey properties into hostels. The Council also wishes to discourage the loss of good family accommodation and existing satisfactorily shared accommodation for hostel use. However it recognises that some flexibility may be appropriate, particularly in relation to schemes provided by registered Housing Associations. In some cases the Council may impose conditions or limit the permission to registered Housing Associations, in order to ensure that the management and use of the hostel is satisfactory. In particular some hostels may be suitable for single people, but not for families.

4.3.11 Hostels are no longer within a specific category in the Use Classes Order. Policies elsewhere in this chapter eg for matters such as density, the provision of affordable housing and lifetime homes do not therefore apply. Instead the criteria set out in paragraph 4.3.10 will be applied, with more detailed advice included in sections 1.10 and 1.11 of the Planning Standards Guidelines. A further reference to student hostels is included in the chapter on education (policy Ed 9). The provision of residential accommodation for care is included in chapter 10 (policy C3).

Student Accommodation

Ed 9 The Council will encourage the provision of new student housing and proposals which mean the loss of student accommodation will be resisted.

9.1.11 Affordable accommodation in the rented sector is generally in short supply so the loss of any student housing would increase pressure, while being a disincentive to learning or recruitment. The lack of affordable student accommodation may also lead to students travelling further to attend institutions in the borough. This is both environmentally less desirable and more costly for students. For these reasons student accommodation will be actively encouraged by identifying suitable sites, through the designation of a campus area at Holloway Road, by working closely with the universities and colleges on their development strategies and by adopting a positive approach towards new proposals.

9.1.12 Detailed advice on new student housing schemes is provided in the non-statutory Planning Standards Guidelines, whilst Policy H19 also addresses the need for student hostels. In considering new student housing schemes, wheelchair accessibility will be a top priority and the standard set out in the Planning Standards Guidelines, that one in every twenty student bedspaces should be wheelchair accessible, will be applied.

Source: Islington's UDP 2002

Extract from Planning Standards Guidelines

1.9 Hostels and Residential Institutions

- 1.9.1 This section applies to uses that fall within classes C1 and C2 of the Use Classes Order, other than student hostels, which are covered in Section 1.10.
- 1.9.2 Concentrations of hostels/residential institutions in particular areas should be avoided.
- 1.9.3 Hostels/residential institutions should be located in areas which have reasonable access to facilities such as public transport, open space, local shops, etc.
- 1.9.4 The Council will seek to prevent the loss of good family accommodation. However, it recognises that this may not always be appropriate, particularly in relation to schemes provided by registered Housing Associations.
- 1.9.5 Where there is a need for supervision, suitable staff accommodation should be provided within the scheme.
- 1.9.6 Adequate indoor communal space and outdoor amenity space must be provided. Where the accommodation is to be used by families, play space should be provided. The amount of outdoor space should be broadly comparable to that required for normal housing (1.3).
- 1.9.7 Other than for student hostels the density of accommodation should be as set out in Policy H12 of the UDP. (For student hostels see 1.10 below.)
- 1.9.8 Hostels/institutions intended for use by older people and/or people with disabilities should be appropriately located, and should be built to the Council's lifetime home standards, or to full wheelchair standards where this is necessary to meet the needs of the prospective occupants.
- 1.9.9 Separate male and female bathrooms and toilets should be provided.
- 1.9.10 The Council's space standards and standards for internal arrangement (Section 1.2 of these Guidelines) will not apply to hostels/institutions. However when considering proposals for hostels/institutions the Council will have regard to any relevant government advice and will seek the advice of the Environmental Health Service and the Registration officer in Social Services on all applications.
- 1.9.11 The Council's UDP policies on dwelling mix, bedsitters and self-containment do not apply to hostels/institutions. However, Policy H8 concerning the sub-division of existing property will apply.
- 1.9.12 Applicants are reminded of the need to comply with all statutory controls, and with the relevant 'Code of practice' prepared by the Environmental Health Service.

