

Standards for Houses in Multiple Occupation

1. Bath / Showers

- A readily accessible bath/shower room shall be provided in the **ratio 1:5 persons**. Bath/shower rooms generally should not be more than one floor distant from any user.
- Piped hot and cold water supplies should be provided to the amenities and be adequate for their purpose. The amenity should be connected through a suitable trap to an effective drainage system.
- Baths and showers should not be provided in the kitchen.
- Bath/shower rooms shall have at least adequate artificial lighting and an area of obscure glazing equivalent in total area to at least 1/10th of the floor area of the room where practicable.
- Bath/shower rooms shall be ventilated directly to the outside air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room. Where this is not practicable mechanical ventilation must provide a minimum of three air changes per hour and be connected to the lighting circuit with a 15 minute overrun device.
- Bath/shower rooms should have surfaces, which are designed to be reasonably smooth and non-absorbent and capable of being readily, and easily cleansed. Floors should be slip resistant.
- A suitable splashback shall be provided to all baths. Shower cubicles shall have fully tiled walls or other impervious surfaces, and be provided with a suitable shower curtain or door to the cubicle. Shower tray to be at least 900mm by 700mm.
- Bath/shower rooms should be of an adequate size to allow for changing and drying.
- New bath/shower rooms shall satisfy the current Building Regulations.

2. Water Closets

- Each separate occupancy shall be provided with its own WC compartment, each in a proper room. Where this is not practicable, a readily accessible WC compartment shall be provided in the **ratio 1:5 persons.**
- WCs generally should not be more than one floor distant from any user.
- Where only one shared WC is provided it shall be situated in a room separate from the bath/shower room. Where more than one shared WC is provided 50% of the WCs should be situated in separate compartments. Where there are only four individuals occupying a property a combined bathroom/WC may be acceptable.
- External WCs are not counted.
- A wash hand basin shall be provided in each separate WC compartment together with its own supply of hot and cold running water.
- If not practicable a wash hand basin with its own supply of hot and cold running water should be provided in the nearest communal bathroom.
- The WC must have a flushing apparatus and be connected through a suitable trap to an effective foul drainage system.
- WC compartments should be separated from areas used for the preparation of food.
- WC compartments shall have at least adequate artificial lighting and an area of obscure glazing equivalent in total area to at least 1/10th of the floor area of the room where practicable.
- WC compartments shall be ventilated directly to the outside air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room with some part of the opening at least 1.75 metres above floor level. Where this is not practicable mechanical ventilation must provide a minimum of three air changes per hour and be connected to the lighting circuit with a 15 minute overrun device.
- WC compartments should have surfaces, which are designed to be reasonably smooth and non-absorbent and capable of being readily, and easily cleansed. Floors should be slip resistant.
- New WC compartments shall satisfy the current Building Regulations.

3. Facilities for the storage, preparation and cooking of food

- Each occupancy shall have its own kitchen, separate from but on the same floor as the sleeping room. Where this is not practicable, each occupancy, shall have its own kitchen facilities within the unit of accommodation.
- **Shared kitchens may be provided for up to 5 persons per set of facilities.**
- A minimum area of 5m² must be allowed for accommodating each set of kitchen facilities. No more than two sets of kitchen facilities may be accommodated in any one kitchen.
- All kitchen areas should be large enough for the facilities to be used safely and cookers should be located remote from doorways. Facilities and appliances should be designed and installed safely.
- Kitchens and rooms containing kitchen facilities shall have at least adequate artificial lighting and an area of glazing equivalent in total area to at least 1/10th of the floor area of the room where practicable.
- Kitchens and rooms containing kitchen facilities shall be ventilated directly to the outside air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area. Where this is not practicable mechanical ventilation must provide for a nominal one air change per hour.
- Sinks, worktops and the walls and floor surfaces should be non-porous and smooth so as to be easy to clean.
- Where kitchen facilities are provided within a bedroom, they should be provided together in a suitable area of the room. For this area, provide a suitable area of non-slip impervious flooring. The new floor covering to be separated from the existing with a metal edging strip.
- Requirements for additional ventilation in existing kitchens will be in accordance with the Building Regulations.
- New kitchens shall satisfy the current Building Regulations in relation to ventilation.

Food Storage

- Each individual shall be provided with a proper ventilated dry goods store of at least 0.3m³ capacity and a refrigerator of at least 0.13m³ capacities within the unit of accommodation. The cupboard under the sink is not an acceptable food store.
- Where shared kitchens are provided, each household shall have its own storage either within the unit of accommodation or in the kitchen.

Food Preparation

- Each separate occupancy shall be provided with an adequate area of suitable worktop (normally of minimum length 1 metre and minimum depth 0.5 metre).
- Shared kitchens shall be provided with a suitable worktop, of minimum length 0.5 metre, plus 0.5 metre for each household sharing the kitchen.
- Worktops should be securely fixed and where practicable be adjacent to the cooker.

Cooking Facilities - In shared kitchens

- A cooker with four rings or hot plates together with a grill and an oven.
- **One set of cooking facilities shall be provided for up to 5 persons.**
- Four power points shall be provided per set of kitchen facilities.
- This requirement is in addition to any points used by an electric cooker or oven or refrigerator.

Sinks

- **One sink is to be provided for every 5 persons.**
- Each sink should be a minimum size 560mm x 430mm and comprise a fixed impervious bowl, properly located within a base unit and properly connected through an adequate sized trap to the drains and should include an adequately sized drainer.
- The sink should have an adequate and wholesome supply of cold drinking water directly off the rising main or by such other means as are acceptable to the relevant Water Company and a constantly available supply of hot water.
- A suitable splashback must be provided to the sink.
- A wash hand basin shall not be used in place of a sink.

4. Minimum Space Standards

Please refer to separate standards for hotels & hostels used for the placement of homeless persons & families

Standards for Room sizes for Houses in Multiple Occupation	
One Person Units of Accommodation	Minimum Floor Area M²
Rooms with cooking facilities	10.2 ²
Rooms with separate cooking facilities	6.5 ²
Two Person Units of Accommodation	Minimum Floor Area M²
Rooms with cooking facilities	13.5 ²
Rooms with separate cooking facilities	10.2 ²

***A maximum of one person is allowed in a single habitable room**

***A maximum of two persons are allowed in a double habitable room**

- In no case shall a room be occupied by more than 5 persons.
- The space standards apply irrespective of the age of the occupants.
- Sharing of rooms shall be avoided unless the individuals concerned consent to share the room. No persons of the opposite sex who are aged 12 years or over shall share a room unless they are living together as partners.
- Irrespective of the floor area, consideration shall be given to the shape and usable living space within the room to determine whether it is suitable for occupation and to the level of occupancy. All rooms must have a minimum floor to ceiling height of at least 7 feet (2.14 metres) over not less than 75% of the room area. Any floor area, where the ceiling height is less than 5 feet (1.53 metres), shall be disregarded. Separate kitchens and bathrooms are deemed unsuitable for sleeping accommodation.

For further advice or information please contact
London Borough of Ealing
Regulatory Services
Property Regulation Team
Perceval House
14-16 Uxbridge Rd
Ealing
W5 2HL
Tel: 020 8825 6622
Email: propertyregulation@ealing.gov.uk

