

**ADVISORY STANDARDS  
FOR HOUSES IN  
MULTIPLE  
OCCUPATION**

**LEEDS CITY COUNCIL**

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## **LEEDS CITY COUNCIL**

### **ADVISORY STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION**

#### **Introduction**

These advisory standards assist landlords and developers to design, improve and maintain houses in multiple occupation (HMOs) to a reasonable standard. The standards cover both licensed and non licensable HMOs.

The standards may be revised from time to time. To ensure that these standards are current, please check with the standards displayed on the Council's website .. [www.leeds.gov.uk](http://www.leeds.gov.uk) .. and type.. HMO . into the search engine. New editions are re-dated.

Further information about standards for privately rented houses is available on the Council's website including fire safety standards, HMO management standards and risk assessments for the removal and/or reduction of health and safety hazards.

Enquiries about HMOs can be made to the Council's HMO team at Merrion House, Leeds. Telephone 247 6248 or e.mail .. [hmo.team@leeds.gov.uk](mailto:hmo.team@leeds.gov.uk).

There is considerable diversity in the way HMOs are occupied and in the health and safety risks that may be evident. This advice therefore suggests standards that are appropriate for a wide range of the most common types of HMO. The standards have been compiled in consultation with landlord representatives of the Leeds private rented sector.

The advisory standards are flexible and can be adapted to suit circumstances. The exception is in regard to licensed HMOs where certain national minimum HMO standards must be complied with and in particular the level of bathroom, WC and wash basin provision.

As part of the HMO licensing process the Council can discuss with landlords any variations from the advisory standards that may be appropriate for a particular HMO.

#### **Explanation of categories**

The number of amenities and the health and safety precautions that are appropriate for an HMO are related to the differing needs of different types of occupiers. These advisory standards take this into account and suggest different standards for different categories of HMOs as described below.

#### **Category A HMOs**

These are HMOs comprising parts that are rented as individual lettings with exclusive use of certain rooms. Occupiers may share washing, WC and kitchen facilities, but do not

usually have a communal living room. The occupiers of this type of HMO tend not to have the characteristics of a single household.

Individuals or households may have a letting agreement that specifies the part(s) of the accommodation that they may occupy.

Typical examples are:

1. Single room bedsits – may have exclusive use of, or may share, personal washing, WC and kitchen facilities
2. Flatlets – multi-room lettings sharing some personal washing, WC and kitchen facilities
3. Non self contained flats - single or multi-room lettings with their own exclusive amenities

### **Category B HMOs**

These are HMOs that are rented to a group of people, commonly students or young professional adults, on a group/joint contract. Occupiers share personal washing, WC and kitchen/dining facilities and usually have a communal living room. The occupiers of this type of HMO tend to have some of the characteristics of a single household.

### **Hostels**

These are HMOs that are generally referred to as hostels, guest houses, bed & breakfast accommodation which provide accommodation for people with no other permanent place of residence.

The category includes hostel and bed and breakfast establishments used by local authorities for housing homeless people, or similar establishments which provide accommodation for single people whose only financial support is state benefit and who would otherwise be homeless.

### **General notes to be read in conjunction with the HMO standards provided on the next pages**

No kitchen facility should be more than one floor distance from the users of that facility. This will not apply if dining facilities are provided on the same or not more than one floor distance from the kitchen.

No personal washing or WC facility should be more than one floor distance in the case of a category A HMO, or two floors distance in the case of a category B HMO, from the users of those facilities.

The term ‘bathroom’, as used in the standards, normally means a bathroom containing a bath or shower and a washbasin. The basin should be of an adequate size for normal personal hygiene purposes including personal washing, the cleaning of teeth and shaving.

A washbasin with a constant adequate supply of hot and cold running water must be provided for each WC. If the WC is separate from a bathroom then a small hand rinse basin will suffice.

A standard cooking appliance may comprise four rings or hot plates, an oven and a grille. Microwave ovens may be satisfactory as supplementary cooking appliances.

The advisory room sizes are exclusive of any en-suite bathroom facilities that may be provided, and exclusive of any floor area that is not effectively useable.

An appliance with 2 rings is satisfactory for a one person unit of accommodation.

Sinks must be provided with a draining board and adequate constant supplies of hot and cold running water.

The provision of a second sink in a shared HMO may not be necessary if a dish washer is provided.

