



Housing Act 2004

**Torridge District Council Houses in Multiple
Occupation – prescribed standards for licensed
premises and minimum space and amenity standards
guide applicable to all premises**

HMOs – PRESCRIBED STANDARDS FOR LICENSED PREMISES AND MINIMUM SPACE AND AMENITY STANDARDS GUIDE APPLICABLE TO ALL PREMISES

This document sets out in part 1 the standards prescribed by regulations necessary before the Council may grant a licence to a HMO. Part 2 gives a guide to the standards required for all HMOs whether licensed or not.

Part 1

For purposes of licensing, prescribed standards for deciding the suitability of a house for multiple occupation by a particular maximum number of households or persons [Sch 3 Reg 8 SI 2006 373 - Licensing and Management of HMOs and Other Houses (Miscellaneous Provisions) (England) Regs 2006.

Whether or not an HMO is reasonably suitable for occupation by a particular number of households or persons is judged on the basis of the prescribed minimum standards below. If these standards are not met a licence cannot be granted but even if they are met the Council are still entitled to decide that the HMO is not reasonably suitable.

The Act enables authorities to set locally prescribed standards provided they do not fall below any set nationally. The principle enforcement route is via the licensing regime which provides the flexibility to take a proportionate approach to raising standards.

1 Heating

(1) Each unit of living accommodation in an HMO must be equipped with adequate means of space heating.

2 Washing facilities

(1) Where all or some of the units of living accommodation in an HMO do not contain bathing and toilet facilities for the exclusive use of each individual household—

(a) where there are four or fewer occupiers sharing those facilities there must be at least one bathroom with a fixed bath or shower and a toilet (which may

be situated in the bathroom);

- (b)** where there are five or more occupiers sharing those facilities there must be —
- (i)** one separate toilet with wash hand basin with appropriate splash back for every five sharing occupiers; and
 - (ii)** at least one bathroom (which may contain a toilet) with a fixed bath or shower for every five sharing occupiers;

(2) Where there are five or more occupiers of an HMO, every unit of living accommodation must contain a wash hand basin with appropriate splash back. (except any unit in which a sink has been supplied as mentioned in paragraph 4(1).

(3) All baths, showers and wash hand basins in an HMO must be equipped with taps providing an adequate supply of cold and constant hot water.

(4) All bathrooms in an HMO must be suitably and adequately heated and ventilated.

(5) All bathrooms and toilets in an HMO must be of an adequate size and layout.

(6) All baths, toilets and wash hand basins in an HMO must be fit for the purpose.

(7) All bathrooms and toilets in an HMO must be suitably located in or in relation to the living accommodation in the HMO.

3 Kitchens

(1) Where all or some of the units of accommodation within the HMO do not contain any facilities for the cooking of food—

(a) there must be a kitchen, suitably located in relation to the living accommodation, and of such layout and size and equipped with such facilities so as to adequately enable those sharing the facilities to store, prepare and cook food;

(b) the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities—

- (i)** sinks with draining boards;
- (ii)** an adequate supply of cold and constant hot water to each sink supplied;
- (iii)** installations or equipment for the cooking of food;

- (iv) electrical sockets;
- (v) worktops for the preparation of food;
- (vi) cupboards for the storage of food or kitchen and cooking utensils;
- (vii) refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
- (viii) appropriate refuse disposal facilities; and
- (x) appropriate extractor fans, fire blankets and fire doors .

4 Units of living accommodation without shared basic amenities

(1) Where a unit of living accommodation contains kitchen facilities for the exclusive use of the individual household, and there are no other kitchen facilities available for that household, that unit must be provided with—

- (a) adequate appliances and equipment for the cooking of food;
- (b) a sink with an adequate supply of cold and constant hot water;
- (c) a work top for the preparation of food;
- (d) sufficient electrical sockets;
- (e) a cupboard for the storage of kitchen utensils and crockery; and
- (f) a refrigerator.

