A screenshot of a computer

Description automatically generated

**HMO Space and**

**Amenity Standards**

Understanding and adhering to the standards for Houses in Multiple Occupation (HMO’s) is essential for landlords to provide safe and comfortable living environments for tenants. This guide has been developed to outline the key space and amenity guidelines required for HMO’s.

A screenshot of a computer

Description automatically generated

**Part One: HMO Space Standards**

**Space Requirements for Shared Accommodation with Shared Facilities**

*(includes the kitchen, lounge, bathroom, and toilet)***:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Room** | **Size** | **Configuration** | **Space Requirements** |
| **Bedroom(s)** | **Single** | With Separate Lounge | **6.5m²** |
| Without Separate Lounge | **10m²** |
| **Double** | With Separate Lounge | **10m²** |
| Without Separate Lounge | **15m²** |

When accomodating multiple tenants sharing facilities, the following minimum space guidelines should be met:

A computer screen shot of a person holding a fishing rod

Description automatically generated

|  |  |  |
| --- | --- | --- |
| **Room** | **Number of Occupants** | **Space Requirements** |
| **Kitchen** | **1-2 Person/s** | **5.5m²** |
| **3-6 Persons** | **7m²** |
| **7-10 Persons** | **10.5m²** |

**Page 1**

**Space Requirements for Self-Contained Accommodation**

*(exclusive use of own facilities):*

For properties where tenants have exclusive use of their own facilities, the folllowing standards apply:

|  |  |  |  |
| --- | --- | --- | --- |
| **Accomodation Type** | **Number of Rooms** | **Configuration** | **Space Requirements** |
| **Single Bedsit/Flat** | **One Room** | Lounge/Kitchen/Bedroom | **13m²** |
| **Double Bedsit/Flat** | **15m²** |
| **Single Bedsit/Flat** | **Two Room** | Lounge/Kitchen | **10m²** |
| With Separate Bedroom | **6.5m²** |
| **Double Bedsit/Flat** | Lounge/Kitchen | **13m²** |
| With Separate Bedroom | **11m²** |
| **Single Bedsit/Flat** | **Two Room** | Lounge/Bedroom | **10m²** |
| With Separate Kitchen | **5.5m²** |
| **Double Bedsit/Flat** | Lounge/Bedroom | **15m²** |
| With Separate Kitchen | **5.5m²** |

A computer screen shot of a computer screen

Description automatically generated

**Important Notes for Landlords:**

*These space standards are the minimum that will be accepted for the purpose of HMO inspection. However, if carrying out an HMO conversion there* ***may be additional Planning Development Control or Building Control standards and requirements****. There may be minimum space standards for flats, and it is the owner’s responsibility to satisfy* ***ALL*** *necessary criteria.*

***Bathrooms:*** *There is not minimum size requirement for bathrooms and shower rooms, however there should be enough space to allow a person to easily change and dry in the room where the bath or shower is located.*

*The examples provided are a guide only and SRS accepts that alternative combinations or sizes of rooms etc. may be acceptable in some situations for the purposes of HMO licensing.*

**Page 2**

A computer screen shot of a toilet

Description automatically generated**Part Two: HMO Amenity Standards**

Please Note:

**Bathroom and Toilet Amenities within Shared Accommodation:**

A computer screen shot of a shower head

Description automatically generatedThe following should be provided as a minimum:

Toilets and bathrooms **MUST** be provided in an enclosed and adequately laid out and ventilated room, either:

- within the living accommodation, or

- within reasonable proximity to the living accommodation

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Bathroom Facilities**: **Each WC MUST include a wash hand basin with an k j adequate supply of cold water and constant hot water** | | | | | |
| **Toilets (WCs):** | **Number of Occupants** | **Quantity** | | **Configuration** | |
| **Up to 4 Occupants** | **1 WC** | | May be in bathroom/shower room | |
| **5 Occupants** | **1 WC** | | In a separate compartment | |
| **6 Occupants** | **2 WC** | | May be in bathroom/shower room | |
| **Between 7 – 10 Occupants** | **2 WC** | | 1WC to be in a separate compartment to the room containing bath/shower. | |
| **Between 11 – 15 Occupants** | **3 WC** | | 1WC to be in a separate compartment to the rooms containing baths/showers. | |
| **Bathroom:** a room containing a bath or shower, but not necessarily a toilet or wash hand h basin, **MUST** contain an adequate supply of cold water and constant hot water. | | | | | |
| **Bathroom:** | **Number of Occupants** | | **Quantity** | |
| **Every 5 Occupants** | | **1 Bathroom** | |

