

STANDARDS FOR HOUSES IN MULTIPLE OCCUPATION

Lodgings with Resident Landlords

(Category C Houses in Multiple Occupation)

DEFINITION

Houses let as lodgings, ie catering for lodgers on a small scale but not living fully as part of the main household (including a resident landlord / landlady.) This is the traditional “houses let in lodgings” where meals are provided in a dining room and would be typified by a family or household who might take in a small number of students or other individuals.

***Prior Consent:** Establishment of such premises may in some cases (depending on numbers accommodated) require Planning Consent and/or Building Regulation approval. It is the responsibility of the owner or their agent to check whether this is required and if so, to obtain the necessary consent before operating a Category C House in Multiple Occupation. Any advice or guidance given regarding these standards is for information only and should not be taken to confer such consent or permission.*

SPACE STANDARDS

Rooms used as Sleeping Accommodation

1 person bedroom	6.5 m²
2 person bedroom	10.5 m²

Common Living Rooms

Used by 1-5 persons	10 m²
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For every additional user an additional **2m²** floor area is required.

Notes Regarding the Application of the Spacing Standards

- Irrespective of floor area, consideration will be given to the shape and usable living space within the room to determine whether it is suitable for occupation. No account will be taken of any part of a room where the ceiling height is less than 1.525 (5 ft).
- The area taken up by any en-suite facilities shall not be reckonable when determining bedroom sizes.
- The standard is to be applied irrespective of the age of the occupants except that no account will be taken of children under the age of one year.

AMENITY STANDARD

Kitchens and Dining Rooms

In this type of accommodation it is normal for meals (Breakfast & Evening meal) to be provided for tenants. Where the owner or manager uses their own kitchen for this purpose it should comply with the principles of the **Food Safety Act 1990** and Regulation (EC) **No.852**.

Advice and guidance on standards can be obtained by contacting Swindon Borough Councils Food Safety Team on Swindon 466056.

Facilities should additionally be available for occupants to prepare light meals and hot drinks etc. at other times, either by having access to the owners kitchen or by provision of separate food preparation facilities.

The layout of all kitchens should be so designed as to minimise accidents.

Sanitary Conveniences

A readily accessible water closet compartment, being not more than one floor distant from any user shall be provided in the following ratios:

- 1-5 persons - 1 water closet (must be separate from the bathroom)
- 6-10 persons - 2 water closets (at least one must be separate from the bathroom)
- 11-15 persons - 3 water closets (at least two must be separate from the bathroom)

An owner/occupier and members of their family living in the house will be reckonable for this purpose.

A wash hand basin shall be provided in each separate water closet together with its own continuous supplies of hot and cold running water. The hot and cold water supplies shall be included in the rental or charge for accommodation, unless the water closet is for the exclusive use of the occupant.

Ensuite WC facilities will be acceptable provided they are contained within a separate room or compartment to the sleeping area.

Personal Washing Facilities

Each separate letting room should be provided with its own suitable wash hand basin together with its own supplies of hot and cold running water, situated within the unit of accommodation.

This requirement may be dispensed with either wholly or in part when:

1. The ratio of existing shared wash basins available in the house to occupiers equals or exceeds 1 : 3

2. There are agreed genuine practical reasons preventing the installation of wash-hand basins in any of the rooms. Evidence must be provided in every case to substantiate the reasons before such dispensation can be agreed

Each separate letting room may be provided with its own bath or shower either en-suite or contain in a proper room. Where this is not practicable a readily accessible shared bathroom or a shower room, being not more than one floor distant from any user, shall be provided in the following ratios:

- 1-5 persons - 1 bathroom or shower room
- 6-10 persons - 2 bathrooms or shower rooms
- 11-15 persons - 3 bathrooms or shower rooms

An owner/occupier and members of their family living in the house will be reckonable for this purpose.

Baths and shower trays should be of sufficient size to enable safe and convenient use by occupiers.

The hot and cold water supplies shall be available at all times.

MEANS OF ESCAPE IN CASE OF FIRE

Premises shall be provided with adequate means of escape from fire and other fire precautions necessary to reduce the corresponding hazard to an acceptable level.*

In specifying what fire protection measures are required regard shall be had to:

- Any advice and guidance provided by the local Fire & Rescue Authority,
- Current Building Regulations.
- Applicable British Standards.
- Other guidance issued or endorsed by the relevant Govt. Department.

An individual specification for means of escape in case of fire and other fire protection measures will be issued in respect of each house in multiple occupation. This will normally follow consultation with Wiltshire Fire & Rescue Service.

***Note:** In Category C HMO accommodation it is likely that the requirements will be minimal and be similar to those required for any new home constructed under current Building Regulations.

MANAGEMENT REQUIREMENTS

The person managing the premises is responsible for its proper management to ensure that it remains safe and suitable for occupation by tenants at all times.

The Management of Houses in Multiple Occupation (England) Regulations 2006 specifically require managers of HMO's to:

- Ensure that means of escape, fire doors, fire alarms and fire fighting equipment are maintained in good order and repair and kept free from obstruction.
- Keep shared facilities and common parts clean and in good repair (i.e. Bathrooms & toilets, cookers & fridges, staircases, landings carpets etc.)
- Maintain the gas and electrical installations in safe working order. Provide gas safety & electrical certificates.
- Keep all units of accommodation in good repair and clean condition.
- Keep facilities for heating the house and provision of hot water in good order.
- Maintain gardens and outbuildings in good order and good repair.
- Make suitable provision for the storage of refuse and provide ready access for its collection. (Including recyclables)

HEALTH AND SAFETY

The premises should at all times be in a good condition and be free from any defects or deficiencies that could pose a health and safety risk to occupiers.

Specifically the premises should be free from any unacceptable hazards as assessed under the Governments **Housing Health & Safety Rating System (HHSRS)**. Below is a list of the hazards that should be considered:

Damp & Mould Growth	Crowding & Space	Falling on stairs
Excess Cold	Entry by intruders	Falling between levels
Excess Heat	Lighting	Electrical hazards
Asbestos	Noise	Fire
Biocides	Hygiene, pests and Refuse	Flames & hot surfaces
Carbon Monoxide etc.	Food safety	Collision & entrapment
Lead	Sanitation & Drainage	Explosions
Radiation	Water supply	Position & use of amenities
Un-combusted fuel gas	Falls associated with baths	Structural collapse
Volatile organic compounds	Falling on level surfaces	

More information regarding the HHSRS and its application to Houses in Multiple Occupation is available on the Council's web pages: www.swindon.gov.uk or by contacting the Residential Services Team.