

Huntingdonshire District Council - HMO Standards

1. Bedsits

Each unit of accommodation shall have adequate means of space heating. Each kitchen area shall be fitted with mechanical extract ventilation, adequate refuse storage facilities, a suitably sized fire blanket and adequate provision of fire doors and fire detection. Each bathroom shall be adequately heated and ventilated including mechanical extraction. Appropriate fire safety measures shall be fitted in the property.

Bedsit with sole use of:	Size or number to be provided:
Cooker	4 hot rings plus grill and oven (>one person household) 2 hot rings plus grill and oven (single person household)
Sink	Sink and drainer with hot and cold water supply
Worktop	Minimum of 1 metre run x 0.6 metre deep
Electrical sockets over worktop	Minimum of 4 sockets, excluding those for refrigerators and other fixed equipment
Dry food storage	Single wall unit or single base unit for one person. For more than one person, proportionately more storage space
Refrigerator with freezer compartment	Standard sized refrigerator
Bath/shower	1 for each household with hot and cold water supply
Wash hand-basin	1 for each household with hot and cold water supply
Toilet	1 for each household

Bedsit with shared use of:	If the facilities are not provided within each bedsit, the following shared standards apply:	
Cooker	4 hot rings plus grill and oven for each 5 occupants	Where items are specified for each 5 occupants and there are 6 – 10 occupants then the landlord should double the size/number to be provided and provide a WC separate from the main bathroom
Sink	Sink and drainer with hot and cold water supply for each 5 occupants	
Electrical sockets over worktop	4 sockets for each 5 occupants, excluding those for refrigerators and other fixed equipment	
Dry food storage	Wall unit or base unit for each occupant	
Refrigerator with freezer compartment	One standard sized refrigerator for each 5 occupants	
Bath/shower	1 for each 5 occupants with hot and cold water supply	
Wash hand-basin	1 for each 5 occupants with hot and cold water supply	
Toilet	1 for each 5 occupants	

Each shared kitchen must be no more than 1 floor from any letting – except where a suitable communal dining room is provided next to each shared kitchen facility.

2. Shared Houses

The accommodation shall have adequate means of space heating that may be centrally controlled.

Each kitchen shall be fitted with mechanical extract ventilation and have adequate refuse storage facilities, a suitably sized fire blanket and adequate provision of fire doors and fire detection.

Each bathroom shall be adequately heated and ventilated including mechanical extraction. Appropriate fire safety measures shall be fitted in the property.

Item	Size or Number	
Cooker	4 hot rings plus grill and oven for each 5 occupants	
Sink	Sink and drainer with hot and cold water supply for each kitchen/5 occupants	
Worktop	0.5 metre run per occupant plus 0.5 metre x 0.6 metre deep	Where there is insufficient space within a kitchen, a minimum of 2m of worktop should be available
Electrical sockets over worktop	4 sockets for each kitchen/ 5 occupants, excluding those for refrigerators and other fixed equipment	
Dry food storage	Wall unit or base unit for each occupant	
Refrigerator with freezer compartment	One standard sized refrigerator for each kitchen/5 occupants	
Bath/shower	1 for each 5 occupants with hot and cold water supply	
Wash hand-basin	1 for each 5 occupants with hot and cold water supply	
Toilet	1 for each 5 occupants	A separate WC is required if more than 5 occupants

A suitably equipped communal dining area should be provided next to each shared kitchen facility.

For further advice please contact:

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