**Bathroom and Toilet Amenities within Self-Contained Accommodation:**

Where bathroom facilities are for the exclusive use of an individual household, i.e. in self-contained flats or individual bedsits, the following must be provided as a **minimum**:

* A toilet
* A bath or shower with an adequate supply of cold and constant hot water.
* A wash hand basin

Toilets and bathrooms **MUST** be provided in an enclosed and adequately laid out and ventilated room, either:

- within the living accommodation, or

- within reasonable proximity to the living accommodation

**Page 3**

A screenshot of a computer

Description automatically generated

|  |  |  |
| --- | --- | --- |
| The following should be provided as a minimum. | | |
| **Cooker** | **Number of Occupants** | **Configuration** |
| **Up to 5 Occupants** | **1 Full Cooker**  (1 Oven and 4 Hobs) |
| **Up to 7 Occupants** | **1 Full Cooker**  (1 Oven and 4 Hobs) **AND** at least **one alternative cooking option** *(e.g. air fryer/microwave etc.)* |
| **Sink** | **Up to 5 Occupants** | **1 Sink**  (With Hot & Cold Water and a Draining Board) |
| **Up to 7 Occupants** | **1 Sink**  (With Hot & Cold Water and a Draining Board)  **AND a Dishwasher** |
| **Work Surface** | **Up to 5 Occupants** | **2.0 Linear Metres**  **Note***– (a work surface of at least 500mm must be sited adjacent to each cooker).* |
| **Each Occupant Thereafter** | **An Additional 0.5 Linear Metres Per Occupant** |
| **Dry Goods Storage** | **Per Occupant** | **1 Base Unit (500mm) *OR* 1 Wall Unit (1000mm)**  **Note -** (*space under sink unit & drainer not allowable for food storage*). |
| **Refrigerated Storage** | **Per Occupant** | **1 shelf in a refrigerator AND 1 shelf in a freezer, per person.** |

**Kitchen Amenities within Shared Accommodation:**

The following should be provided as a minimum:

A computer screen shot of a computer screen

Description automatically generated

A screen shot of a computer

Description automatically generated

There **MUST** be a sufficient number of electrical sockets provided. It is recommended that at least 2 double sockets are provided in addition to the cooker socket.

A computer screen shot of a computer screen

Description automatically generated

**Page 4**

**Kitchen Amenities within Self-Contained Accommodation:**

Where kitchen facilities are for the exclusive use of an individual household. i.e. in a self-contained flat, or individual bedsit, the following must be provided as a **minimum**:

|  |  |
| --- | --- |
| **Checkmark with solid fill** | **A cooker of adequate size to include 2 – 4 ring hob with oven or a microwave.** |
| **Checkmark with solid fill** | **A sink unit (with drainer) with adequate supply of cold and constant hot water.** |
| **Checkmark with solid fill** | **A work top for food preparation, of minimum size 1m x 0.6m**  **Note –** A work surface of at least 500mm must be sited v adjacent to each cooker. |
| **Checkmark with solid fill** | **A standard under-counter size fridge as a minimum AND a freezer to be provided *(in addition to the fridge)* OR One standard fridge/freezer would meet this requirement.** |
| **Checkmark with solid fill** | **A cupboard for food and utensil storage, of minimum size 500mm standard base OR wall unit (is this 1000mm).** |
| **Checkmark with solid fill** | **Sufficient electrical sockets. It is recommended that at least 2 double sockets are provided in addition to the cooker socket.** |

**Contact Us:**

**Page 5**

The purpose of this document is to provide guidance only. If you have any queries about the advice provided or you would like further information, please contact us either by:

**Postal:**

A computer screen shot of a contact us

Description automatically generatedBridgend County Borough Council,

Civic Offices,

Angel Street,

Bridgend.

CF31 4WB

**by email:** [enquiries@srs.wales](mailto:enquiries@srs.wales)

**or by Telephone**: 0300 123 6696.

**Page 5**