

HMO Amenity Guidance 3 – Space provision for Licensable and non Licensable HMOs

Bedrooms in HMOs where there is adequate dining space elsewhere and where cooking facilities are not provided in the room.

One person room	8 square metres
Two person room	12 square metres
Three person room	17 square metres
Four person room	22 square metres

Bedrooms in HMOs where there is no lounge/dining space elsewhere and where cooking facilities are not provided in the room.

One person room	10 square metres
Two person room	15 square metres
Three person room	20 square metres
Four person room	25 square metres

Bedrooms where cooking facilities are provided in the same room.

One person room	14 square metres
Two person room	18 square metres
Three person room	23 square metres
Four person room	28 square metres

In addition to the above tables the following notes also apply.

HMOs shall not be occupied in such numbers that it is not possible to avoid persons aged over 10 years old of the opposite sexes who are not living together as partners sleeping in the same room.

Where the ceiling height is reduced to less than 5 feet (approximately 1.53 metres) due to, for example, a sloping roof / ceiling this area shall be excluded when calculating the floor area.

Shared dining space

Where dining space in a separate room or rooms is needed, a minimum of 2 square metres per person will be required. Persons occupying bedrooms / living units with exclusive use of adequate and suitably located dining space can be excluded from the calculation.

Any shared dining space shall be suitably and conveniently located such that food can be carried from the kitchen to the dining area without going up or down stairs.

Where there is a kitchen diner in one room, the total area provided may be taken into account when calculating the required space.

Kitchens

Where these are used by up to five (5) persons the minimum size shall be 7 square metres. Approximately 2 square metres shall be added for each additional person sharing the kitchen.

Kitchens / kitchen areas shall be of such layout and size to adequately enable those sharing to safely store, prepare and cook food.

Ensuite rooms

The space to accommodate an ensuite facility would be in addition to the floor area detailed in the tables above. Reference should also be made to **HMO Amenity Guidance 2 – Shared bathing and toilet facilities for licensable HMOs**

General note:

The dimensions and areas specified shall normally be regarded as the minimum, particularly with regard to new proposals. However it is recognised that existing buildings cannot always achieve these minima. A degree of flexibility will sometimes be possible if other compensating features are present. Conversely 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.

Contacts

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Other HMO amenity guidance documents available:

- HMO Amenity Guidance 1 – Kitchen and kitchen facilities in licensable HMOs
- HMO Amenity Guidance 2 – Shared bathing and toilet facilities for licensable HMOs