## Amenity Standards for licensed HMOs

<table>
<thead>
<tr>
<th>Type of property</th>
<th>Relevant Amenity</th>
<th>Shared house</th>
<th>Bedsit/shared house</th>
<th>Bedsit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Consisting of a shared kitchen, a shared dining space and a shared living room (can be all in one room)</td>
<td>Including a shared kitchen and/or dining space but no shared living space</td>
<td>Including cooking facilities in each bedsit and a shared bathroom, but no shared living room.</td>
</tr>
<tr>
<td>Showers/baths</td>
<td></td>
<td>One for each bedroom or, if shared facilities are supplied, at least one for each 5 Occupiers</td>
<td>One for each bedroom or, if shared facilities are supplied, at least one for each 5 Occupiers</td>
<td>One for each bedsit or, if shared facilities are supplied, at least one for each 5 Occupiers</td>
</tr>
<tr>
<td>Wash hand basins</td>
<td></td>
<td>One per bedroom where reasonably practicable plus one per water closet compartment. Where there are no more than 4 Occupiers in the Property, one shared wash basin</td>
<td>One per bedsit where reasonably practicable plus one per water closet compartment. Where there are no more than 4 Occupiers in the Property, one shared wash basin</td>
<td>One per water closet</td>
</tr>
<tr>
<td>Toilets</td>
<td></td>
<td>One per bedroom or, if shared, one for each group of up to five Occupiers</td>
<td>One per bedroom or, if shared, one for each group of up to five Occupiers</td>
<td>One per bedsit or, if shared, one for each group of up to five Occupiers</td>
</tr>
<tr>
<td>Cookers</td>
<td></td>
<td>One properly fitted cooker consisting of an oven, a grill and at least four hobs for each group of up to five Occupiers</td>
<td>One properly fitted cooker consisting of an oven, a grill and at least four hobs for each group of up to five Occupiers</td>
<td>One per bedsit which must comprise at least two rings, a grill and an oven or a full size cooker where two Occupiers share the bedsit.</td>
</tr>
<tr>
<td>Sinks (Kitchen)</td>
<td></td>
<td>One suitable sized sink and drainer with constant supplies of hot water and cold drinking water for each group of up to five Occupiers</td>
<td>One suitable sized sink and drainer with constant supplies of hot water and cold drinking water for each group of up to five Occupiers</td>
<td>One suitable sized sink and drainer with constant supplies of hot water and cold drinking water for each bedsit</td>
</tr>
<tr>
<td>Fridge</td>
<td></td>
<td>0.075m³ of space or one shelf in a shared refrigerator for each group of up to five Occupiers</td>
<td>0.075m³ of space or one shelf in a shared refrigerator for each group of up to five Occupiers</td>
<td>One refrigerator per bedsit</td>
</tr>
<tr>
<td>Freezer</td>
<td></td>
<td>Freezer space or compartment in a refrigerator</td>
<td>Freezer space or compartment in a refrigerator</td>
<td>Freezer space or compartment in the refrigerator</td>
</tr>
<tr>
<td><strong>Worktops</strong></td>
<td>A fixed worktop, in addition to the drainer, easily washable with a non-porous covering to the adjacent wall and not less than 1.5m x 0.5m in size (an additional 0.5m length should be provided for each additional Occupier, up to a maximum of 3m x 0.5m)</td>
<td>A fixed worktop, in addition to the drainer, easily washable with a non-porous covering to the adjacent wall and not less than 1.5m x 0.5m in size (an additional 0.5m length should be provided for each additional Occupier, up to a maximum of 3m x 0.5m)</td>
<td>A fixed worktop, in addition to the drainer, easily washable with a non-porous covering to the adjacent wall and not less than 1m x 0.5m where the bedsit is occupied by one Occupier and 1.5m x 0.5m where the bedsit is occupied by two Occupiers</td>
<td></td>
</tr>
<tr>
<td><strong>Sockets</strong></td>
<td>A minimum of four 13amp electric sockets in the food preparation area adjacent to the worktop, in addition to those provided for major appliances (fridge, microwave, washing machine etc.) for five or fewer occupiers and six such sockets for between six and ten occupiers.</td>
<td>A minimum of four 13amp electric sockets in the food preparation area adjacent to the worktop, in addition to those provided for major appliances (fridge, microwave, washing machine etc.) for five or fewer occupiers and six such sockets for between six and ten occupiers.</td>
<td>A minimum of four 13amp electric sockets in the food preparation area adjacent to the worktop, in addition to those provided for major appliances (fridge, microwave, washing machine etc) excluding those required for non-kitchen purposes</td>
<td></td>
</tr>
<tr>
<td><strong>Dry food storage</strong></td>
<td>0.08m$^3$ or 500x720x300 2 shelf wall unit space for each Occupier. Storage under the sink is not acceptable. Storage for crockery, pans and cutlery must be supplied separately.</td>
<td>0.08m$^3$ or 500x720x300 2 shelf wall unit space for each Occupier. Storage under the sink is not acceptable. Storage for crockery, pans and cutlery must be supplied separately but may be provided in the bedroom.</td>
<td>0.16m$^3$ or 1000x720x300 2 shelf wall unit space for each Occupier. Storage under the sink is not acceptable. Storage for crockery, pans and cutlery must be supplied separately.</td>
<td></td>
</tr>
<tr>
<td><strong>Waste disposal facilities</strong></td>
<td>Appropriate refuse disposal facilities within the kitchen</td>
<td>Appropriate refuse disposal facilities within the kitchen</td>
<td>Appropriate refuse disposal facilities</td>
<td></td>
</tr>
<tr>
<td><strong>Bedroom</strong></td>
<td>Floor space required for one Occupier----6.5m$^2$ Floor space required for two Occupiers----11m$^2$</td>
<td>Floor space required for one Occupier----10m$^2$ Floor space required for two Occupiers----15m$^2$</td>
<td>Floor space required for one Occupier----15m$^2$ Floor space required for two Occupiers----21m$^2$</td>
<td></td>
</tr>
<tr>
<td><strong>Combined living room and dining space</strong></td>
<td>Floor space required where the Property is occupied by three to five Occupiers------11m$^2$ Floor space required where the Property is occupied by six to ten Occupiers------15m$^2$</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
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<tr>
<td></td>
<td>Occupiers-------16.5m²</td>
<td>Floor space required where the Property is occupied by three to five Occupiers-------11.5m²</td>
<td>Floor space required where the Property is occupied by six to ten Occupiers-------15m²</td>
<td>N/A</td>
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<tr>
<td>Combined kitchen and dining space</td>
<td>Floor space required where the Property is occupied by three to five Occupiers-------11.5m²</td>
<td>Floor space required where the Property is occupied by three to five Occupiers-------11.5m²</td>
<td>Floor space required where the Property is occupied by six to ten Occupiers-------15m²</td>
<td>N/A</td>
</tr>
<tr>
<td>Kitchen</td>
<td>Floor space required where the Property is occupied by three to five Occupiers-------5m²</td>
<td>Floor space required where the Property is occupied by three to five Occupiers-------5m²</td>
<td>Floor space required where the Property is occupied by six to ten Occupiers-------9m²</td>
<td>N/A</td>
</tr>
<tr>
<td>Combined kitchen, living and dining space</td>
<td>Floor space required where the Property is occupied by three to five Occupiers-------16m²</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Heating</td>
<td>All rooms must have an adequate means of space heating</td>
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</tbody>
</table>
Kitchens
Shared kitchens without an adjacent dining space must be situated not more than one
floor distant from any living accommodation.

