

House of Multiple Occupation Space Standards

The following space standards are currently contained in the RCT *“landlords Guide to Standards in HMO’s”*. To achieve the 4 star Accreditation there is a requirement for properties to exceed these standards by a minimum of 10% for each of the designated bedroom areas.

Please Note:

All minimum sizes quoted are also subject to each room offering adequate, usable living space.

Accommodation with Shared facilities e.g. shared houses or flats.

i) Single person units

Each bedroom/study 10.22m² or 110sq.ft, except where a separate living room or dining room is provided, in which case the bedroom shall be 6.50m² or 70sq.ft.

ii) 2 person units

Each bedroom/study 14.86m² or 160sq.ft. except where a separate living room or dining room is provided, in which case the bedroom shall be 11.15m² or 120sq.ft.

Communal Rooms

a) Kitchens Minimum Areas

Used by 1-5 persons 6.97m² or 75sq.ft.

Used by 6-10 persons 10.22m² or 110sq.ft.

Used by 11-16 persons 13.47m² or 145sq.ft.

Used by 16+ persons 16.62m² or 180sq.ft

b) Living Rooms and Dining Rooms

Used by 1-5 persons 11.15m² or 120sq.ft.

Used by 6-10 persons 16.62m² or 180sq.ft.

Used by 11-16 persons 21.37m² or 230sq.ft.

Used by 16+ persons 25.08m² or 270sq.ft.

c) Kitchen/Diner with no separate lounge

Used by 4-5 persons 14.86m² or 160sq.ft.

Used by 3 persons 11.15m² or 120sq.ft.

Units of accommodation with some shared basic facilities e.g. bedsits and flatlets.

i) **Single person units – 1 room only**

Minimum Areas

With kitchen facilities 13.00m² or 140 sq.ft.

With separate shared kitchen 10.22m² or 110sq.ft.

ii) **Single person units – 2 or more rooms**

Minimum Areas

Each kitchen 4.65m² or 50sq.ft

Each living/kitchen 11.15m² or 120sq.ft.

Each living room 9.29m² or 100sq.ft.

Each bedroom 6.50m² or 70sq.ft.

iii) **2 or more person units – 1 room only**

Not normally suitable for 2 or more persons.

iv) **2 or more person units – 2 or more rooms**

Minimum Areas

Each kitchen 4.65m² or 50sq.ft.

Each living/kitchen 14.86m² or 160sq.ft.

Each living room 12.08m² or 130sq.ft.

Each living/bedroom 13.94m² or 150sq.ft.

Each bedroom 10.2m² or 110sq.ft.