**CATEGORY A & B HMOs - SHARED PERSONAL WASHING & WC FACILITIES**

	<b>CATEGORY A HMO</b>	<b>CATEGORY B HMO</b>
<b>Bathroom</b>	1 per 5 occupiers	1 per 5 occupiers
<b>WC</b>	<p>1 per 5 occupiers.</p> <p>For up to four occupants sharing facilities, the WC may be located within the bathroom.</p> <p>In HMOs where five or more occupants are sharing, a WC must be located separate from the bathroom for every five occupants (<i>see note 1 below</i>)</p>	<p>1 per 5 occupiers</p> <p>For up to four occupants sharing facilities, the WC may be located within the bathroom.</p> <p>In <u>licensed</u> HMOs where five or more occupants are sharing, a WC must be located separate from the bathroom (<i>see note 1 below</i>)</p> <p>In <u>non licensable</u> HMOs accommodating five occupants, a WC may be located within the bathroom. Where six or more occupants are sharing, a WC must be provided separate from the bathroom (<i>see note 2 below</i>)</p>

	Continued on the next page	Continued on the next page
	<b>CATEGORY A HMO</b>	<b>CATEGORY B HMO</b>
<b>Wash basin</b>	One to be provided within each letting. This is not a requirement if a sink is provided within the letting  A wash basin must be provided with every WC	For <u>licensed</u> HMOs 1 wash basin to be provided within each letting ( <i>see note 3 below</i> ).  For <u>non licensable</u> HMOs a wash basin to be provided within each bathroom  A wash basin must be provided with every WC
<b>Cooker</b>	1 per 3 occupiers	1 for up to 6 occupiers and 1 per 3 occupiers thereafter
<b>Sink</b>	1 per 3 occupiers	1 for up to 6 occupiers and 1 per 3 occupiers thereafter

### **NOTE**

1. In category A HMOs and licensed category B HMOs accommodating 5 or more people, a WC must be provided separate from the bathroom for every 5 persons. However a WC located within an additional bathroom is satisfactory as a 'separate WC' provided that the arrangements are in accordance with those described in table 1 provided on page 6.
2. In a non licensable category B HMO accommodating 6 or more people, a WC must be provided separate from the bathroom for every 5 persons. However a WC located within an additional bathroom is satisfactory as a 'separate WC' provided that the bathroom is shared by no more than four people. See table 2 on page 6 for more details.
3. The Council will allow up to 5 years for any necessary additional wash basins to be provided in bedrooms in category B HMOs that require a licence.

**Table 1 Amenity level provision for category A HMOs (both licensed and non licensable) and category B licensed HMOs**

<b>Number of persons sharing</b>	<b>1 bathroom with WC</b>	<b>1 bathroom &amp; 1 separate WC</b>	<b>2 bathrooms (one with a WC)</b>	<b>2 bathrooms with WC</b>	<b>2 bathrooms (one with a WC) &amp; a separate WC</b>	<b>2 bathrooms &amp; 2 separate WCs</b>	<b>3 bathrooms (2 containing a WC) &amp; a separate WC</b>
<b>3 or 4</b>	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.
<b>5</b>	Not satis.	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.
<b>6</b>	Not satis.	Not satis.	Not satis.	Not Satis.	Satis.	Satis.	Satis.
<b>7</b>	Not satis.	Not satis.	Not satis.	Not Satis	Satis.	Satis.	Satis.
<b>8</b>	Not satis.	Not satis.	Not satis.	Not Satis	Satis.	Satis.	Satis.
<b>9</b>	Not satis.	Not satis.	Not satis.	Not satis.	Satis.	Satis.	Satis.
<b>10</b>	Not satis.	Not satis.	Not satis.	Not satis.	Satis.	Satis.	Satis.
<b>11 - 15</b>	Not satis.	Not satis.	Not satis.	Not satis.	Not satis.	Not satis.	Satis.

**Table 2 Amenity level provision for non licensable category B HMOs**

<b>Number of persons sharing</b>	<b>1 bathroom with WC</b>	<b>1 bathroom &amp; 1 separate WC</b>	<b>2 bathrooms (one with a WC)</b>	<b>2 bathrooms with WC</b>	<b>2 bathrooms (one with a WC) &amp; a separate WC</b>	<b>2 bathrooms &amp; 2 separate WCs</b>	<b>3 bathrooms with WC</b>
<b>3 or 4</b>	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.
<b>5</b>	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.	Satis.
<b>6</b>	Not satis.	Not satis.	Not satis.	Satis.	Satis.	Satis.	Satis.
<b>7</b>	Not satis.	Not satis.	Not satis.	Satis.	Satis.	Satis.	Satis.
<b>8</b>	Not satis.	Not satis.	Not satis.	Satis.	Satis.	Satis.	Satis.

