

## STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION

### Housing Act 2004

This paper outlines Islington Council's **minimum** standards for room sizes and the provision of kitchens and bathrooms in houses in multiple occupation (HMOs). These standards are used by the council to determine the maximum number of occupiers and households for an HMO licence.

The standards are based on the government's "Prescribed standards for deciding the suitability for occupation of an HMO by a particular maximum number of households or persons". These are in The Licensing and Management of HMOs and other Houses (Miscellaneous Provisions) Regulations 2006, Schedule 3, see:

[http://www.legislation.gov.uk/ukxi/2006/373/pdfs/ukxi\\_20060373\\_en.pdf](http://www.legislation.gov.uk/ukxi/2006/373/pdfs/ukxi_20060373_en.pdf)

or you can obtain a copy by telephoning Residential Environmental Health (phone 020 7527 3083 or by emailing [resid.envh@islington.gov.uk](mailto:resid.envh@islington.gov.uk)).

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#### 1. Position of kitchen facilities

##### 1.1. Households of more than one person

All households of more than one person are to have their own kitchen facilities, either within their bed-sitting room or in another room for their exclusive use.

##### 1.2 Households with children

All households where there is a child under the age of sixteen, are to have an exclusive use kitchen in a separate room from the sleeping and living accommodation.

##### 1.3 Single person households

Where a room is let to a single person exclusive use kitchen facilities are to be provided within their letting. However where their room is not large enough and no other room can be converted to a kitchen for their exclusive use, up to **three** single people may share a kitchen. In such cases fridges and food storage cupboards are to be located within each bedsit or letting.

##### 1.4 Shared houses

A shared house is defined as one:

- Which is occupied by a group of people over the age of sixteen,
- Each occupier has the use of a communal living room and a suitable dining area with adequate space for use by all occupiers, and
- There is evidence of communal living.

In these houses, up to **five** people can share a kitchen.

## 2. Sleeping and Living Accommodation

- 2.1. The minimum floor areas for sleeping and living accommodation are listed in the table below. These areas are only adequate if the room is large enough to accommodate essential furniture and facilities and to enable their safe use. (In well managed shared houses consideration will be given to accepting slightly smaller rooms.)

	<b>Bedsit containing kitchen facilities</b>	<b>Bedsit where shared kitchen facilities are provided in a separate room for 2 or 3 single people.</b>	<b>Rooms in shared houses and rooms where exclusive use kitchen facilities are in a separate room</b>
<b>Single Room</b>	12 m <sup>2</sup> (130 sq. ft)	9m <sup>2</sup> (96.75 sq. ft)	8m <sup>2</sup> (86 sq. ft)
<b>Double Room</b>	15 m <sup>2</sup> (160 sq. ft)	Not acceptable	11m <sup>2</sup> (118 sq. ft)

- 2.2. No more than two people can share a room. Shared sleeping accommodation is only considered suitable for adults who are married, cohabitees, consenting friends or relatives.
- 2.3. No two persons over the age of twelve, of opposite sex, can sleep in the same room, unless they are married or cohabitees.
- 2.4. 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 (5ft) shall be disregarded. Where bunk beds are used, there shall be a minimum floor to ceiling height of 2.5m (8' 2").

When measuring the size of a room, include floor areas under fitted cupboards, kitchen units and other furniture, but do not include chimney breasts or lobbies.

### Kitchens Standards

#### 3. Kitchen Facilities for exclusive use

3. A kitchen within a bedsit or letting, or for households without children, is to contain:
- 3.1. A fixed integrated worktop of minimum dimensions 1000x600mm incorporating two inset electric hotplates, an inset sink / drainer with hot and cold supplies.
  - 3.2. Combination microwave/oven 26litre 900 watts i.e. includes grill & conventional facilities (Conventional cookers with integrated hobs can be provided in place of microwave ovens, and electric hotplates, but portable hobs or worktop ovens such as Baby Bellings are not acceptable.)
  - 3.3. Power outlets (or fused spurs) for all appliances provided by the landlord, plus an additional two electric power outlets at worktop level.
  - 3.4. A fixed impervious worktop minimum dimensions of 1000x600mm (an extra 500mm to be provided if the microwave is to be sited on the worktop).
  - 3.5. A minimum 200mm (8") high tiled splash back.
  - 3.6. A fridge with freezer, minimum 100 litres. To minimise disturbance from noise, an A rated energy efficient fridge is recommended.
  - 3.7. A storage cupboard minimum 1000x800x300mm, not to be sited above hobs.