General requirements

- In general terms, kitchens must be laid out safely so as not to put users and others
  at risk.
- Walls and floor surfaces must be readily cleansable
- Adequate means of ventilation and artificial lighting must be provided
- Mechanical extract ventilation must be provided in communal kitchens
- Not more than one floor distant from any unit of accommodation/bedroom (except
  in case of single attic occupancy)
- No more than two sets of facilities per kitchen (unless formally accepted prior to
  10/01/2000)
- Sinks must have a draining board, be of minimum dimensions of 500mm by
  600mm and 180mm deep, be properly connected to the drainage system by a
  trapped waste outlet and have constant supplies of hot and potable cold water.

Personal washing facilities
General requirements

- Wash-hand basins and baths to have constant hot and cold water supplies and be
  properly connected to the drainage system via a trapped waste outlet.
- Showers must be provided with constant supplies of hot and cold water or hot
  water at a suitably controlled temperature.
- Amenities shared by two or more households must be accessible from a common
  area.
- Baths and showers must be in properly constructed bath or shower rooms of
  adequate space and layout and located not more than one floor distant from any
  unit of accommodation/bedroom.
- Baths and wash hand basins must have a two course tiled splash back.
- Showers must have an impervious surround - either a cubicle or tiled walls and a
  screen.
- The walls and floor covering of any bathroom or shower room must be reasonably
  smooth and non-absorbent and capable of being readily cleansed.
- Lights must be operated by pull cord switches within bathrooms and shower
  rooms.
- Artificial lighting must be provided.
- Natural or mechanical extract ventilation; the latter is desirable even if natural
  ventilation is present and is essential for shared facilities.
- Bathrooms must be provided with an adequate fixed space heating appliance.
- Privacy door locks must be provided.
- Wash basin to be not less than 560mm x 430mm.
- Baths to be not less than 1700mm x 760mm.
- Showers to be not less than 800mm x 800mm.
Water closet compartments

General requirements

- Accessed from inside building.
- Readily cleansable walls and impervious floor covering.
- Adequate lighting and ventilation.
- Internal door lock must be provided.
- Must be fitted with mechanical extraction if opening into kitchen.
- Not more than one floor distant from any unit of accommodation/bedroom.
- Must be provided with a wash-hand basin with constant supplies of hot and cold water and trapped waste outlet. Where insufficient space in W.C compartment, wash-hand basin must be in adjoining bathroom or washroom.
- Must be located not more than one floor distant from any unit of accommodation/bedroom.

Fire safety

Fire precautions in accordance with the current regional standards must be provided throughout the property.