

Amenity Standards for Houses in Multiple Occupation

These Standards apply the National Minimum Standard and where no national standard exists, the Kirklees standard has been applied.

This document has been produced in consultation with the Steering Group of Landlords. The document will assist landlords of HMOs to improve and maintain their properties to a reasonable standard. The document covers both licensable and non licensable HMOs.

There are various types of HMOs posing different health and safety risks and varying needs of occupiers. There may be cases which do not fall into the various types of HMOs covered in this document and Council officers would be available to advise about standards which may be appropriate.

Advice and information about HMOs can be obtained from Council's Housing Solutions Service

Housing Health and Safety Rating System

All properties to be inspected under the Housing Health and Safety Rating System and where appropriate further advice will be provided to deal with, remove or minimise hazards identified.

1.0 Space Heating

1.1 Each unit of living accommodation in an HMO must be equipped with adequate means of space heating.

Use of energy efficient method and Insulation is encouraged

1.1.1 Heating should be provided in every habitable room and bathroom.

1.1.2 Such heating provision must be capable of being used at any time. Tenants/ occupiers should be able to control heating to their rooms.

1.1.3 Heating may be by means of:-

- (a) Central heating, OR
- (b) Gas heaters connected to a suitable flue and terminal outlet, OR
- (c) Oil heaters connected to a suitable flue and terminal outlet, OR
- (d) Electricity. If electricity is to be used to heat a room, an electric point shall be provided for that exclusive purpose. Individual heaters (except oil filled radiators) must be a fixed installation, OR
- (e) Solid fuel in the form of an authorised smokeless fuel or alternatively solid fuel burnt in a smokeless appliance. If solid fuel is used proper fuel storage facilities shall be provided outside the building in a readily accessible position for each unit of accommodation.

- 1.1.4 All heating appliances shall be fixed/ positioned so as to direct heat towards the centre of the room.
- 1.15 The use of portable paraffin or oil fired heaters and liquefied petroleum gas heaters (LPG) (Bottled Gas heaters) shall not be acceptable under any circumstances, whether provided by the landlord or the tenant.

2.0 Washing facilities

Schedule of provisions in relation to number of persons

Where all or some of the units of living accommodation in an HMO do not contain bathing and toilet facilities for the exclusive use of each individual household:

1 - 4 persons	At least 1 bathroom/ shower room and 1 WC with WHB (the bathroom and WC may be combined)
5 persons	1 bathroom/ shower room AND 1 separate WC with WHB (but the WC and WHB can be contained within a second bathroom)
6 - 8 persons	2 bathrooms/ shower rooms with 2 WCs with WHBs
9 - 10 persons	2 bathrooms/ shower rooms with WCs and WHBs AND a separate WC with WHB or a third bathroom
11 - 15 persons	3 bathrooms/ shower rooms with WCs and WHBs

Notes

1. The splash back to a wash hand basin or bath shall be a minimum 300mm high and extend to at least equal to the width of the wash hand basin and all joints shall be adequately sealed.
2. All baths, showers and wash hand basins in an HMO must be capable of providing an adequate supply of cold and constant hot water.
3. Hot water may be provided by any of the following methods:-
 - (a) Piped from storage and boiler, e.g. condensing boiler
 - (b) Immersion Heater
 - (c) Fixed gas appliance, e.g. multipoint or combination boiler
 - (d) Instantaneous heaters (only to wash hand basins and electric showers) having a minimum rating of 6KW and 9 KW respectively.
4. All bathrooms/ shower rooms and WCs in an HMO must be suitably and adequately heated and ventilated.
5. Heating provisions are detailed in paragraphs 1.1.1 to 1.1.5 above

Use of energy efficient means for heating and hot water is encouraged.