1.10 Student Hostels

- 1.10.1 The Council's policy on student hostels is set out in policy H19 of the UDP. Policy Ed9 also encourages the provision of new student housing. The Council is prepared to consider proposals for accommodation for certain specific groups of students or medical staff who have cause to be located in the Borough so long as there is no loss of permanent housing or adverse environmental effects.
- 1.10.2 **Location.** Where appropriate student hostels should be located on the edge of residential areas, near to local shops, services, public transport routes, and/or close to the educational establishment it serves.
- 1.10.3 **Accommodation.** The style of accommodation will be the prerogative of the educational establishment concerned. However, the following standards should apply when an application for student housing is considered (this excludes housing for student nurses).
- 1.10.4 **Space Standards.** The minimum standard to be applied for each study/bedroom is as follows:
- 10 sq.m. for one person;
 - 15 sq.m. for two people;
 - in calculating the above, any floor area where the ceiling height is less than 1.53m. shall be disregarded;
 - accommodation should be designed to allow natural light in communal and amenity areas and avoid the creation of awkward shaped rooms and spaces;
 - a wash-hand basin should be provided in every bedroom, and for every three students - a WC, bath or shower;
 - environmental health requirements would need to be applied when these provisions are being made. Information regarding these requirements can be obtained from the Head of Public Protection;
 - additionally, kitchen facilities, including space, storage facilities, cooking, washing and preparation facilities have to be provided to environmental health requirements;
 - in applying space standards, the type of accommodation will be considered. Where there are common amenity areas shared by a small number of rooms, such as that found in cluster flats, smaller bedrooms may be acceptable.

- 1.10.5 **Density.** The following standards should apply when calculating the density for student hostels:
- i) in Central London and Angel Town Centre, the maximum density should be 750 persons per hectare;
 - ii) in the area to north of the above, and to the south of the North London Line; and the Nag's Head Town Centre, the maximum density should be 650 persons per hectare;
 - iii) in the rest of the borough, the maximum density should be 550 persons per hectare.
- 1.10.6 All applications will be considered against the criteria contained in policy H12 of the UDP. Also, these density figures should be provisional upon accommodation being provided in conventional flats to the standards set out in 1.10.4. Additional space allowances for in-house dining halls should be made.
- 1.10.7 Provision of external space is not specified as a requirement.
- 1.10.8 Residential standards for daylight will be applied. This is as set out in Section 10.1 of this document.
- 1.10.9 **Car Parking.** Car parking is only required for permanent and supervisory staff living on site and for students with disabilities. Provision should however be made for students bicycles but not for motorcycles.
- 1.10.10 **Accommodation for Students with Disabilities.** The Council will require a proportion of the overall accommodation being provided to be set aside and designed for students with disabilities. The number of such units will need to be negotiated with the Council. However, the Council's lifetime homes standards do not apply to student accommodation.
- 1.10.11 **Security.** The Council expects adequate and satisfactory provision to be made with regard to security. This should include controlled access, lighting at night and secured ground floor windows. Section 6 of this document gives more details on personal security and crime prevention.
- 1.10.12 **Management.** In line with Policy H19 of the UDP, Section 106 Agreements may be necessary to cover such matters as the degree of supervision of the hostel car parking; use of communal facilities and elimination of potential noise nuisance such as from bars. Other issues which might be considered for Section 106 Agreements are security and safety for occupants.

**CODE OF PRACTICE FOR ROOM SIZES AND PROVISION OF
KITCHENS AND BATHROOMS IN HOUSES IN MULTIPLE
OCCUPATION**

**(CATEGORY A)
(Bedsit Accommodation)
Housing Act 1985 (as amended) - Part XI**

A category 'A' HMO is a multiply occupied house where the tenants have exclusive use of their own accommodation, (a bedsit). In this type accommodation individual rooms are occupied by separate households where there is some exclusive occupation (usually bedroom/bedsitting room) and some sharing of amenities (bathroom/toilet/kitchen). Each occupancy is independent of all others.

This paper outlines Islington Council's minimum standards for room sizes and the provision of kitchens and bathrooms in bedsit type (category A) houses in multiple occupation. These following standards are used in the enforcement of the above legislation to improve sub-standard accommodation in Bedsit type accommodation.