(2) Where there are no adequate shared washing facilities provided for a unit of living accommodation as mentioned in paragraph 2, an enclosed and adequately laid out and ventilated room with a toilet and bath or fixed shower supplying adequate cold and constant hot water must be provided for the exclusive use of the occupiers of that unit either—

- (a) within the living accommodation; or
- (b) within reasonable proximity to the living accommodation

SCHEDULE OF AMENITY STANDARDS IN RELATION TO NUMBER OF PERSONS

1 - 4 persons	No requirement for wash hand basins in sleeping rooms At least 1 bathroom and 1 WC (the bathroom and WC may be combined) WHB not required in bedrooms
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5 persons	1 WHB required in each sleeping room plus 1 bathroom AND 1 separate WC with WHB (but the WC can be contained within a second bathroom)
6 - 10 persons	1 WHB required in each sleeping room plus 2 bathrooms AND 2 separate WCs with WHBs (but one of the WCs can be contained within one of the bathrooms.)
11 - 15 persons	1 x WHB required in each sleeping room plus 3 bathrooms AND 3 separate WCs with WHBs (but two of the WCs can be contained within 2 of the bathrooms).

5 Fire precautionary facilities

- (1) Appropriate fire precaution facilities and equipment must be provided of
- (2) Such type, number and location as is considered necessary.

Refer to Torridge District Councils Guide for Fire Precautions in Houses in Multiple Occupation

Part 2

Guide to space and amenity standards in all categories of HMO including licensed

The following sets out what Torridge District Council will use as a guide to the minimum standards for the different categories of HMO, including those that require a licence. The criteria for judging the adequacy of an HMO are included under each category.

For the purpose of applying these standards, HMO's are defined as follows :

Category A

Houses occupied as individual rooms. Bedsits and flatlets where there is normally some exclusive occupation & some sharing of amenities, usually bathroom and/or water closet. Each occupier lives otherwise independently of others.

Category B

Houses occupied on a shared basis. These would normally be members of a defined social group, e.g. students or a group of young single adults. The occupiers each enjoy exclusive use of a bedroom but would share other facilities including a communal living space.

Category C

Houses with some degree of shared facilities, occupied by people whose accommodation is ancillary to their employment or education and is made available through their employer or in connection with a recognised educational establishment. e.g. nurses homes, halls of residence, etc.

Category D

Houses generally referred to as "Hostels", "Guesthouse", "Bed and Breakfast accommodation" or the like. These will provide accommodation for people with no other permanent place of residence as distinct from hotels that provide accommodation for temporary visitors to an area. It would include bona fide hotels used for such purposes, even on a casual basis, and hotels housing a mixture of homeless households and visitors. In the limited circumstances where properties do not fall precisely within the given categories because of their size, usage design or occupation or where a premise has a mixture of uses then the Environmental Health Officer will use discretion in setting appropriate standards.

CATEGORY A

SPACE STANDARDS

One person units of accommodation

- (i) One-room units: - 13m² including kitchen facilities.
10m² where provided with separate shared kitchen.

Shared kitchens shall provide:- 3m² per person using the facility.

- (ii) Two or more roomed units: - Each kitchen 4.5m²
Each living/kitchen 11.0m²
Each living room 9.0m²
Each bedroom 6.5m²

Two or more person units of accommodation

- (i) One room units: - not normally suitable for two or more persons who are married or cohabitantes. In other cases for two persons only not less than 15m².
- (ii) Two or more roomed units : - Each kitchen 7m²
Each living/kitchen 15m²
Each living room 12m²
Each living/bedroom 14m²
Each bedroom 10m²

NATURAL LIGHTING

1. All habitable rooms shall be provided with an area of clear glazing in an external wall, situated in either a window and/or a door, or by means of clear glazing in roof lights or dormer windows equivalent in total to at least 1/10th of the floor area of the room and extend normally to a point 1.75m above floor level.
2. All kitchens, bathrooms and water closet compartments shall comply with 1 above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C below. All glazing to windows in bathrooms and water closet compartments shall be obscure.
3. All staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of part C below.

ARTIFICIAL LIGHTING

1. All habitable rooms, kitchens, bathrooms, water closets, staircases, landings and passages shall have adequate electric lighting points. All lighting to common parts to be provided, maintained and paid for by the landlord or their agent.
2. Time switches should only be allowed to common landings, passages and staircases and should stay on for an adequate time to allow a person to climb stairs etc., and enter a room.
3. There should be sufficient switches to operate the artificial lighting on each landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time.