6. All bathrooms/ shower rooms and toilets in an HMO must be of an adequate size and layout.
7. All baths/ showers, toilets and wash hand basins in an HMO must be fit for the purpose.
8. All bathrooms and toilets in an HMO must be suitably located in or in relation to the living accommodation in the HMO.
9. Suitably located bathrooms/ shower rooms and WC mean that there shall be washing facilities not more than one floor distant in relation to any user

3.0 Kitchen Facilities

3.1 Where all or some of the units of accommodation within the HMO do not contain any facilities for the cooking of food:

(a) there must be a kitchen, suitably located in relation to the living accommodation, and of such layout and size and equipped with such facilities so as to adequately enable those sharing the facilities to store, prepare and cook food;

(b) the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities—

Shared Accommodation e.g. Students

Equipment and Facilities	Shared Accommodation e.g. Students
Cooker	1x 4 ring oven and grill for up to 5 persons 2x 4 ring oven and grill for 6-9 persons and 1 per 3 persons thereafter. (in some cases provision of combination microwave oven and grills may be taken into account as meeting standards)
Sink with Drainage Board & constant hot and cold water supply	1 for up to 5 persons (For 6 persons a double bowled sink or a dishwasher, in addition to the sink, may be treated as meeting standards.) 1 per 3 occupiers thereafter
Electrical Sockets	6 sockets (3 doubles) plus an additional double for each additional two persons over 6 sharing the kitchen. Additional sockets are needed for a cooker or refrigerator.
Worktops	0.5 m ² per user to a max. requirement of 2 m ²
Food storage	0.4 m ³ of a combination of dry, refrigerated & frozen food storage per person

Notes

1. A suitable splash-back, 300mm high (minimum) should be provided to the sink and draining board, and all joints shall be adequately sealed.
2. A suitable splash-back, 300mm high should be provided to any work surface that abuts a wall and all joints shall be adequately sealed

3. The space in a sink Unit below the sink will not be acceptable for these food/ utensils storage purposes.
4. appropriate refuse disposal facilities; and
5. appropriate extractor fans, fire blankets and fire doors (see fire safety standards).

Where the landlord provides some catering services and additional services are required to comply with the Food Safety and Hygiene Regulations 1990 the landlord must provide these services. Where all meals are provided by the landlord some self-catering facilities will need to be provided. The Council will consider the circumstances of the case and decide the self-catering services that are required to adequately meet the occupier's needs.

4.0 Units of living accommodation without shared basic amenities

- 4.1 Where a unit of living accommodation contains kitchen facilities for the exclusive use of the individual household, and there are no other kitchen facilities available for that household, that unit must be provided with:

Equipment and Facilities	Bedsit Rooms and Flats
Cooker	The minimum requirement is two rings/hot plates together with oven and a grill. For occupancies of two persons the minimum requirement is three rings/hot plates together with a full sized oven and grill. For occupancies of three or more persons a full size cooker is required.
Sink with Drainage Board & constant hot and cold water supply	1 for up to 5 persons
Electrical Sockets	2 sockets (1 doubles) plus an additional double socket for each additional household sharing the kitchen up to a maximum requirement of 4 double sockets. Additional sockets are needed for a cooker or refrigerator. (sockets are in addition to the requirement in living/ sleeping area)
Worktops	0.5 m ² per user to a max. requirement of 2 m ²
Food storage	0.4 m ³ of a combination of dry, refrigerated & frozen food storage per person

Notes

1. A suitable splash-back, 300mm high (minimum) should be provided to the sink and draining board, and all joints shall be adequately sealed.

2. A suitable splash-back, 300mm high should be provided to any work surface that abuts a wall and all joints shall be adequately sealed
 3. The space in a sink Unit below the sink will not be acceptable for these food/ utensils storage purposes.
 4. appropriate refuse disposal facilities; and
 5. appropriate extractor fans, fire blankets and fire doors (see fire safety standards).
- 4.2 Where there are no adequate shared washing facilities provided for a unit of living accommodation as mentioned in paragraph 2, an enclosed and adequately laid out and ventilated room with a toilet and bath or fixed shower supplying adequate cold and constant hot water must be provided for the exclusive use of the occupiers of that unit either:
- (a) within the living accommodation; or
 - (b) Suitability located to the living accommodation.

In paragraph 4.2 (b) suitably located to the living accommodation shall mean no more than one floor distant away to user.

5.0 Drainage

- 5.1 All new drainage shall comply with current Building Regulations.