- 3.8. Ensure the layout sites the worktop and drainer either side of the hobs. Alternatively, fire resistant protection must be provided adjacent to the hobs, if sited against a wall or cupboard.

**NB some types of mini kitchens can be used here.**

#### **4. Shared kitchen facilities and those for households including children**

4. A shared kitchen to be a minimum of 5.5 m<sup>2</sup> (59 sq. ft), or 11 m<sup>2</sup> (118 sq. ft) where two sets of facilities are provided in a kitchen. No more than two sets of shared cooking facilities can be provided in one room.
  - 4.1. A cooker with four rings, oven and grill, electric cookers are recommended.
  - 4.2. A sink with minimum internal dimensions of 400x340x150mm (16"x14"x6") with an impervious drainer, provided with a piped supply of cold drinking water and adequate hot water.
  - 4.3. power outlets (or fused spurs) for all appliances provided by the landlord plus an additional two electric power outlets at worktop level
  - 4.4. A fixed worktop of impervious material of not less than 1500x600mm (59"x24").
  - 4.5. A tiled splash back at least 200mm (8") high, behind each sink and worktop.
  - 4.6. A microwave cooker with minimum 800-watt output.

In addition to the shared kitchen each bedsit must also be provided with:

- 4.7. A fridge with freezer, minimum 100 litres. To minimise disturbance from noise, an A-rated energy efficient fridge is recommended.
- 4.8. A storage cupboard of minimum dimensions 1000x800x300mm (40"x32"x12").

#### **5. All kitchen facilities**

5. Standards for all kitchen facilities are as follows:
  - 5.1. All finishes are to be non-absorbent and readily cleansable including the floor covering which will must be provided under all appliances and at least 1m (3ft 3") in front of the appliances. No furniture, bedding, curtains etc. shall be within 600mm (2ft) of the cooker
  - 5.2. All kitchens are to be on the same floor as the living accommodation, unless dining facilities are within the kitchen, where it must be no more than one floor away (this does not apply to shared houses). Kitchen facilities must be available for use 24 hours a day.
  - 5.3. Kitchen units and equipment must be securely fixed to a wall and cookers must be positioned away from the room door.
  - 5.4. A mechanical extractor must be provided, ducted to the open air, with the outlet away from any adjacent windows.
  - 5.5. A fire blanket to be available in a container fixed to a wall, within reach of the cooker.
  - 5.6. The Fire Brigade recommend that 'No deep fat frying' notices should be placed next to cookers to ensure their safe use.

## **6. WCs**

- 6.1. One water closet separate from any bath/shower room, to be provided for every five occupants of minimum size 800 by 1300mm. Where four or fewer occupants share a WC, it can be in the bath/shower room.
- 6.2. Each WC compartment shall be provided with a wash hand basin with a constant supply of hot and cold water.
- 6.3. The WC must be within one floor of the living accommodation it serves.

## **7. Personal Washing Facilities**

- 7.1. Each letting to contain a wash hand basin of minimum dimensions 560 x 430 mm (22" x 17") unless a sink is provided within the bed-sitting room. Such wash-hand basins are not required in well managed shared houses or where listed building requirements prohibit it. Where the cold water supply to a wash hand basin is not drinking water, it should be labelled "not drinking water".
- 7.2. One bath/shower shall be provided for every five occupants. Households with children under 16 are to have a bath/shower (preferably a bath) for their exclusive use. Baths to be of minimum 1500 x 750 mm and showers to be of minimum 700 x 700 mm. Baths/shower rooms to have sufficient space for drying and changing, minimum 700mm x 700mm. Baths/shower rooms to have sufficient space for drying and changing, minimum 700mm x 700mm.
- 7.3. Bath/shower rooms to be within one floor from the living accommodation it serves.
- 7.4. Tiled splash-back minimum height 200mm (8") and tiled shower surrounds of minimum height 1800 mm (60") to be provided. Adequate, impervious shower curtain or screen to be available for all showers. The walls and floors to any bath/shower rooms to be non-absorbent and readily cleansable.
- 7.5. All bath/shower rooms, to be provided with adequate fixed heating appliances.
- 7.6. Mechanical ventilation to be provided to the open air if there is no openable window to the bathroom.

## **8. Water supplies**

Stopcocks to be provided within lettings and shared kitchens to all-direct water supplies. Accessible stopcocks to tanked water supplies to be provided in common parts.

## **9. Gas installations**

Only Gas Safe registered contractors should install, service or repair gas water heaters, boilers and gas cookers and associated pipe-work etc.