VENTILATION

1. All habitable rooms, kitchens, bathrooms and water closet compartments shall have a minimum floor to ceiling height of 2.14m, except in the case of existing attic rooms, which shall have a minimum height of 2.14m over an area of the floor equal to not less than half of the area of the room, measured on a plane 1.5m above the floor.
2. All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least 1/20th of the floor area of the room. Neither an openable door giving access directly to the external air nor a louvred opening in such a door will be acceptable for the purpose of this requirement.
3. All kitchens, bathrooms, water closet compartments shall comply with 2 above, but where this is not practicable, in bathrooms and WC, mechanical

ventilation providing a minimum of three air changes per hour shall be provided. Such an installation shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room. In kitchens one air change per hour will be deemed sufficient

4. Permanent means of ventilation in the form of a flue, airbrick, hit and miss ventilator or louvered window shall be provided in all dining/kitchens, kitchens, bathrooms, water closet compartments, and any other rooms containing either cooking and/or washing facilities including washing machines. Tumble driers must be ventilated to the outside air.

5. Suitable and sufficient permanent ventilation shall be provided in all rooms where there is a gas heating appliance.

WATER SUPPLY

1. Each separate occupancy shall be provided with a supply of cold running water suitable for drinking purposes either directly off the rising main or by such other means as are acceptable to the relevant Water Authority.

2. The water pressure to all fittings shall comply with the minimum requirements laid down by the relevant Water Authority at all times

3. All water supplies shall, where necessary, be protected from frost damage.

4. A turn off valve should be provided in the rising main for each letting

PERSONAL WASHING FACILITIES

1. Each separate occupancy shall be provided with its own wash hand basin together with its own supplies of hot and cold running water, situated within the unit of accommodation, and of minimum dimension 560mm x 430mm. If a sink is to be provided to comply with the requirements of Paragraph H10 a separate wash hand basin will not be required.

2. Each occupancy shall be provided where practicable with a bath or shower in a separate room. Where this is not practicable a readily accessible 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

Baths should be 1700mm x 760mm; shower should be 800mm x 800mm in suitable room with adequate drying and changing space.

3. The hot and cold water supplies shall be adequate, constant and available at all times.

4. Baths and showers shall not be provided in kitchens or other rooms where food is prepared and/or cooked.
5. Amenities intended to be shared by two or more households are to be accessible from a common area.
6. Shower cubicles provided should have fully tiled walls or be completely self standing cubicles
7. The walls and floors of any bathroom or shower room should be reasonably smooth, impervious and capable of being easily cleaned.

DRAINAGE AND SANITARY CONVENIENCES

1. All above and below ground drainage shall comply with the requirements of the current Building Regulations.
2. Each separate occupancy shall be provided with its own water closet compartment. Where this is not practicable 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
6-10 persons 2 water closets
11-15 persons 3 water closets

External water closets will be ignored for this purpose.

3. Fifty per cent of WCs shall be provided in separate compartments except where a sole WC is provided and maintained for not more than 3 persons it may be within a bathroom.
4. Each shared water closet shall be situated in a room separate from the bathroom or shower room and be accessible from a common area.
5. A wash hand basin shall be provided in each separate water closet together with its own continuous supplies of hot and cold running water.
6. The hot and cold water supplies shall be adequate, constant and available at all times.
7. The walls and floors of any WC should be reasonably smooth, impervious and capable of being easily cleaned.

FACILITIES FOR STORAGE, PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WASTE WATER

1. Each occupancy shall have its own kitchen separate from but not more than one floor distant from the living accommodation. Where this is not practicable, each occupancy shall have its own kitchen facilities within the unit of accommodation.

FOOD STORAGE

2. Each separate occupancy shall be provided with a proper food store of adequate size within the unit of accommodation. A refrigerator and storage cupboard, both minimum capacity of 0.15m³ shall be considered to be a proper food storage for the purpose of this requirement.
3. The space in a sink unit below the sink will not be accepted, ventilated or otherwise.
4. Where shared kitchens are provided, each occupancy sharing shall have its own facilities either within the unit of accommodation or in the kitchen. If in the kitchen, the facilities shall be capable of being locked.

PREPARATION

5. Each separate occupancy shall be provided with a suitable worktop.
6. In shared kitchens a worktop of sufficient size shall be provided.

COOKING

7. Each separate occupancy shall be provided with a proper cooking appliance. The minimum acceptable will be : -
 - (a) two rings or hot plates together with either a grill or oven for one person unit of accommodation, OR
 - (b) a cooker with three or four ring or hot plate together with a grill and an oven for each group of five or any lesser number thereafter.

DISPOSAL OF WASTE WATER

8. Each separate occupancy shall be provided with a sink with its own supplies of hot and cold running water.
9. In shared kitchens, sinks with adequate continuous supplies of hot and cold water shall be provided in the ratio of one sink each group of five or any lesser number thereafter. The hot and cold water supplies shall be included in the rental or charge for the accommodation.

