

**NEWARK AND SHERWOOD DISTRICT COUNCIL
HMO Amenity and Space Standards – May 2018**

Bathroom Requirements

		Minimum Washing and Bathing Provision		
Number of people sharing washing and bathing facilities		Bathroom/Shower Room with WC	WC with Wash Hand Basin	Wash Hand Basin in each Bedroom
2 to 4 people		1		
5 to 7 people	Option 1	2		
	Option 2	1	1	Yes
8 to 10 people	Option 1	3		
	Option 2	2	1	Yes
11 to 13 people	Option 1	4		
	Option 2			Yes

Kitchen Requirements

	Minimum Kitchen Provision			
Number of people sharing facilities	Fridges	Cooking	Washing Up	Storage/Food Preparation
2 to 4 people	1 standard fridge	1 cooker with 4 ring hob	1 sink with constant supply of hot and cold water	1 x 300mm cupboard 500mm work surface per person
5 to 7 people	1 additional fridge for every additional 3 people	1 cooker with 4 ring hob + microwave and grill	1 sink with constant supply of hot and cold water + dishwasher	1 x 300mm cupboard 500mm work surface per person
8 to 10 people	1 additional fridge for every additional 3 people	2 cookers with 4 ring hob	2 x sinks with constant supply of hot and cold water	1 x 300mm cupboard 500mm work surface per person
11 to 13 people	1 additional fridge for every additional 3 people	2 cookers with 4 ring hob + microwave and grill	2 x sinks with constant supply of hot and cold water + dishwasher	1 x 300mm cupboard 500mm work surface per person

Bedrooms

	1 person room	2 person room	3 person room	4 person room
Bedroom with no lounge/dining space elsewhere and cooking facilities not provided in bedroom	10m ²	15m ²	20m ²	25m ²
Bedroom with adequate lounge or dining space elsewhere and cooking facilities not provided in bedroom	8m ²	12m ²	17m ²	22m ²
Bedrooms with cooking facilities provided in the room	14m ²	18m ²	23m ²	28m ²

Living Areas

Kitchen Requirements	7m ² if used by 1 – 5 persons
	For over 5 persons an additional 3m ² per person sharing the kitchen
Dining Space Requirements	2m ² per person (for those sharing the space)
	Any dining space (shared or for exclusive use) shall be suitable and conveniently located (normally not more than one floor from the living unit)

Notes

Bathrooms

- Any person with access to an en-suite facility shall be excluded from the calculations.
- Bathrooms and WCs must be of an adequate size and layout, be adequately heated and ventilated and should include mechanical extraction.
- All rooms in which a WC is located shall have a wash hand basin in the same room.
- All baths, showers and wash hand basins shall be fit for purpose and have taps supplying an adequate supply of hot and cold water.
- Bathrooms and WCs must be suitably located, not more than one floor away from any living accommodation.
- In HMO's where the occupants tend to live separately there should (where reasonably practicable having regard to the age and character of the HMO, the size and layout of the unit and the existing provision of shared wash hand basins) be a sink/wash hand basin within the living units. The table for bathroom requirements (page one) provides two options for such situations and the standards shall be applied accordingly.

Kitchens

- Each kitchen must have a suitably sited fire blanket, and adequate provision of fire doors and fire detection.
- All kitchens shall be of such a layout and size to adequately enable those sharing to safely store, prepare and cook food.
- Shared kitchens must be suitably located, not more than one floor away from any living accommodation except where a dining room is provided next to the kitchen.
- All equipment and facilities in kitchens shall be fit for purpose.

General

- In rooms with sloping ceilings any floor space with less than **1.5m** ceiling height will not be considered as part of the room measurement.
- Any shared living room or dining room must be suitably and conveniently located.
- Accommodation must have adequate means of space heating.
- Communal areas shall be fitted with appropriate fire detection and precaution equipment. Specific advice can be given by contacting the Environmental Health Department on 01623 650000.

Using this Guide

Not all the standards contained within this document are legal requirements. However the standards contained within this guide have been adopted by Newark & Sherwood District Council for HMO accommodation within its area.

The standards prescribed within this document are usually regarded as a minimum but are a guide only. Other factors or compensatory features will be taken into account when inspecting a property, therefore allowing for a degree of flexibility in applying the standards in certain circumstances. These factors could include the shape of the usable living space, or the needs and wishes of the occupants.

This document should be used as a guide only. Please contact Newark & Sherwood District Council direct for property specific advice.