1. Sleeping and Living Accommodation

- 1.1. Minimum floor areas for sleeping and living accommodation are listed in the table below. These minimum floor areas are only adequate if the room is of an ideal shape. The room must be of an adequate size and shape to accommodate all furniture and facilities required to enable their safe use.
- 1.2. The minimum room sizes for sleeping and living accommodation are as follows:

Table 1 Minimum Floor Area For Sleeping and Living Accommodation			
	Where Kitchen Facilities are Provided for Exclusive Use Elsewhere	Where shared kitchen facilities are provided elsewhere	Where Kitchen Facilities are Provided within the bedsitting room
Single Room	8m ² (86 sq. ft)	9m ² (96.75 sq. ft)	12m ² (130 sq.ft)
Double Room	11m ² (118 sq. ft)	Not acceptable	15m ² (160 sq.ft)
Triple or larger	Not acceptable	Not acceptable	Not acceptable

- 1.3. No two persons of 12 years old or more, of opposite sex, to be required to sleep in the same room, unless they are married or cohabiters.
- 1.4. Each household should have exclusive use of sleeping accommodation. (Shared sleeping accommodation is only considered suitable for adults who are married, cohabiters, consenting friends or relatives).

- 1.5. Floor to ceiling height to be a minimum of 2.14m (7 feet) over 85% floor area. Any floor area where ceiling height is less than 1.53m (5 feet) shall be disregarded. Where bunk beds are used, there shall be a minimum floor to ceiling height of 2.5m (8' 2").
- 1.6. Irrespective of floor area, consideration shall be given to the shape and useable space within the kitchen or room, to determine whether it is suitable and safe for its proposed use.
- 1.7. No staircase or landing, nor any room designated as a kitchen or bathroom, shall be used as sleeping accommodation

2. Kitchens

- 2.1. The minimum sizes for kitchens are as follows:

Table 2 Minimum Sizes for Separate Kitchens	
	Minimum Floor Area
Kitchen	5.5m ² (59 sq.ft)
Shared Kitchen containing a maximum of two sets of kitchen facilities	11m ² (118 sq.ft)

- 2.2. Kitchen facilities should be provided within each letting. Where rooms are not large enough, up to three single people may share a kitchen.
- 2.3. No more than two sets of cooking facilities to be provided in one kitchen. Where two sets of facilities are provided in one kitchen, the two sets of facilities (i.e. cooker worktop and sink) shall be reasonably positioned to allow their safe and simultaneous use by two or more households.
- 2.4. Where shared kitchens are provided each bedsitting room must be provided with a storage cupboard of minimum dimensions 1000 x 800 x 300mm (40" x 32" x 12") and a refrigerator of minimum dimensions 600 x 850 x 600mm, (24" x 34" x 24") with a freezer compartment.
- 2.5. The layout and design of each kitchen must be safe and accessible. All finishes to be non-absorbent and readily cleansable. A non-absorbent and readily cleansable floor covering to be provided within the kitchen under all appliances and at least 1m (3ft 9ins) in front of the appliances.
- 2.6. All kitchens to be readily accessible to the household and on the same floor as the sleeping/living accommodation, unless dining facilities are provided within the kitchen and the kitchen is no more than one floor distant. Kitchen facilities to be available for use 24 hours a day.

3. Kitchen Facilities

- 3.1. All kitchens provided should meet the following standard:
 - 3.1.1. A cooker with four rings, oven and grill, of approved type shall be provided. Electric cookers are recommended, however where gas cookers are provided they must be examined and tested on an annual basis by a registered CORGI contractor to ensure compliance with the Gas Safety (Installation and Use) Regulations 1998. An annual landlords gas safety certificate must be provided and a copy displayed in the premises.
 - 3.1.2. Cooking equipment should be fixed to a wall/partition and positioned away from the door leaving a clear route of exit from the room.