SPACE HEATING

1. All habitable rooms shall be adequately heated by a fixed space heating appliance of either gas or electricity; solid fuel should only be permitted on the ground floor where it can be shown that there is adequate fuel storage and that there will not be any risk to safety from the removal of hot ashes. Use of the appliance will be exclusive (unless included in the rental or charge for accommodation). Portable or removable heating appliances will not be acceptable.

2. All heating systems shall be of sufficient output so as to heat adequately the bedrooms and main living rooms to a temperature of 18°C with an outside temperature of -1°C.
3. In attic rooms thermal insulation must be sufficient to ensure that heating appliances can be used effectively.
4. All additional living rooms should be provided with a suitable number of sockets which could be reasonably dedicated for a fixed heating appliance.
5. All such appliances shall be maintained annually by a competent person.

REFUSE, STORAGE AND DISPOSAL

1. Refuse storage containers shall be provided sufficient for the needs of the house. This should normally be in the ratio of one British Standard dustbin or equivalent per household.
2. All containers should be located on hardstanding with suitable access for cleansing of the area and removal of containers.

MEANS OF ESCAPE AND OTHER FIRE PRECAUTIONS

1. The property shall be provided with an adequate means of escape from fire together with fire precautions that meet the requirements of Torridge District Council Guide to Fire Safety In HMOs.

MANAGEMENT

1. A proper standard of management should be observed in the house in particular to ensure the repair, maintenance, cleansing and good order of
 - all means of water supply and drainage in the house
 - all means of escape from fire and all apparatus, systems and other things provided by way of fire precautions
 - kitchens, bathrooms and WCs in common use
 - sinks and washbasins in common use
 - common staircases, corridors and passageways
 - outbuildings, yards and gardens in common useand to make satisfactory arrangements for the disposal of refuse and litter and to ensure that all means of escape from fire are kept clear of obstructions.

CATEGORY B

SPACE STANDARDS

One person units of accommodation

(i) Each bedroom/study: - 10m² except where a separate living room is provided which is not a kitchen or a kitchen/dining room, in which case the bedroom shall be 6.5m².

Two person units of accommodation

(i) Each bedroom/study: - 15m² except where a separate living room is provided which is not a kitchen or a kitchen/dining room, in which case the bedroom shall be 11m².

Common Rooms

(i) Kitchens shall be of suitable size, the following is a guide

used by 1-3 persons 5m²

used by 4 persons 6m²

used by 5 persons 7m²

used by 6 persons 9m²

(ii) Dining/kitchens :-

used by 1-3 persons 10m²

used by 4-6 persons 11.5m²

(iii) Living rooms and dining rooms

used by 1-3 persons 8.5m²

used by 4-6 persons 11m²

NATURAL LIGHTING

1. As Category A

ARTIFICIAL LIGHTING

1. All habitable rooms, kitchens, bathrooms, water closets, staircases, landings and passages shall be adequately lighted by electricity.

2. Time switches should only be allowed to common landings, passages and staircases and should stay on for an adequate time to allow a person to climb stairs etc., and enter a room.

3. There should be sufficient switches to operate the artificial lighting on each landing, corridor or passage and each switch should allow adequate lengths of corridors, passages and stairways to be illuminated at the same time.

VENTILATION

2. As Category A.

WATER SUPPLY

3. As Category A

PERSONAL WASHING FACILITIES

1. Preferably each bedroom/study room shall be provided with a wash hand basin together with its own supplies of hot and cold running water, situated within the unit of accommodation, and of minimum dimension 560mm x 430mm.

Where this is not practicable, shared facilities will be accepted by provision of a wash hand basin in each bathroom providing it is on the same floor as the room and not shared by more than 3 persons.

2. Each occupancy shall be provided with its own bath or shower, each in a proper room. Where this is not practicable a readily accessible bathroom or 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

Baths should be 1700mm x 760mm; shower should be 800mm x 800mm in suitable room with adequate drying and changing space.

3. The hot and cold water supplies shall be adequate, constant and available at all times.

4. Baths and showers shall not be provided in kitchens or other rooms where food is prepared and/or cooked.

5. Amenities intended to be shared by two or more households are to be accessible from a common area.

6. Shower cubicles provided should have fully tiled walls or be completely self standing cubicles

7. The walls and floors of any bathroom or shower room should be reasonably smooth, impervious and capable of being easily cleaned.

