

Guidance on space provision for licensable and non licensable HMOs

The dimensions and areas specified shall normally be regarded as minima, particularly with regard to new conversions that can be designed to achieve adequate space.

It should be noted that irrespective of the dimensions, the shape and useable living space of any room is a determining factor in the calculation of the maximum number of people for which it is suitable.

Some flexibility **may** be possible if other compensating features are present.

Bedrooms

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

Any part of a bedroom where the ceiling height is less than 1.5 metres (for example attic rooms with a sloping roof/ceiling) is excluded when calculating the floor area.

The floor areas are exclusive of any en-suite bathroom.

1. HMOs where there is a communal living/dining space and cooking facilities are not provided in the letting room.

One person room	8 square metres
Two-person room	12 square metres

2. HMOs where there is no communal lounge/dining space and cooking facilities are not provided in the letting room

One person room	10 square metres
Two-person room	15 square metres

3. HMOs where cooking facilities are provided in the letting room

One person room	14 square metres
Two-person room	18 square metres

Kitchens

Kitchens shall be of such a size and layout so as to adequately enable those sharing to safely store, prepare and cook food taking into account the amenities that are required within the kitchen (see separate guidance: Preparation of Food and Cooking Facilities in HMOs)

Used by 3-5 persons	7 square metres
Used by more than 5 persons	Add 3 square metres for each additional person above 5 sharing the kitchen

Shared dining space

- Shared dining space is required for occupiers of rooms who use the shared kitchen where rooms are located on a different floor.
- Where shared dining space is required, a minimum of 2 square metres per person will be required.
- Any shared dining space shall be suitably and conveniently located and on the same level as shared cooking facilities

Examples:

3 storey 5 household/5 person HMO with:

Ground floor: shared kitchen-diner and 2 bedrooms

First Floor: 2 bedrooms

Second Floor 1 bedroom

Will require:

Kitchen: 7 square metres

Dining: 6 square metres

2 storey 7 household/7 person HMO with:

Ground Floor: shared kitchen-diner and 2 bedrooms

First Floor: 5 bedrooms

Will require

Kitchen: 13 square metres

Dining: 10 square metres

2 storey 3 household/3 person HMO with:

Ground Floor: shared kitchen-diner

First Floor: 3 bedrooms

Will require:

Kitchen: 7 square metres

Dining: 6 square metres