- 3.1.3. No furniture, bedding, curtains etc. shall be within 600mm (2ft.) of the cooker.
- 3.1.4. Where cooking facilities are provided within the bedsitting room, a mechanical extractor positioned over the cooker, ducted to an external wall grille must be installed. Ensure the outlet is positioned away from any adjacent windows, to prevent odours re-entering the building, as far as reasonably practical.
- 3.1.5. Sink of internal dimensions of not less than 400mm x 340mm x 150mm (16" x 14" x 6"), with an adequate and impervious drainer, provided with a piped supply of cold drinking water and adequate hot water.
- 3.1.6. A minimum of four 13 amp electric power outlets in the food preparation area. At least two of the power outlets shall be at worktop level.
- 3.1.7. A fixed worktop of impervious material of not less than 1000mm x 600mm (60" x 24") for exclusive use and 1500mm x 600mm (40" x 60") for shared use kitchens.
- 3.1.8. A tiled splashback at least 300mm (12") high, together with waterproof grouting and a waterproof mastic seal shall be provided behind each sink and worktop.
- 3.1.9. Refrigerator, with freezer compartment, of minimum dimensions 600 x 850 x 600mm (24" x 34" x 24") (if shared in room see 2.4).
- 3.1.10. Storage cupboard of minimum dimensions 1000 x 800 x 300mm (40" x 31" x 12") (a cupboard below a sink unit is not suitable as such a storage cupboard), if shared in room see 2.4.
- 3.1.11. Accessible stopcocks to be provided within lettings and shared kitchens to all direct water supplies. Stopcocks to tanked water supplies to be provided in an accessible space, preferably in the common parts.
- 3.1.12. In all shared kitchens a microwave cooker with minimum 800 Watt output, to be included in addition to other appliances.

4. WCs

- 4.1. One water closet to be provided for every five occupants. Where only one WC is provided it must be separate from the bathroom. Households with children under the age of sixteen, to have a WC for their exclusive use. The minimum size for a WC compartment is 800 by 1300mm.
- 4.2. Where a WC is provided in a bathroom, an additional WC must be provided elsewhere.
- 4.3. External WCs shall be ignored.
- 4.4. The WC must be accessible and within one floor distant from the household it serves.
- 4.5. Each WC compartment shall also be provided with a suitably sized wash hand basin with a constant supply of hot and cold water.
- 4.6. The house shall be provided with an effective system for the drainage of foul, waste and surface water both above and below ground.

5. Personal Washing Facilities

- 5.1. Each letting to be provided with a wash hand basin of minimum dimensions 560 x 430 mm (22" x 17") unless a sink is provided within the bedsitting room. Where the cold water supply to a wash hand basin is not drinking water, it should be labelled "not drinking water".
- 5.2. One bath/shower shall be provided for every five occupants. Households with children under the age of sixteen must have a bath/shower for their exclusive use. Baths to be of minimum dimension 1650 x 750 mm. Showers to be of minimum dimensions 700 x 700 mm.
- 5.3. Baths/showers to be in bath or shower room of adequate size to allow drying and changing, minimum 700mm x 700mm adjacent to the amenity.
- 5.4. Bath/shower rooms to be accessible and, in any event, within one floor distant from the household it serves.
- 5.5. All tenants who share facilities to have access to both bath and shower (this may include a bath with permanent shower attachment).
- 5.6. All wash hand basins, baths and showers to be provided with adequate constant hot and cold water supplies. Tiled splashbacks minimum height 300 mm (12") and tiled shower surrounds (minimum height 1800 mm (60")) to be installed. Adequate, impervious shower curtains or screen to be provided for all showers. The walls and floors to any bath or shower rooms to be non-absorbent and capable of being readily cleaned.
- 5.7. Only CORGI registered contractors should install, service or repair gas water heaters. This is to be carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998.

Please note: All kitchens, bathrooms, shower rooms and WC compartments to be provided with adequate natural or artificial lighting and ventilation.

This paper outlines Islington Council's minimum standards for room sizes and the provision of kitchens and bathrooms in shared houses, in multiple occupation (HMO category "B").

**CODE OF PRACTICE FOR ROOM SIZES AND PROVISION OF
KITCHENS AND BATHROOMS IN HOUSES IN MULTIPLE
OCCUPATION**

**(CATEGORY B)
(Shared House HMO)
Housing Act 1985 (as amended) - Part XI**

A category "B" HMO is occupied by a group of people, without children who have exclusive use of a bedroom but share other facilities, including a communal living room and kitchen where the tenants can socialise.