DRAINAGE AND SANITARY CONVENIENCES

1. As Category A

FACILITIES FOR STORAGE, PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WASTE WATER

1. Each occupancy shall have constant access to a shared kitchen no more than one floor distant from the large majority of users and in any event no more than two floors distant from any user. Where in the case of any occupancy this is not practicable, that occupancy shall have its own kitchen facilities within the unit of accommodation.
2. Dining facilities for shared kitchen users shall be provided within a dining/kitchen or in a separate room adjacent to the kitchen.
3. No kitchen shall be required to be used by more than 5 persons

FOOD STORAGE

4. Each occupancy shall be provided with a proper food store of adequate size within the kitchen or in an adjacent and readily accessible location. A refrigerator and storage cupboard, both minimum capacity of 0.08m³ shall be considered to be a proper food storage for the purpose of this requirement.
5. The space in a sink below the sink will not be accepted, ventilated or otherwise.

PREPARATION

6. A worktop of sufficient size shall be provided in the kitchen.
7. In shared kitchens a worktop of sufficient size shall be provided.

COOKING

8. A cooker with four rings or hot plates together with a grill or an oven. Alternatively a microwave oven may be substituted for one or two of the hot plates.
9. In a house occupied by five or less people, one cooking appliance with four rings or hot plates, together with a grill and an oven, will be sufficient.

DISPOSAL OF WASTE WATER

10. The kitchen shall be provided with its own sink complete with drainer and provided with its own continuous supplies of hot and cold running water.

SPACE HEATING

1. As Category A

REFUSE, STORAGE AND DISPOSAL

2. As Category A

MEANS OF ESCAPE AND OTHER FIRE PRECAUTIONS

1. As Category A

MANAGEMENT

1. As Category A

CATEGORY C

SPACE STANDARDS

1. Bedrooms :

All bedrooms to be as follows: -

- 1 person 6.5m²
- 2 persons 10m²

2. Common living rooms:

All common living rooms to be as follows: -

- used by 1-5 persons 11m²
- used by 6-10 persons 16.5m²
- used by 11-15 persons 21.5m²
- used by 16+ persons 25m²

- 3. More space may be required where a bedroom is also used as a study or where there is no common living room.**
- 4. No bedroom shall be used by more than 2 persons irrespective of its floor area**

NATURAL LIGHTING

1. As Category A

ARTIFICIAL LIGHTING

1. As Category A

VENTILATION

1. As Category A

WATER SUPPLY

1. As Category A

PERSONAL WASHING FACILITIES

1. Each bedroom shall be provided with its own wash hand basin together with its own supplies of hot and cold running water, situated within the unit of accommodation, and of minimum dimension 560mm x 430mm.
2. Each separate occupancy shall be provided with a bath or shower on every floor where bedroom accommodation is located. The bath/shower shall be sited in a proper room 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

Baths should be 1700mm x 760mm; shower should be 800mm x 800mm in suitable room with adequate drying and changing space.

3. The hot and cold water supplies shall be adequate, constant and available at all times.
4. Baths and showers shall not be provided in kitchens or other rooms where food is prepared and/or cooked.
5. Amenities intended to be shared by two or more households are to be accessible from a common area.
6. Shower cubicles provided should have fully tiled walls or be completely self standing cubicles
7. The walls and floors of any bathroom or shower room should be reasonably smooth, impervious and capable of being easily cleaned. be provided in kitchens or other rooms where food is prepared and/or cooked.

DRAINAGE AND SANITARY CONVENIENCES

1. All above and below ground drainage shall comply with the requirements of the current Building Regulations.
2. One or more water closet compartments shall be provided on every floor where bedroom accommodation is situated in the following ratios:-

1-5 persons 1 water closet
6-10 persons 2 water closets
11-15 persons 3 water closets

3. Each shared water closet shall be situated in a room separate from the bathroom or shower room and accessible through common areas.
4. A wash hand basin shall be provided in each separate water closet together with its own continuous supplies of hot and cold running water.

5. The hot and cold water supplies shall be adequate, constant and available at all times and included in the rental or charge for the accommodation.

FACILITIES FOR STORAGE, PREPARATION AND COOKING FOOD AND FOR THE DISPOSAL OF WASTE WATER

1. Shared kitchens should be provided on the same floor as the accommodation provided for those people sharing them. The scale of provisions of facilities should depend upon the number likely to use the facility at any one time rather than the total number of applicants.

