

Space Standards in Houses of Multiple Occupation (HMOs)

All specified space requirements relate to the **MINIMUM** standard. Any floor area that falls below the minimum standard will not be acceptable.

Bedrooms

HMOs where there is a communal lounge/dining room and cooking facilities are not provided in letting rooms:

One person room	7 square metres
Two person room	11 square metres

HMOs where there is no communal lounge/dining room and cooking facilities are not provided in letting rooms:

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

HMOs where cooking facilities are provided in the letting rooms (studios/bedsits):

One person room	13 square meters
Two person room	18 square metres

1. The above floor areas represent the space required within a bedroom exclusive of any en-suite bathroom. Be aware that adding an en-suite bathroom will reduce the overall floor area of the bedroom.
2. Any part of a bedroom where the ceiling height is less than 1.5 metres (for example attic rooms with a sloping roof) shall be excluded when calculating the floor area.

Communal lounges/dining rooms

Used by 1-3 persons	9 square metres
Used by 4-5 persons	12 square metres
Used by more than 5 persons	Add 2 square metres per person

1. Where there is a kitchen/diner, the diner section of the room can be used as a communal lounge but it will be subject to the above space standard.

Kitchens

Used by 1-3 persons	5 square metres
Used by 4 persons	6 square metres
Used by 5 persons	7 square meters
Used by more than 5 persons	Add 2 square metres per person

1. 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 Amenity Standards in HMOs*).