1. Room Sizes

- 1.1. Minimum floor areas for sleeping and living accommodation are listed in the table below. The room must be of an adequate size and shape to accommodate all furniture and facilities required to enable their safe use.
- 1.2. The minimum room sizes for sleeping and living accommodation are as follows:

Table 1 Minimum Floor Area For Sleeping and Living Accommodation	
	Where Kitchen Facilities are Provided for Shared Use
Single Room	8m ² (86 sq. ft)
Double Room	11m ² (118 sq. ft)
Triple or larger	Not acceptable

- 1.3. No two persons of 12 years old or more, of opposite sex, to be required to sleep in the same room, unless they are married or cohabiters.
- 1.4. Each household should have exclusive use of sleeping accommodation. (Shared sleeping accommodation is only considered suitable for adults who are married, cohabiters, consenting friends or relatives).
- 1.5. Floor to ceiling height to be a minimum of 2.14m (7 feet) over 85% floor area. Any floor area where ceiling height is less than 1.53m (5 feet) shall be disregarded.
- 1.6. Irrespective of floor area, consideration shall be given to the shape and useable space within the kitchen or room, to determine whether it is suitable and safe for its proposed use

- 1.7. No staircase or landing, nor any room designated as a kitchen or bathroom, shall be used as sleeping accommodation.

2. Kitchen Facilities

- 2.1. The minimum size for kitchen for up to five persons is 5.5m² (59 sq.ft.). If more than five persons allow additional 1m² (10.7 sq.ft.) floor area per person and provide a 750 watt microwave oven.
- 2.2. The layout and design of each kitchen must be safe and accessible. All finishes to be non-absorbent and readily cleansable. Provide a non-absorbent and readily cleansable floor covering within the kitchen under all appliances and at least 1m (40") of free space in front of the appliances.
- 2.3. All kitchen provided must meet the following standard:
 - 2.3.1. A cooker with four rings, oven and grill, of approved type shall be provided. Electric cookers are recommended, but where gas cookers are provided they must be examined and tested on an annual basis by a registered CORGI contractor to ensure compliance with the Gas Safety (Installation and Use) Regulations 1998. An annual landlord's gas safety certificate/safety check must be provided and a copy displayed on the premises.
 - 2.3.2. Cooking equipment should be fixed to a wall/partition and positioned away from door leaving a clear route of exit from the room.
 - 2.3.3. No furniture, curtains etc. shall be within 600mm (2ft.) of the cooker.
 - 2.3.4. Sink of internal dimensions of not less than 400mm x 340mm x 150mm (1'4" x 1'1" x 6") with an adequate and impervious drainer, provided with a piped mains supply of cold drinking water and adequate hot water.
 - 2.3.5. A minimum of four 13 amp electric power outlets in the food preparation area. At least two of the power outlets shall be at worktop level.
 - 2.3.6. A fixed worktop of impervious material of not less than 2,000mm x 600mm (80" x 24") in total.
 - 2.3.7. A tiled splashback at least 300mm (1 foot) high, together with waterproof grouting and a waterproof mastic seal shall be provided behind each sink and worktop.
 - 2.3.8. Refrigerator and freezer each of minimum dimensions 1,500 x 850 x 600 mm (60" x 34" x 24"); alternatively a combined fridge/freezer is acceptable providing the overall volume is the same.
 - 2.3.9. Storage cupboard of minimum dimensions 1000 x 800 x 300 mm (40" x 32" x 12").

A cupboard below a sink unit is not suitable as such a storage cupboard.
 - 2.3.10. Accessible stopcocks to be provided within lettings to all direct water supplies. Stopcocks to tanked water supplies to be provided in an accessible space, preferably in the common parts.

