

## HMO Minimum Room Sizes

Before we can license a House in Multiple Occupation (HMO), we have to check that the property complies with certain minimum standards that are specified in [The Licensing of Houses in Multiple Occupancy \(Mandatory Conditions of Licences\) \(England\) Regulations 2018](#).

These standards are listed in this document.

### Accommodation with facilities shared by occupiers

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

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

Where the room is for the sole use of occupier(s)	Number of persons	
	1	2
Kitchen	4m <sup>2</sup>	5m <sup>2</sup>
Bedroom	6.51m <sup>2</sup>	10.22m <sup>2</sup>
Combined kitchen and living room	11m <sup>2</sup>	15m <sup>2</sup>
Combined bedroom and living room*	9m <sup>2</sup>	14m <sup>2</sup>
Combined bedroom, living room & kitchen	13m <sup>2</sup>	19m <sup>2</sup>

  

Where the room is shared by occupiers	Number of persons				
	1 - 3	4	5	6	7 - 10
Kitchen	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>	9m <sup>2</sup>	11m <sup>2</sup>
Total communal living space**	13.5m <sup>2</sup>	17m <sup>2</sup>	18m <sup>2</sup>	20m <sup>2</sup>	27.5m <sup>2</sup>

\* independent living only

\*\* occupiers forming a group (includes kitchens, dining rooms and living rooms – the kitchen must be at least the minimum size specified above)

### Accommodation with facilities for the exclusive use of occupiers

These standards apply where all facilities are for the exclusive use of occupiers forming a single household i.e. an individual or family (husband, wife, partner, child, stepchild, step parent, grandchild, grandparent, brother, sister, half-brother, half-sister, aunt, uncle, niece, cousin, foster child) i.e.

- Self-contained flats within HMO's

	Number of persons				
	1	2	3	4	
Bedroom	6.51m <sup>2</sup>	10.22m <sup>2</sup>			
Combined bedroom and living room	9m <sup>2</sup>	14m <sup>2</sup>			
Combined bedroom, living room & kitchen	13m <sup>2</sup>	19m <sup>2</sup>			
Kitchen	4m <sup>2</sup>	5m <sup>2</sup>	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>
Living Room	8m <sup>2</sup>	11m <sup>2</sup>	11m <sup>2</sup>	11m <sup>2</sup>	11m <sup>2</sup>

### Hostels

These standards apply to HMO's where board is provided at the start of the occupancy.

For exclusive use of occupants	Number of persons	
	1	2
Bedroom	6.51m <sup>2</sup>	10.22m <sup>2</sup>
Combined bedroom and living room where no separate living room is provided	9m <sup>2</sup>	14m <sup>2</sup>
Family bedroom (2 adults and 1 child under 10 years old)	14m <sup>2</sup> or 18.5m <sup>2</sup> where no separate living room is provided	

For shared use of occupants	Number of persons				
	1-3	4	5	6	7-10
Kitchen (all main meals* not provided)	5m <sup>2</sup>	6m <sup>2</sup>	7m <sup>2</sup>	9m <sup>2</sup>	11m <sup>2</sup>
Kitchen (all mains meals provided)	5m <sup>2</sup>	5m <sup>2</sup>	5m <sup>2</sup>	5m <sup>2</sup>	7m <sup>2</sup>
Communal living room (not required if individual bedroom and living room meet the standard above)	8.5m <sup>2</sup>	8.5m <sup>2</sup>	8.5m <sup>2</sup>	8.5m <sup>2</sup>	8.5m <sup>2</sup>
	<b>11-15</b>	<b>16 or more</b>			
	21.5m <sup>2</sup>	At discretion of Local Authority			

### **HMO minimum standards for shared washing & toilet facilities**

Where all or some of the individual units of living accommodation/bedsits in an HMO or shared house do not contain bathing or toilet facilities for the exclusive use of each individual household please refer to Table 1 below.

**Table 1: Schedule of amenity standards in relation to number of persons sharing washing and toilet facilities**

<b>Number of occupants</b>	<b>Amenity Provision</b>
<b>1 – 4 persons</b>	At least 1 bathroom and 1 WC with a wash hand basin (the bathroom and WC may be combined)
<b>5 persons</b>	At least 1 bathroom and 1 separate WC with wash hand basin (but the WC can be contained within a second bathroom)
<b>6 – 10 persons</b>	At least 2 bathrooms and 2 separate WC's with wash hand basins (but one of the WC's can be contained within one of the bathrooms)
<b>11 – 15 persons</b>	At least 3 bathrooms and 3 separate WC's with wash hand basin (but two of the WC's can be contained within 2 of the bathrooms)
<b>16 + persons</b>	Full consultation with the Local Authority required

## HMO standards for shared kitchen facilities

Where all or some of the units of accommodation within the HMO do not contain any facilities for the cooking of food:

- 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.
- The kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities.