6.0 Refuse, Storage and Disposal

- 6.1 Refuse and recycling bins or containers shall be provided in sufficient numbers for the needs of the house, and an acceptable means of disposal provided.
- 6.2 All refuse containers should be located on hard standings with suitable access for cleansing of the area and removal of containers. Such hard standings should be located in an area away from habitable rooms and wherever practicable at the rear of the premises. If the hard standing has to be located at the front of the building or other exposed position it should be provided with a suitable screen where practical. The hard standing shall be positioned so that the bins do not obscure natural lighting from windows below bin height.

7.0 Electricity Supply

- 7.1 Electrical socket outlets shall be provided to individual rooms or lettings to a minimum standard as follows:

Living rooms	- 4 sockets (2 double)
Bedrooms/Studies	- 4 sockets (2 double)
Bedrooms within Multiple Room Lettings	- 4 sockets (2 double)
Bedsits containing cooking facilities	- 2 plus 1 additional per household in Kitchen Area - 3 Elsewhere in Room.
- 7.2 In separate kitchens or bedsits kitchen area, at least 2 socket outlets shall be located above the work surface for the use of portable appliances

- 7.3 All socket outlets shall be located in positions which permit their safe, convenient and proper use at all times, having regard to likely room layout. They shall not be positioned where vulnerable to damage, likely to be obstructed or where the resulting appliance cables are likely to pose a safety hazard.
- 7.4 Electric cookers shall be provided with a dedicated cooker point outlet suitable for the rating of the cooker and fixed electric space or water heating appliances shall be provided with a separate dedicated electric point.
- 7.5 All new electrical equipment shall comply with Building Regulations (part P) requirements and shall be suitably certified.

8.0 Space Standards for Rooms

Room sizes must comply with the following standards set out in paragraph 8.1-8.3. All standards for floor space apply whatever the age of the occupants. The standards detail three types of premises, namely bed sitting rooms and flats with cooking facilities; shared accommodation; and hostel type accommodation with catering provided by the management. Reductions to the specified standard may be treated as meeting the standard where the Council considers the room adequately meets the occupier's needs, that the reduction in size is not more than 5% of the full floor standard. The location /absence of internal obstructions such as chimney breasts will be a key factor in deciding whether a room of lower floor area is acceptable.

8.1 Bedsit rooms and flats:

One room unit of accommodation with cooking, living and sleeping facilities:

One room for one person	13.0m ² (140 sq. ft)
One room for 2 persons:	18.6m ² min. (200 sq. ft min.)

Two or more room units with cooking, living and sleeping facilities:

Each single bedroom	6.5m ² (70 sq. ft)
Each double bedroom	10.2m ² (110 sq. ft)
Each living room single person units	9.0m ² (97 sq. ft)
Each living room, two person units	10.0m ² (108 sq. ft)
Each living/kitchen, or living/bedroom single person unit	11m ² (120 Sq ft)
Each living/ kitchen, or living/bedroom two person unit	13.9m ² (150 sq. ft)

8.2 Shared accommodation e.g. student houses:

Each living room	8m ² plus 1m ² per person
Each bedroom/study one person	10 m ²
Each bedroom/study two persons	14.9 m ²
Where a separate common room is provided which is not a kitchen or a kitchen/dining room - each bedroom should be a minimum of	6.5 m ²

8.3 Bedrooms in Hostels

Bedrooms that accommodate up to 4 members of the same household may be permitted, but in all other cases there shall be a maximum of two persons per room. The bedrooms to have minimum floor area as follows:

1 person	6.5m ² (70 sq. ft)
2 persons	10.2m ² (110 sq. ft)
3 persons	16.3m ² (175 sq. ft)
4 persons	20.9m ² (225 sq. ft)

Where the accommodation does not include a catering service, and/or the occupancy is intended to be for more than one month, the standards in paragraph 8.1 will apply in place of the standard in paragraph 8.3.

Advice and Assistance

For further Advice and Assistance contact the Housing Solutions at the following addresses.

Housing Solutions, Compliance Team, Civic
Centre 3 Market Street Huddersfield HD1 2YZ

Tel: 01484 221350

e-mail: housing.solutions@kirklees.gov.uk

web. www.kirklees.gov.uk/housing