



## How to use this guidance

To grant a licence for a house in multiple occupation (HMO), we have to be satisfied that the house is suitable for occupation by a particular number of households or persons, or could be made suitable.

There are certain prescribed standards we have to take into account, as well as those we have adopted for Harborough.

These requirements are outlined in this guidance and cover HMOs that comprise bedsits or are occupied as shared houses or flats. For guidance on other types of HMOs, such as hostels, please contact us.

**HMOs that meet all of the relevant requirements below would be suitable for occupation unless there are other factors to take into account.**

An example would be if a room met the requirement for floor area but was awkwardly shaped.

**HMOs that do not meet all of the relevant requirements below may be suitable for occupation if, for example, there are other compensating features.**

We will consider each case on its on merit.

## General

All units of accommodation must have adequate means of space heating.

Communal areas, including hallways, landings, shared kitchen and living/dining rooms must be provided with appropriate fire precaution facilities and equipment.



## Bathroom amenities

All baths, showers and wash hand basins must have an adequate supply of cold and constant hot water.

All bathrooms must be suitably adequately heated and ventilated. Ventilation should include humidistat-controlled extraction.

All bathrooms and toilet compartments must be of an adequate size and layout. There should be sufficient room in all bathrooms to allow for getting dry and changing.

All bathrooms and toilet compartments must be suitably located in or in relation to the living accommodation in the HMO.

All toilet compartments should include a wash-hand basin where possible; otherwise there should be a readily accessible wash hand basin.

All baths, toilets and wash hand basins must be fit for the purpose.

## Shared houses

Will generally be occupied on a single whole-house tenancy; for individual room-lets see bed-sit guidance.

<b>For up to 10 persons</b>	
Bath/shower <sup>1</sup>	1 for each 5 persons
Separate toilet and wash-basin <sup>1</sup>	1 for each 5 persons
<b>For more than 10 persons</b>	
Contact the Regulatory Services Team	



## **Bed-sits**

Will generally be occupied as room-lets on individual tenancies, with or without any exclusive amenities.

<b>Bed-sit with sole use of bathroom amenities</b>	
Bath/shower	1 for each household
Wash hand-basin	1 for each household
Toilet	1 for each household
<b>Bed-sit with shared use of bathroom amenities</b>	
Where the Council believes it is not possible to provide facilities within each letting, the following will apply	
Bath/shower <sup>1</sup>	1 for each 5 persons
Separate toilet and wash-basin <sup>1</sup>	1 for each 5 persons

<sup>1</sup> Where fewer than 5 persons share, it may be acceptable for the bath/shower and toilet/wash basin provision to be contained within the one bathroom, although the separation of toilet/wash basin from the bath/shower room is always preferred.

## Kitchen amenities

All shared kitchens must be suitably located in relation to the living accommodation.

All kitchen areas must have or be fitted with:

- mechanical extract ventilation;
- adequate refuse disposal facilities;
- a suitably sited fire blanket;
- appropriate fire doors.

All sinks must have an adequate supply of cold and constant hot water. Sink units should include a fixed bowl and drainer, be of minimum size 1000mm X 500mm and be fitted within a base unit.

## Shared houses

Will generally be occupied on a single whole-house tenancy; for individual room-lets see bed-sit guidance.

<b>For up to 5 persons</b>	
Cooker	4 hot rings and grill and oven
Sink	Bowl and drainer for each kitchen
Worktop (minimum 500mm depth)	Up to 3 persons: 2 metres 4 persons: 2.25 metres 5 persons: 2.5 metres
Electrical sockets over worktop (excluding those for refrigerator, washing machine and so on)	4 sockets
Dry food storage	Single wall unit for each person
Refrigerated storage	Standard size refrigerator with freezer compartment
Dining space	A suitably equipped communal dining room should be provided next to each shared kitchen facility.



<b>More than 5 persons</b>	
6 to 10 persons	Adjust the ratio to be provided appropriately. An optional microwave oven may allow sharing of cooking facilities by extra people at the Council's discretion
More than 10 persons	Contact the Regulatory Services Team

## Bed-sits

Will generally be occupied as room-lets on individual tenancies, whether with or without exclusive amenities.

<b>Bed-sit with sole use of kitchen amenities</b>	
Cooker	Single person households: 2 hot rings and grill and oven All other households: 4 hot rings and grill and oven
Sink	Bowl and drainer
Worktop (minimum 500mm depth)	1 metre
Electrical sockets over worktop (excluding those for refrigerator, washing machine and so on)	4 sockets
Dry food storage	1 person: double wall unit or single base unit More than 1 person: proportionately more storage space is needed
Refrigerated storage	Standard size refrigerator with freezer compartment
<b>Bed-sit with shared use of kitchen amenities <sup>2</sup></b>	
If the Council believes it is not possible to provide facilities within each letting, these shared standards apply.	
Cooker	4 hot rings and grill and oven for each 3 persons



## Harborough District Council HMO amenity & space guidance

Microwave oven - optional	Allows sharing of cooking facilities by extra people at the Council's discretion
Sink	Bowl and drainers and constant hot and cold water supply for each 3 persons Note - where exclusive cooking facilities are provided, exclusive sink facilities shall also be provided
Worktop (minimum 500mm depth)	Up to 3 persons: 2 metres Add a further 0.25 metres for each additional person above 3
Electrical sockets over worktop (excluding those for refrigerator, washing machine and so on)	4 sockets for each 5 persons
Dry food storage	Double wall unit or single base unit for each person. Storage in communal areas to be lockable
Refrigerated storage	Standard size refrigerator with freezer compartment for each bed-sit unit Storage in communal areas to be lockable

<sup>2</sup> Each shared kitchen must be no more than one floor away from any letting, except where a suitably equipped communal dining room is provided next to each shared kitchen facility.

## Space amenity

No habitable room must be occupied by more than two persons, irrespective of age.

The unavoidable sharing of rooms by persons of the opposite sex over the age of twelve and who do not live as partners shall not be permitted.

### Shared houses

Where the unit of accommodation is used as sleeping accommodation and kitchen and dining space is available elsewhere in the HMO.

One person unit	6.5 square metres
Two person unit	10.2 square metres

### Bed-sits

<b>One person unit</b>	
One room (with kitchen facilities)	13 square metres
One room (with separate shared kitchen or meals provided)	10 square metres
Shared kitchen	3 square metres per person using kitchen, but in no case being less than 5.5 square metres
<b>Two or more room units</b>	
Each bedroom	6.5 square metres, provided the total floor area of the letting exceeds 15 square metres
Each kitchen	5.5 square metres
Each living/kitchen	11 square metres
Each living room	9 square metres
Each living/bedroom	10 square metres



<b>Two or more person units - living together as a single household</b>	
One room (with kitchen facilities)	18.5 square metres
One room (with separate exclusive kitchen on same floor, or meals provided)	16 square metres
Two or more room units	
Each single bedroom	6.5 square metres
Each double bedroom	10 square metres provided the total floor area of the letting exceeds 18.5 square metres or 16 square metres according to kitchen facilities
Each kitchen	7 square metres
Each living/kitchen	15 square metres
Each living room	10 square metres
Each living/bedroom	14 square metres