**Table 2: Schedule of amenity standards in relation to number of persons sharing kitchen facilities**

Facility	Minimum standard	Up to 5 persons	More than 5 persons
<b>Sinks</b>	A fixed impervious sink with a drainer, which should be provided with adequate, wholesome and constant supply of hot and cold water.	<b>1 sink</b>	<b>1 extra sink</b> per 4 occupants and part of thereafter. A dishwasher may be regarded as an acceptable alternative to a second sink
<b>Cookers</b>	A cooker should comprise of an electric or gas hob with 4 rings, an oven and grill.	<b>1 cooker</b>	<b>1 extra cooker</b> per 4 occupants and part of thereafter. A microwave with a combination oven and grill may be an acceptable alternative as a second cooker.
<b>Electric sockets</b>	30 amp supply for an electric cooker. Points should be set at a convenient height and in a safe position.	<b>6 sockets (3 doubles)</b> Additional dedicated sockets are required for a cooker, refrigerator and washing machine.	<b>An additional double socket</b> for each two persons over five sharing. Additional sockets are required for a cooker, refrigerator and washing machine.
<b>Work tops for food preparation</b>	Work tops should be secure, in good repair, fixed and of an impervious material.	500mm (length) x 600mm (width) per user to a maximum requirement of 2.5m length.	Additional 500mm length per occupant

Facility	Minimum standard	Up to 5 persons	More than 5 persons
<b>Cupboards for the storage of kitchen and cooking utensils</b>	A floor based food storage cupboard 500mm wide and standard depth and height or a wall mounted food storage cupboard 1000mm wide and standard depth and height should be provided per person (note the space below the sink is not acceptable to comply with this standard)		Capacity to be increased proportionately for each additional occupant
<b>Refrigerators with an adequate freezer compartment</b> (or where the freezer compartment is not adequate a separate freezer)	A large standard combined fridge/freezer with a minimum fridge capacity of 0.15m <sup>3</sup> (a standard refrigerator)	A refrigerator with a minimum capacity of 0.15m <sup>3</sup> and a freezer with a minimum capacity of 0.11m <sup>3</sup> .	Additional fridge freezer capacity to be increased proportionately for each additional occupant.
<b>Appropriate refuse disposal facilities</b>	The refuse should not cause problems of hygiene or attract pests and should not obstruct any means of escape in the case of a fire. A sufficient number of refuse receptacles must be provided for the storage of refuse awaiting collection both internally and externally.		
<b>Appropriate extractor fans</b>	Electrical extraction in accordance with the approved document F under Building Regulations 2006		
<b>Appropriate fire blankets</b>	To be supplied and sited in accordance with fire safety guidance, in each room containing a kitchen.		
<b>Appropriate fire doors</b>	To be supplied and sited in accordance with fire safety guidance		
<b>Appropriate surface finishes</b>	<p>Kitchen floors must be water resistant, smooth, continuous and free from any cracks or crevices as to facilitate easy cleaning (e.g. ceramic or vinyl floor tiles or linoleum flooring).</p> <p>Kitchen walls adjacent to cookers, sinks and food preparation areas shall be provided with impervious splash backs.</p> <p>Kitchen ceilings shall be in good repair.</p>		

- All kitchens should be suitably located, ideally not more than one floor distance from the living and sleeping accommodation

### HMO minimum standards for kitchen facilities

Where a unit of living accommodation contains kitchen facilities for the exclusive use of the individual household, and there are no other kitchen facilities available for that household, that unit must be provided with the following facilities:

**Table 3: Schedule of amenity standards in relation to units**

Facility	Minimum standard	Each unit
<b>Sinks</b>	A fixed impervious sink with drainer, which should be provided with adequate, wholesome and constant supply of hot and cold water.	<b>1 sink</b>
<b>Cookers</b>	A cooker with at least 2 rings, an oven and grill.	<b>1 cooker</b>
<b>Electric sockets</b>	Points should be set at a convenient height and in a safe position.	<b>4 sockets (2 doubles)</b> Additional dedicated sockets are required for a cooker, refrigerator and washing machine
<b>Work tops for food preparation</b>	Work tops should be secure, in good repair, fixed and of an impervious material.	1,000mm (length) x 600mm (width)
<b>Cupboards for the storage of kitchen and cooking utensils</b>	A range of floor and wall mounted units (note the space below the sink is not acceptable to comply with this standard)	A floor based storage cupboard of 500mm wide and standard depth and height or a wall mounted food storage cupboard of 1,000mm wide and standard depth and height
<b>Work tops for food preparation</b>	Work tops should be secure, in good repair, fixed and of an impervious material.	1,000mm (length) x 600mm (width)
<b>Refrigerator</b>	A standard refrigerator.	A refrigerator with a minimum capacity of 0.15m <sup>3</sup> .

- All kitchenettes should be provided with a fire blanket and a 2kg CO<sub>2</sub> or Dry Powder fire extinguisher.