FOOD STORAGE

1. Each occupancy shall be provided with a proper food store of adequate size within the kitchen or within the unit of accommodation. A refrigerator and lockable storage cupboard, both minimum capacity of 0.15m³ shall be considered to be a proper food storage for the purpose of this requirement.

2. The space in a sink below the sink will not be accepted, ventilated or otherwise.

PREPARATION

1. A worktop of sufficient size shall be provided in the kitchen.
2. In shared kitchens a worktop of sufficient size shall be provided.

COOKING

1. A cooker with four rings or hot plates (two if provided only for one person) together with a grill or an oven. Alternatively a microwave oven may be substituted for one or two of the hot plates.

DISPOSAL OF WASTE WATER

1. The kitchen shall be provided with its own sink complete with drainer and provided with its own continuous supplies of hot and cold running water.

PREMISES PROVIDING MEALS

1. Where any meals are provided, facilities for the preparation, cooking and serving of food shall comply with the current food hygiene regulations
2. Such kitchen facilities shall not be allowed for use by the residents.
3. Where not all meals are provided communally separate provision for residents to prepare and cook their own light meals shall be provided where appropriate. The scale of provision will be determined by the numbers likely to use the facilities.
4. Facilities shall be provided 24 hours a day and the cost of running the appliances shall be included in the residential charge.

SPACE HEATING

1. As Category A

REFUSE, STORAGE AND DISPOSAL

1. As Category A

2. MEANS OF ESCAPE AND OTHER FIRE PRECAUTIONS

1. As Category A

MANAGEMENT

1. As Category A

CATEGORY D

a. SPACE STANDARDS

1. Bedrooms:

All bedrooms to be as follows: -

1 person 8.5m²
2 persons 11m²
3 persons 15m²

For each additional person there should be 4.5m² of floor area.

For the purpose of calculating these standards, a child under the age of one shall be disregarded, and a child of more than one and less than 10 years of age shall count as ½ person.

2. Lounge :

A minimum provision of 3m² per person will be required.

3. Dining :

A minimum of 2m² per person will be required.

4. Combined Lounge/Dining Areas :

A provision of 4m² per person will be deemed to be adequate if the floor areas of the lounge and dining rooms are combined.

5. Kitchens :

To be in accordance with the requirements of EU regulation 852/2004

NATURAL LIGHTING

1. As Category A

ARTIFICIAL LIGHTING

1. As Category A

VENTILATION

1. As Category A

WATER SUPPLY

1. As Category A

PERSONAL WASHING FACILITIES

1. As Category A

DRAINAGE AND SANITARY CONVENIENCES

1. As Category A

2. Separate male and female accommodation shall be required to the satisfaction of the Environmental Health Officer

3. The hot and cold water supplies shall be included in the rental or charge for

accommodation and available at all times.

FACILITIES FOR STORAGE, PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WASTE WATER SELF CATERING KITCHEN FACILITIES

1. Each occupancy shall have its own kitchen separate from the sleeping room, and of an area of 4m². Where this is not practicable, each occupancy shall have its own kitchen facilities within the unit of accommodation and 4m² shall be added to the floor areas in A.1.
2. Shared kitchens may be provided for single person occupancies, not more than one floor distant from any rooms occupied by those people sharing the kitchen.
3. A dining room or rooms shall be provided in conjunction with a shared kitchen.

FOOD STORAGE

1. As Category A

PREPARATION

1. As Category A

COOKING

1. As Category A

PREMISE PROVIDING MEALS

1. As Category C

DISPOSAL OF WASTE WATER

1. Each separate occupancy shall be provided with its own sink complete with drainer and provided with its own supplies of hot and cold running water.
2. In shared kitchens, sink shall be provided in the ration of one sink for every 5 persons

SPACE HEATING

1. As Category A

REFUSE, STORAGE AND DISPOSAL

1. As category A

ELECTRICAL INSTALLATIONS

1. All electrical installations shall comply with the I.E.E. Regulations currently in force.
2. Each habitable room shall be provided with at least two 13 amp points, with a third if the room is heated by electricity.

CLEANING OF COMMUNAL PARTS

1. It shall be the duty of the owner or manager to make arrangements for the regular cleaning and maintenance of all communal areas within the curtilage of the property including the following parts: - gardens, paths, entrance areas, halls, stairs and landings, shared bathrooms, shower rooms and WCs and any other part used in common.

MEANS OF ESCAPE AND OTHER FIRE PRECAUTIONS

1. As Category A

MANAGEMENT

1. As Category A