3. WCs

- 3.1. One water closet to be provided for every five occupants.
- 3.2. Where a WC is located in a bathroom an additional WC must be provided elsewhere.
- 3.3. External WCs shall be ignored.
- 3.4. A WC should be accessible and preferably within one floor distance of all bedrooms.
- 3.5. Each WC compartment shall be provided with a suitably sized wash hand basin with a constant supply of hot and cold water.
- 3.6. The house will be provided with an effective system for the drainage of foul, waste and surface water both above and below ground,

4. Personal Washing Facilities

- 4.1. One wash hand basin to be provided for every five persons, minimum dimensions 560 x 430 mm (22" x 17").
- 4.2. One bath/shower shall be provided for every five persons. Baths to be of minimum dimension 1650 x 750 mm (5'5" x 2'6"). Showers to be of minimum dimensions 700 x 700 mm (2'4" x 2'4").
- 4.3. Baths/showers to be in bath or shower room of adequate size to allow drying and changing. A minimum of 700 x 700 mm (28" x 28") adjacent to amenity is required.
- 4.4. Bath/shower rooms should be within one floor distance of all bedrooms.
- 4.5. All tenants who share facilities to have access to both bath and shower (this may include a bath with permanent shower attachment).
- 4.6. All wash hand basins, baths and showers to be provided with adequate constant hot and cold water supplies. Tiled splashbacks minimum height 300 mm (1 foot) and tiled shower surrounds (minimum height 1800mm, 5'11") to be installed. Adequate, impervious shower curtains or screen to be provided for all showers. The walls and floors to any bath or shower rooms to be non-absorbent and capable of being readily cleansed.
- 4.7. Only CORGI registered contractors should install, service or repair gas water heaters. This is to be carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998.
- 4.8. All kitchens, bathrooms, shower rooms and WC compartments to be provided with adequate natural or artificial lighting and ventilation.

CODE OF PRACTICE FOR ROOM SIZES AND PROVISION OF KITCHENS AND BATHROOMS IN HOUSES IN MULTIPLE OCCUPATION

**(CATEGORY C)
(Bed and Breakfast Type Accommodation)
Housing Act 1985 (as amended) - Part XI**

This paper outlines Islington Council's minimum standards for room sizes and the provision of kitchens and bathrooms in bed and breakfast type accommodation (category C). In line with the London Boroughs' Bed and Breakfast Information Exchange (BABIE) grading system, Grade "B" and the Housing Act 1985 (As Amended) - Part XI. The premises must provide satisfactory temporary accommodation for use by homeless households and have 24 hour on-site management. The premises must be suitable for Council homeless / Asylum Seekers. Annexes must meet code A.

1 Room Sizes

- 1.1 Minimum floor areas for sleeping and living accommodation and kitchens are listed in the table below. These minimum floor areas are only adequate if the room is of an ideal shape. The room must be of an adequate size and shape to accommodate all furniture and facilities required to enable their safe use.
- 1.2 The minimum room sizes for sleeping and living accommodation are as follows:

Table 1 Minimum Floor Area For Sleeping and Living Accommodation		
	Where Kitchen Facilities are Provided for Exclusive Use Elsewhere	Where Kitchen Facilities are Provided within the bedsitting room
One Person	6.5 m2 (70 sq ft)	10.2 m2 (110 sq ft)
Two Persons	10.2 m2 (110 sq ft)	13.9 m2 (150 sq ft)
Three Persons	14.9 m2 (160 sq ft)	18.6 m2 (200 sq ft)
Four Persons	19.6 m2 (210 sq ft)	23.2 m2 (250 sq ft)
Five Persons	24.2 m2 (260 sq ft)	27.9 m2 (300 sq ft)

- 1.3 The minimum sizes for kitchens are as follows:

Table 2 Minimum Sizes for Kitchens	
	Minimum Floor Area
Kitchen	5.5 m ² (59 sq ft)
Shared kitchen containing a maximum of two sets of kitchen facilities	11 m ² (118 sq.ft)

- 1.4 Up to five single people may share a kitchen if their accommodation is not of adequate size to enable part of the room to provide adequate kitchen facilities.
- 1.5 No more than two sets of cooking facilities to be provided in one kitchen. Where two sets of facilities are provided in one kitchen, the two sets of facilities (i.e. cooker worktop and sink) shall be reasonably separated from each other to allow their safe and simultaneous use by two or more households.
- 1.6 Where shared kitchens are provided each bedsitting room must be provided with a wall storage cupboard of minimum dimensions 1000 x 800 x 300 mm and a refrigerator, with freezer compartment, of minimum dimensions 600 x 850 x 600 mm.
- 1.7 No two persons of 12 years old or more, of opposite sex, to be required to sleep in the same room, unless they are married or cohabiters.
- 1.8 Each household should have exclusive use of sleeping accommodation. (Shared sleeping accommodation is only considered suitable for adults who are married, cohabiters, consenting friends or relatives).
- 1.9 Floor to ceiling height to be a minimum of 2.14m (7 feet) over 85% floor area. Any floor area where ceiling height is less than 1.53m (5 feet) shall be disregarded. Where bunk beds are used, there shall be a minimum floor to ceiling height of 2.5m.
- 1.10 Irrespective of floor area, consideration shall be given to the shape and useable space within the kitchen or room, to determine whether it is suitable and safe for its proposed use.
- 1.11 No staircase or landing, nor any room designated as a kitchen or bath room, shall be used as sleeping accommodation.

