



South Cambridgeshire District Council's Guidance for Amenity Standards for Houses in Multiple Occupation

These amenity standards are the minimum requirement for all Houses in Multiple Occupation (HMO), whether the building requires a mandatory licence or not. The level of amenity provision depends on the number of occupiers sharing the accommodation and the type of accommodation, for example a shared house or bedsit accommodation.

All facilities should be located not more than one floor distant from the people who use them (unless there is a shared or common dining area available) and they should be in a convenient position to enable occupiers to use them comfortably.

Shared Cooking Facilities

Where shared kitchens are provided, the following facilities can be used by up to 5 people:

- A 4 ring gas or electric hob plus oven and grill, positioned so that the hobs are at worktop level with 300mm useable worktop either side
- A sink and integrated drainer with a tiled splashback and a constant supply of hot and cold running water for food preparation
- Adequate worktop with a minimum of 2000mm of linear useable worktop and the standard depth of generally 600mm. This does not include the 300mm on each side of the cooker and any inaccessible corners as useable food preparation space
- Food storage units of standard depth at 300mm and height of 720mm by 400mm width, or base unit that is not a sink unit of equivalent volume at 0.08m³ for each person
- At least 4 double plug socket outlets in addition to those servicing major appliances - for example, a microwave oven, refrigerator or washing machine
- Standard sized refrigerator providing sufficient space for the equivalent of approximately 1 shelf per occupier at the approximate volume of 155 litres or 0.15m³ - a mini fridge is not acceptable to share
- A standard sized lidded bin
- A fire blanket is installed on the adjacent wall from the cooker at a height of 1.5m

The kitchen floor space for 5 persons should be a minimum 7sqm.

Between 6 and 8 occupiers the following must be provided:

- 2 cookers each with a 4 ring gas or electric hob plus oven and grill or a single 4-ring hob with an oven and grill, plus a combination microwave oven positioned so that the hobs are at worktop level
- 2 sinks with integrated drainers with a tiled splashback and a constant supply of hot and cold running water for food preparation, or 1 sink and a dishwasher
- An extra 500mm of worktop per occupier to a maximum of 3000mm

- A food storage unit of standard depth at 300mm and a height of 720mm by a 400mm width, or base unit that is not a sink unit with the equivalent volume of 0.08m³ for each person
- At least 6 double plug socket outlets in addition to those servicing major appliances
- A large refrigerator or a standard sized fridge freezer
- A standard sized swing bin
- A fire blanket is installed on the adjacent wall from the cooker at a height of 1.5m

The kitchen floor space for 6 to 8 persons should be a minimum 9 to 13sqm.

Between 9 and 10 occupiers the following must be provided:

- 2 cookers each with a four ring gas or electric hob, plus oven and grill that is positioned so that the hobs are at worktop level
- 2 sinks and integrated drainer with a tiled splashback provided and a constant supply of hot and cold running water for food preparation or 1 sink and a dishwasher
- Adequate worktop at a minimum of 3000mm long with a standard depth of generally 600mm. You must ignore 300mm on each side of the cooker as food preparation space this is too close to the cooker to be used safely
- A food storage unit of standard depth at 300mm with a height of 720mm by 400mm width, or base unit which is not a sink unit, with the equivalent volume of 0.08m³ for each person
- At least 6 double plug socket outlets in addition to those servicing major appliances
- 2 standard sized refrigerators providing sufficient space for the equivalent of approximately 1 shelf per occupier with the approximate volume of 155 litres or 0.15m³. Mini fridges are not acceptable to share
- 2 standard sized lidded bins
- A fire blanket is installed on the adjacent wall from the cooker at a height of 1.5m

The minimum floor space for 10 persons should be 17sqm.

Please note that in some circumstances the floor space may be required to be larger to allow for all the appliances to fit in.

Where dining space is required to be provided within the kitchen i.e. the provision of a kitchen diner then extra floor space will be required. The space must be large enough to provide a table and chairs for the occupants and should be a separate space from the kitchen. The ideal floor space for this is 4sqm.

Exclusive Cooking Facilities

Where a tenant has integral cooking facilities in their own bedsit they must be provided with at least:

- A 2 ring gas or electric hob plus oven and grill which is ideally positioned so that the hobs are at worktop level
- A sink and integrated drainer with a tiled splashback provided and a constant supply of hot and cold running water for food preparation
- Adequate worktop with a minimum of 1000mm long and the standard depth of generally 600mm
- A single food storage unit of standard depth at 300mm and a height of 720mm by 400mm wide, or base unit which is not a sink unit, of equivalent volume
- Standard refrigerator, there is no requirement for a freezer to be provided.
- Adequate internal lidded rubbish bin
- At least 4 plug socket outlets in addition to those servicing major appliances
- A fire blanket is provided on the adjacent wall from the cooker at a height of 1.5m

Separate Shared Space – Living/ Dining rooms

Where additional shared space is required in the property because the bedrooms are of minimum floor size OR because the kitchen is not larger enough for dining space then this room size is recommended to be a minimum floor size of:

- 1-3 persons – at least 7sqm
- 4-6 persons – at least 11sqm

Within this room there should be a fixed heating appliance, ventilation and a minimum 3 double sockets.

