

Minimum amenities for HMOs

Washing and toilet facilities (WHB = Wash hand basin)(WC = Toilet)

Number of occupants	Amenity provision
1-4	WHB + splash back in each unit of living accommodation. 1 bathroom + 1 toilet (WC)/WHB (bathroom and WC/WHB may be combined).
5	WHB + splash back in each unit of living accommodation. 1 bathroom + 1 WC/WHB (bathroom and WC/WHB may be combined). 1 separate WC/WHB (can be contained within a 2nd bathroom).
6-10	WHB + splash back in each unit of living accommodation. 2 bathrooms; and separate WCs with WHB's (1 of the WCs can be contained within 1 of the bathrooms).
11-15	WHB + splash back in each unit of living accommodation. 3 bathrooms; and 3 separate WCs with WHB's (2 of the WCs can be contained within 2 of the bathrooms).
Appropriate surface finishes	Water resistant, smooth, continuous and free from cracks or crevices to facilitate easy cleaning (eg ceramic or vinyl floor tiles or linoleum flooring). Ceilings in good repair.
Appropriate extractor fans	Electrical extraction in accordance with Approved Document F under Building Regulations 2010.

Kitchen facilities

All kitchens should be suitably located, not more than one floor away from the living and sleeping accommodation and should not compromise an escape route.

<u>Facility</u>	<u>Minimum Standard</u>	<u>Up to 5 occupiers</u>	<u>More than 5 occupiers</u>
Kitchen sink 500mm x600mm connected to the drainage system via a suitable trap	Fixed sink + drainer + splashback. Adequate supply of cold water and constant supply of hot water.	1 sink	1 extra sink per 4 occupants. (Dishwasher equivalent to a further sink).

Cookers	Electric or gas hob with 4 rings + oven and grill. Microwave alone is not sufficient.	1 cooker	1 extra cooker per 4 occupants. 1 microwave = 2 rings. 2 microwaves = 2nd cooker.
Electric sockets	30 amp supply if there is an electric cooker. Points should be set at a convenient height and in a safe position	Further information on this is provided later on. Additional dedicated sockets are required for a cooker, refrigerator and any washing machine.	Additional double socket for each 2 persons over 5 sharing.
Work tops for food preparation	Secure, in good repair. Impervious material.	500mm (length) x standard depth per user to a minimum requirement of 2.5m length, approximately.	Additional 500mm length per user, approximately.
Cupboards for the storage of kitchen and cooking utensils; (NB space below sink not included).	Floor based food storage cupboard 500mm wide (standard depth and height) or Wall mounted food storage cupboard 1000mm wide (standard depth and height) should be provided per person		Capacity to be increased proportionately for each additional occupant
Refrigerators + adequate freezer compartment. Where freezer compartment is not adequate, separate freezer is required	Large standard combined fridge/freezer (where each occupant has at least one shelf in the fridge and some freezer space)	Large standard combined fridge/freezer (where each occupant has at least one shelf in the fridge and some freezer space)	Additional fridge freezer capacity to be increased proportionately, for each additional occupant.
Appropriate surface finishes	Water resistant, smooth, continuous and free from cracks or crevices to facilitate easy cleaning (eg ceramic or vinyl floor tiles or linoleum flooring). Walls adjacent to cookers, sinks and food preparation areas have impervious splash backs. Ceilings in good repair		
Appropriate extractor fans	Electrical extraction in accordance with Approved Document F under Building Regulations 2010.		
Appropriate refuse disposal facilities	Refuse should not be stored so that it attracts pests or obstructs the means of escape in case of fire. Sufficient refuse receptacles must be provided for storage of refuse awaiting collection both internally and externally.		

Fire safety

Minimum of one smoke alarm on each storey where there is a room used as living accommodation	Supplied and sited in accordance with fire safety guidance.
Where cooking facilities are sited, minimum of one interlinked heat detector	Supplied and sited in accordance with fire safety guidance.
Minimum of one carbon monoxide alarm in any room used as living accommodation which contains a fixed combustion appliance	Supplied and sited in accordance with fire safety guidance.
Fire blanket and 2kg CO2 or dry powder extinguisher	Supplied and sited in accordance with fire safety guidance.
Appropriate fire doors	Supplied and sited in accordance with fire safety guidance.

Minimum room sizes

Kitchens (For rooms shared by tenants (not living as a single family) in HMO style accommodation:

	Permitted number of occupants				
	1-3	4	5	6	7 - 10
Kitchen	5.0m ²	6.0m ²	7.0m ²	9.0m ²	11.0m ²

Bedrooms

	Room sizes (minimum) per number of occupants	
	1 person	2 people (a couple, married or co-habiting)

Bedroom only (where a separate kitchen and lounge is provided elsewhere in the HMO) (over 10 years old)	6.51m ² (as of 10 8 2018)	10.22m ² (as of 10 8 2018)
Combined bedroom and living room (where a separate kitchen is provided elsewhere in the HMO).	9m ²	14m ²
Combined bedroom, living room & kitchen	13m ²	19m ²
Bedsits (provided with cooking facilities). No separate communal lounge, kitchen or dining room is required.	13m ²	20.5m ²

Minimum electrical sockets

Location type	Smaller rooms (Up to 12m ²)	Medium rooms 12-25 m ²	Larger rooms More than 25 m ²
Main living area	4	6	8
Dining area	3	4	5
Single bedroom	2	3	4
Double bedroom	3	4	5
Bedsitting room	4	5	6
Utility room/area	3	4	5
Kitchen area	6	8	10
Hallways and landing	1	2	3