2. **Facilities for Storage, Preparation and Cooking of Food**

- 2.1 All kitchens provided must meet the following standard:
- (i) An electric cooker with four rings, oven and grill, of approved type is recommended. Where gas cookers are provided they must be examined and tested on an annual basis by a registered CORGI contractor to ensure compliance with the Gas Safety (Installation and Use) Regulations 1998. An annual landlords gas safety certificate / safety check must be provided.
 - (ii) Cooking equipment should be positioned away from the route of exit, leaving clear egress from the room. The kitchen should be against a wall/partition enclosing the room.

- (iii) No furniture, bedding, curtains etc. shall be within 600mm of the cooker.
 - (iv) Where cooking facilities are provided within the bedsitting room a mechanical extractor positioned over the cooker, ducted to an external wall grille must be installed. Ensure the outlet is positioned away from any adjacent windows, to prevent odours re-entering the building.
 - (v) Sink of internal dimensions of not less than 400 mm x 340 mm x 150 mm with an adequate and impervious drainer, provided with a piped supply of cold drinking water and adequate hot water.
 - (vi) A minimum of four 13 amp electric power outlets in the food preparation area. At least two of the power outlets shall be at worktop level.
 - (vii) A fixed worktop of impervious material of not less than 1000 mm x 600mm in total.
 - (viii) A tiled splashback at least 300 mm high, together with waterproof grouting and a waterproof mastic seal shall be provided behind each sink and worktop.
 - (ix) Refrigerator of minimum dimensions 600 x 850 x 600 mm
 - (x) Storage cupboard of minimum dimensions 1000 x 800 x 300 mm (a cupboard below a sink unit is not suitable as such a storage cupboard).
 - (xi) The layout and design of each kitchen must be safe and accessible. All finishes to be non-absorbent and readily cleansable. Provide a non-absorbent and readily cleanable floor area within the kitchen under all appliances and at least 1m in front of the appliances.
 - (xii) A mains cold water supply must be provided within each letting. Accessible stopcocks to be provided within lettings to all direct water supplies. Stopcocks to tanked water supplies to be provided in an accessible space, preferably in the common parts.
- 2.2 All kitchens to be readily accessible to the household and on the same floor as the sleeping/living accommodation, unless dining facilities are provided within the kitchen and the kitchen is no more than one floor distant. Kitchen facilities to be available for use 24 hours a day.
- 2.3 The kitchen used by management to provide breakfast may be included when calculating the number above, unless it is deemed unsuitable for use by residents due to:-
- a) The size of the kitchen and the equipment provided in it. (In a commercial kitchen some equipment may be unsatisfactory or dangerous for use by residents.)
 - b) The unsatisfactory location of the kitchen in relation to the accommodation it is supposed to serve.
 - c) The necessary food storage facilities are not provided for residents using the management kitchens.

3. WCs and Drainage

- 3.1 One water closet to be provided for each five adults. Households with children under the age of sixteen, to have a WC for their exclusive use.
- 3.2 50% of shared WCs must be separate from bath/shower rooms.
- 3.3 The WC must be accessible and, within one floor distant from the household it serves.
- 3.4 Each WC compartment shall also be provided with a suitably sized wash hand basin.
- 3.5 External WCs shall be ignored.
- 3.6 The property shall be provided with an effective system, both above and below ground, for the drainage of foul, waste and surface water.

