

## ***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 10.22m<sup>2</sup> or 110sq.ft, except where a separate living room or dining room is provided, in which case the bedroom shall be 6.50m<sup>2</sup> or 70sq.ft.

#### **ii) 2 person units**

Each bedroom/study 14.86m<sup>2</sup> or 160sq.ft. except where a separate living room or dining room is provided, in which case the bedroom shall be 11.15m<sup>2</sup> or 120sq.ft.

### **Communal Rooms**

#### **a) Kitchens Minimum Areas**

Used by 1-5 persons 6.97m<sup>2</sup> or 75sq.ft.

Used by 6-10 persons 10.22m<sup>2</sup> or 110sq.ft.

Used by 11-16 persons 13.47m<sup>2</sup> or 145sq.ft.

Used by 16+ persons 16.62m<sup>2</sup> or 180sq.ft

#### **b) Living Rooms and Dining Rooms**

Used by 1-5 persons 11.15m<sup>2</sup> or 120sq.ft.

Used by 6-10 persons 16.62m<sup>2</sup> or 180sq.ft.

Used by 11-16 persons 21.37m<sup>2</sup> or 230sq.ft.

Used by 16+ persons 25.08m<sup>2</sup> or 270sq.ft.

#### **c) Kitchen/Diner with no separate lounge**

Used by 4-5 persons 14.86m<sup>2</sup> or 160sq.ft.

Used by 3 persons 11.15m<sup>2</sup> 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 13.00m<sup>2</sup> or 140 sq.ft.

With separate shared kitchen 10.22m<sup>2</sup> or 110sq.ft.

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

Minimum Areas

Each kitchen 4.65m<sup>2</sup> or 50sq.ft

Each living/kitchen 11.15m<sup>2</sup> or 120sq.ft.

Each living room 9.29m<sup>2</sup> or 100sq.ft.

Each bedroom 6.50m<sup>2</sup> 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 4.65m<sup>2</sup> or 50sq.ft.

Each living/kitchen 14.86m<sup>2</sup> or 160sq.ft.

Each living room 12.08m<sup>2</sup> or 130sq.ft.

Each living/bedroom 13.94m<sup>2</sup> or 150sq.ft.

Each bedroom 10.2m<sup>2</sup> or 110sq.ft.