## KITCHEN FACILITIES STANDARDS

<b>FACILITY</b>	<b>CATEGORY A</b>	<b>CATEGORY B</b>
<b>Cooker</b>	1 per 3 occupiers	1 for up to 6 occupiers and 1 per 3 occupiers thereafter
<b>Sink</b>	1 per 3 occupiers	1 for up to 6 occupiers and 1 per 3 occupiers thereafter
<b>Adequate no. of suitably located electrical power points (adjacent to worktop)</b>	4 sockets (2 doubles) plus an additional double socket for each additional household sharing the kitchen up to a max. requirement of 4 double sockets. Additional sockets are needed for a cooker or refrigerator.	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.
<b>Worktops</b>	0.5 m <sup>2</sup> per user to a max. requirement of 2 m <sup>2</sup>	0.5 m <sup>2</sup> per user to a max. requirement of 2 m <sup>2</sup>
<b>Food storage</b>	0.4 m <sup>3</sup> of a combination of dry, refrigerated & frozen food storage per user	0.4 m <sup>3</sup> of a combination of dry, refrigerated & frozen food storage per user
<b>Extractor fan</b>	To be provided	To be provided
<b>Fire door to shared kitchen</b>	30 minute fire door set with cold smoke seals and intumescent strip	30 minute fire door set with cold smoke seals and intumescent strip
<b>Fire blanket</b>	To be supplied but not to be sited immediately adjacent to or over a cooker	To be supplied but not to be sited immediately adjacent to or over a cooker
<b>Storage space for crockery &amp; kitchen utensils</b>	Adequate cupboard and/or drawer space	Adequate cupboard and/or drawer space

## SPACE STANDARDS

<b>ROOM(S)</b>	<b>CATEGORY A</b>	<b>CATEGORY B</b>
<b>One room unit for one person</b>	13 m <sup>2</sup> including kitchen facilities. 10 m <sup>2</sup> where separate shared kitchen	Not applicable
<b>One room unit for a co-habiting couple</b>	17.5 m <sup>2</sup> including kitchen facilities. 14m <sup>2</sup> where separate shared kitchen	Not applicable
<b>Two or more roomed unit for one person</b>	Kitchen – 4m <sup>2</sup> Living kitchen – 11m <sup>2</sup> Living room – 9m <sup>2</sup> Bedroom – 6.5m <sup>2</sup> Bed/living room – 10m <sup>2</sup>	Not applicable
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<b>ROOM(S)</b>	<b>CATEGORY A</b>	<b>CATEGORY B</b>
<b>Two or more roomed unit for two persons living as a single household</b>	Kitchen – 5.5 m <sup>2</sup> Living kitchen – 15 m <sup>2</sup> Living room – 12m <sup>2</sup> Bedroom – 10.25m <sup>2</sup> Bed/living room – 14m <sup>2</sup>	Not applicable
<b>Shared kitchens</b>	3 m <sup>2</sup> per user up to a maximum requirement of 12 m <sup>2</sup>	7m <sup>2</sup> for up to 6 persons with 2.5m <sup>2</sup> per additional user up to a maximum requirement of 12m <sup>2</sup>
<b>Bedroom/study</b>	Not applicable	10m <sup>2</sup> except where a separate communal living room is provided in which case the bedroom may be 6.5 m <sup>2</sup>
<b>Dining kitchen</b>	Not applicable	11.5 m <sup>2</sup> for up to 6 persons, with 3m <sup>2</sup> per additional person up to a maximum of 19.5 m <sup>2</sup>
<b>Communal dining/living room</b>	Not applicable	11.5 m <sup>2</sup> for up to 6 persons, with 2.5m <sup>2</sup> per additional person up to a maximum of 16.5 m <sup>2</sup>

## **STANDARDS FOR HOSTELS**

### **SHARED PERSONAL WASHING, WC AND KITCHEN FACILITIES**

<b>Bathroom</b>	1 per 5 occupiers
<b>WC</b>	1 per 5 occupiers  A WC must be located separate from the bathroom – the requirement for separate WCs is the same as for category A HMOs ( <i>see note 1 on page 5</i> )
<b>Wash basin</b>	1 within each letting, unless a sink is provided within the letting.  A wash basin must be provided & located with every WC
<b>Cooker</b>	1 cooker up to 3 lettings 2 cookers up to 10 lettings and one cooker per additional 5 lettings thereafter
<b>Sink</b>	1 sink up to 3 lettings 2 sinks up to 10 lettings and one sink per additional 5 lettings thereafter

**Note** With the exception of sink and cooker provision the kitchen facilities standards for hostels are the same as Category A HMOs.

**SPACE STANDARDS FOR HOSTELS**

<b>ROOM(S)</b>	<b>MINIMUM ROOM SIZE</b>
1 person	8.5m <sup>2</sup>
1.5 persons	10m <sup>2</sup>
2 persons	11m <sup>2</sup>
2.5 persons	13m <sup>2</sup>
3 persons	15m <sup>2</sup>
Kitchen facilities located within the letting	Add 3m <sup>2</sup> to each of the room sizes given above
Shared kitchens	3m <sup>2</sup> per letting up to a maximum requirement of 12m <sup>2</sup> and shared by a maximum of 8 lettings
Kitchen/dining rooms	3m <sup>2</sup> per letting for food preparation plus 2m <sup>2</sup> per person for dining up to a maximum requirement of 19.5 m <sup>2</sup> and for a maximum of 8 persons
Lounge/dining area	3.7m <sup>2</sup> per person – sufficient dining space shall be provided in close proximity to the kitchen