4. Personal Washing Facilities

- 4.1 Each letting to be provided with a wash hand basin of minimum dimensions 560 x 430 mm, unless a sink is provided for the exclusive use of the household in a kitchen within the bedsitting room. Where the cold water supply to a wash hand basin is not drinking water, it should be labeled "not drinking water".
- 4.2 One bath/shower shall be provided for every five adults. Households with children under the age of sixteen must have access to a bath. Baths to be of minimum dimension 1650 x 750 mm. Showers to be of minimum dimensions 700 x 700 mm.
- 4.3 Baths and showers to be in a room of adequate size to allow drying and changing.
- 4.4 Bath/shower rooms to be accessible and, in any event, within one floor distant from the households it serves.
- 4.5 All tenants who share facilities to have access to both bath and shower (this may include a bath with permanent shower attachment).
- 4.6 All wash hand basins, baths and showers to be provided with adequate constant hot and cold water supplies. Tiled splashbacks minimum height 300 mm and tiled shower surrounds (minimum height 1800 mm) to be installed. Adequate, impervious shower curtains or screen to be provided for all showers. The walls and floors to any bath or shower rooms to be non-absorbent and capable of being readily cleaned.
- 4.7 Only CORGI contractors may install, service or repair gas water heaters. This is to be carried out in accordance with the Gas Safety (Installation and Use) Regulations 1998.

Please Note:

All kitchens, bathrooms, shower rooms and WC compartments to be provided with adequate natural or artificial lighting and ventilation.

Fire precautions - see standard conditions for means of escape.

Appendix 4 - Part A LOSS OF EXISTING HMOs

Existing Use	Proposed Use	Planning Permission Required	UDP Policy	Notes
Bed sits, and other forms of general non-self contained accommodation	Non residential	Yes	Policy H2 applies - permission is not normally given for a loss of residential.	See section 6A of this document for possible exceptions. The Council's Residential Environmental Health team will be consulted on relevant applications.
	Single family unit	Yes, if the change is considered to be material. This can only be determined on a case by case basis	No specific UDP Part Two Policy. However such a change would normally be refused as being contrary to the Council's strategic planning policies (4.1 and 4.2 of the UDP).	
	Increasing or reducing the number of units	Would only require permission if change was material.	Each case will be treated on it's merits, bearing in mind the Council's standards and the need to avoid the loss of affordable housing.	
	Self containment and increasing number of units	Yes	H8 - permission will not normally be given.	
	Self containment and reducing number of units	Yes, if the change is considered to be material. This can only be determined on a case by case basis	No specific UDP Part Two Policy. However such a change would normally be refused as being contrary to the Council's strategic planning policies (4.1 and 4.2 of the UDP).	
	Hostel / B&B	Yes, if the change is considered to be material. This can only be determined on a case by case basis	Each case will be treated on it's merits.	
Hostel / B&B	Any other use	Yes, if the change is considered to be material. This can only be determined on a case by case basis	No specific UDP policy Section 6A of these guidelines will apply.	As above

Appendix 4 - Part B CREATION OF NEW HMOs

Proposed Use	Planning Permission Required	UDP Policy	Planning Standards	Notes
Bed sits, and other forms of general non-self contained accommodation	Planning permission will normally be required	H13 normally encourages this form of development, unless the proposal is likely to be detrimental to the amenities of nearby residents.	See Section 6B of these guidelines.	Planning conditions and S106 agreements may be required to control the use and management of the premises
Hostels / B&B		H19	See paragraph 4.3.10 of the UDP, and 1.9 of the Planning Standards Guidelines	
Student Hostels		H19	Section 1.10 of the Planning Standards Guidelines.	

NB These tables apply to changes of use. New buildings or extensions/alterations which materially affect the appearance of buildings will normally require permission, and a variety of UDP policies will apply. Alterations to listed buildings will also require Listed Building Consent.

Appendix 5: CHARACTERISTICS OF HOSTELS, HOTELS AND HMO'S

	Indicates Hostel	Indicates Hotel	Indicates HMO
Meals provided	✓	✓	
Shared dining room	✓	✓	
No communal room or other communal facilities			✓
No external signage	✓		✓
No reception facility	✓		✓
Identifiable group occupying rooms	✓		
Permanent stay			✓
Medium / Long stay	✓		