Space Standards

**Description of legislation**

The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018, regulation 2.

**National minimum standard**

The following minimum floor areas shall apply:

* 4.64 square metres for one person aged under 10 years
* 6.51 square metres for one person aged 10 years or over
* 10.5 square metres for two persons aged 10 years or over

In line with the requirements of the national minimum room size standard, the Council shall apply the following:

* any floor area where the ceiling height is less than 1.5 metres shall be disregarded
* the area taken by fixed fittings such as built in cupboards within the room shall be included in the floor area;
* under-stair cupboards accessed from within a sleeping room where the ceiling height is at least 1.5 metres shall be included in the floor area

**Locally adopted guidance**

For rooms with cooking facilities within the room, the following minimum room sizes shall apply:

* 10.5 square metres (if occupied by one person)
* 14.5 square metres (if occupied by two people)

*Room sizes for bedrooms to be used to house more than two occupants will be determined on a case-by-case basis. All occupants, including children, are included for these standards.*

**Temporary, emergency accommodation HMOs**

For licensable HMOs accepted as providing temporary, B&B accommodation, the following room size standards apply:

|  |  |
| --- | --- |
| **Floor Area of Sleeping Room** | **Maximum Permitted Number of Persons** |
| 4.64m2 – 6.5m2 | 0.5 |
| 6.51m2 – 10.21m2 | 1 |
| 10.22m2 – 14.9m2 | 2 |
| 14.9m2 – 19.6m2 | 3 |
| 19.6m2 – 24.2m2 | 4 |
| >24.2m2 | 5 |

*In this type of accommodation only, for the purpose of calculating maximum room occupancy:*

* *Children between 0 -10 years = 0.5 Persons*
* *Children over 10 years = 1 Person*
* *Adult = 1 Person*