Amenity Standards for Shared Toilet and Bathroom Facilities

Lettings within houses in multiple occupation should include either exclusive use of an individual bath or shower room or shared bath or shower room.

All bathrooms and WCs to be supplied with hot and cold water as applicable and waste drainage. Tiled splashbacks to be provided for areas adjacent to baths, to areas above wash basins and to the walls of shower enclosures. Washable, impervious floor coverings to be fitted in all bath or shower rooms and WC compartments.

Where amenities are shared, the following ratios of amenities to occupiers are considered suitable for the purposes of providing an adequate number.

A bath or shower room comprises of a bath or shower (or combination), a WC and wash hand basin.

Up to 4 persons sharing	1 bathroom,
5 persons sharing	1 bathroom and in addition, a separate WC and wash basin must be provided in the house in a separately accessible compartment. The bathroom might contain just a bath or shower and wash basin.
6 to 8 persons sharing	2 complete bath or shower rooms or 1 complete bath/shower room and a separate WC and wash hand basin.
9 to 10 persons sharing	2 complete bath or shower rooms, at least 1 of which must have a WC fitted. In addition, a separate WC with basin in a separate compartment must be provided.
11 to 15 persons sharing	3 complete bath or shower rooms, at least 2 of which must have a WC fitted. In addition, a separate WC with basin in a separate compartment must be provided.
16 to 20 persons sharing	4 complete bath or shower rooms, at least 3 of which must have a WC fitted. In addition, a separate WC with basin in a separate compartment must be provided

External WCs do not count towards the minimum requirement above.

Wash hand basins in letting rooms

Where 5 or more persons occupy a HMO, a wash hand basin with hot and cold water and a tiled splash back should be provided, where reasonably practicable, within each letting unless a sink is already provided of sufficient size to allow personal washing. This benefits occupiers by allowing personal washing within rooms.

The most appropriate installations would be in rooms with adequate space for siting such a facility:

- Access to existing waste drainage.
- Sufficient falls within the drainage system to ensure wastewater is properly disposed of.

This can be discussed further with an Officer to the practicalities of this installation.

Crowding and space within bedsits and shared house

The minimum standards for overcrowding apply to HMO's but in addition there are considerations such as the floor space taken up by kitchens in rooms and whether there are communal lounges or dining rooms within the house, in which case, the bedroom size can be reduced because the occupants have access to a living space in the house. If no communal space is provided, an allowance must be made in the bed sitting room for seating or television.

In general, the following minimum space standards apply:

One person unit with communal space	Floor Area
One person unit with no kitchen	6.5m ² or 70ft ²
One person unit with kitchen	9.5m ² or 105ft ²

One person unit with no communal space	Floor Area
One person unit with no kitchen	8m ² or 85ft ²
One person unit with kitchen	11m ² or 120ft ²

Two person unit with communal space	Floor Area
Two person unit with no kitchen	10.5m ² or 110ft ²
Two person unit with kitchen	13.5 m ² or 145ft ²

Two person unit with no communal space	Floor Area
Two person unit with no kitchen	13m ² or 140ft ²
Two person unit with kitchen	16m ² or 175ft ²

Associated Additional Space

Floor space with a ceiling height of less than 1.5m shall be disregarded for the purpose of the total floor space of the bedroom as occupiers would not have sufficient head room to use this space safely.

Additional space provided by means of an en-suite facility will not be counted as part of the bedroom size.

Narrow entrance walkways that do not constitute useable space within a sleeping room will not be counted as part of the bedroom size.

Built-in standard size wardrobes will be counted as floor space in bedrooms.

Bedrooms

All bedrooms are required to have a minimum of 2 double sockets located on opposite side of the room at low level. If the landlord provides any electrical equipment in the bedroom i.e. fridge / TV then additional sockets will be required.

All bedrooms should have a form of fixed heating that can be thermostatically controlled by the tenant. The system should be capable of being programmed and controlled by all tenants. Portable convector heaters are not a suitable means of heating.

All bedrooms are to have openable windows ideally with trickle vents fitted.

Carbon Monoxide Alarms

A carbon monoxide alarm must be installed, and be kept in good working order, in any room in the house which contains a fixed combustion appliance other than a gas cooker i.e., gas or oil boilers, or log-burning stoves.

Please note:

Compliance with this standard does not negate the need for compliance with other statutory provisions or guidance provided by other regulatory bodies.