

Houses in Multiple Occupation Standards

Housing Act 2004

Hostel and nightly let emergency accommodation

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Hostels, nightly let, emergency and temporary accommodation:

Such properties provide accommodation for people with no other permanent place of residence.

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A. SPACE STANDARDS

1. Bedrooms:

All bedrooms to be as follows:

1 person	:	6.5m ² or more
2 persons	:	10m ² or more
3 persons	:	15m ² or more

- For each additional person there should be an additional 4.5m² of floor area. For the purposes of calculating these minimum space standards all persons are counted, irrespective of age. (See section H for area of rooms used for both cooking and sleeping purposes).
- Where a room is used for both cooking and sleeping purposes a minimum of 3.5m² shall be added to the relevant minimum floor area of each room so used.

2. Lounge:

There must be sufficient area for the number of occupants

3. Dining:

There must be sufficient area for the number of occupants

4. Combined Lounge/Dining Areas:

There must be sufficient area for the number of occupants

• Notices in Sleeping Accommodation

- There shall be prominently displayed in each room used (or suitable for use as a bedroom) a clearly legible notice in the following prescribed form:

**"(LOCATION AND/OR ROOM NUMBER)
THIS ROOM IS NOT TO BE USED FOR SLEEPING PURPOSES BY MORE THAN.....
PERSONS"**

- Where rooms are used by persons whose native tongue is not English, then the appropriate language in common use shall be used in addition to the statement in English.

B. NATURAL LIGHTING

- All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, opening to the external air, equivalent in total area to at least 1/10th of the floor area of the room.
- All kitchens, bathrooms and WCs should comply with 1 above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of section C (below).
- All glazing to windows in bathrooms and WCs shall be obscure.

- All staircases, landings and hallways 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 requirements of section C (below).

C. ARTIFICIAL LIGHTING

- All habitable rooms, kitchens, bathrooms, WCs, staircases, landings and hallways shall be adequately lit.
- Time switches are only allowed to common landings, hallways and staircases and should stay on for an adequate time to allow a person to climb stairs etc and enter a room.
- There should be sufficient switches to operate the artificial lighting on each landing, corridor or hallway and each switch should allow corridors, hallways and stairways to be lit at the same time.

D. VENTILATION

- All habitable rooms, kitchens, bathrooms and WCs shall have a minimum floor to ceiling height of 2.3m, except in the case of existing underground rooms (which shall have a minimum height of 2.14m) and attic rooms (which shall have a minimum height of 2.14m over not less than 3/4 of the room area). Any floor area where the ceiling height is less than 1.53m shall be disregarded.
- 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.
- All kitchens, bathrooms and WCs shall comply with 2 above, but if this is not practicable, mechanical ventilation providing a minimum of 3 air changes per hour shall be provided. This shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room.
- Permanent means of ventilation in the form of a flue, airbrick or ventilator shall be provided in all kitchens, bathrooms, WCs, and any other rooms containing either cooking and/or washing facilities.

E. WATER SUPPLY

- Each bedroom shall be provided with a supply of cold running water suitable for drinking purposes. Where this is not practicable and subject to the agreement of the Environmental Health Officer, such supply shall be provided at a tap accessible on each floor, but not in a bathroom or WC. The tap shall be suitably marked "drinking water".
- The water pressure to all fittings shall comply with the minimum requirements laid down by the relevant Water Authority at all times.
- All water supplies shall be suitably protected from frost damage.

F. PERSONAL WASHING FACILITIES

- Each bedroom shall be provided with a wash-hand basin, except in self-catering hostels where a sink is provided. In this case a separate wash-hand basin will not be required.

- A readily accessible and suitably sized bathroom/ 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
16 - 20 persons	-	4 bathrooms or shower rooms

- Every bath, shower and wash-hand basin shall be properly plumbed with hot and cold water supply and main drainage.

G. DRAINAGE AND SANITARY CONVENIENCES

- The premises shall have adequate drainage. A readily accessible WC shall be provided not more than one floor distance from any user and, where practicable, a WC shall not be situated in a bathroom. At least 50% of the number of water closets shall be situated in separate compartments. They shall be provided in the following ratio:-

1 - 5 persons	-	1 WC
6 - 10 persons	-	2 WCs (1 to be separate from a bathroom
11 - 15 persons	-	3 WCs (2 to be separate from the bathrooms)

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

- Facilities to be provided in accordance with 1, 2 and 3 below:

1. Kitchen for Exclusive Use

Each occupancy shall have its own kitchen, (preferably separate from the sleeping room), and with sufficient space for its use.

Each set of kitchen facilities shall comprise a minimum of:-

- (i) a cooker with four burners, oven and grill;
- (ii) a sink with constant hot and cold water supplies including an adequate and impervious draining board;
- (iii) a refrigerator of capacity greater than 3.5 cubic feet;
- (iv) a storage cupboard of capacity greater than 10 cubic feet;
- (v) two 13 amp electric power outlets; and
- (vi) suitable and impervious preparation surface.

N.B. A full set of kitchen facilities shall be provided for each household with children.

2. Kitchens for Communal Use

- Where the Local Authority is satisfied that the provision of kitchen facilities for exclusive use is not practicable or appropriate, kitchen facilities may be provided in the ratio of 1 set for each 5 persons in occupation. Such kitchen facilities shall comprise a minimum of shared:-
 - (i) cooker with four burners, oven and grill;
 - (ii) sink with constant hot and cold water supplies including an adequate and impervious draining board; and
 - (iii) four 13 amp electric power outlets.
- In addition, adequate work space and a refrigerator of capacity greater than 0.1m³, together with a storage cupboard of capacity greater than 0.3m³, shall be provided for exclusive use within each room or within the total accommodation occupied by a single household.

3. Where Meals Provided

Where those having control of the premises can properly show to the satisfaction of the Local Authority, either by virtue of the scale of their provision of meals or because of the manner in which the premises are occupied, that such a provision would be excessive, a lesser standard may be applied.

The facilities for preparation, cooking and serving food shall comply with the The Food Safety and Hygiene (England) Regulations 2013 or subsequent legislation. Kitchen facilities for the preparation and cooking of food for residents as part of the services provided by the establishment shall not be used for cooking by residents.

Kitchen facilities shall be accommodated, where practicable, within kitchens and not more than one floor distant from any room(s) occupied by the person(s) for whom they are provided. Kitchen facilities shall be made available for use 24 hours per day.

Sufficient space shall be allowed for accommodating each set of kitchen facilities. No more than two sets of kitchen facilities shall be accommodated in any one kitchen. Waste water shall be adequately disposed of.

Furthermore, in this case, the cooking facilities should comply with the requirements of the Fire Authority. (See Appendix).

I. SPACE HEATING

- All rooms of the house shall be provided with a suitable appliance properly maintained and capable of giving a temperature of 19°C in when the outside temperature is -1°C. Appliance means:
 1. A fixed gas fire with an adequate flue; or
 2. A fixed electric heater; i.e. the wiring to be spurred into the main electrical supply; or
 3. An efficient central heating system.

- All forms of heating must be controllable by the occupant and portable oil or gas heaters shall be not used in any part of the property. The appliance must be serviced and maintained by a competent person on a regular basis.

J. REFUSE STORAGE AND DISPOSAL

- Refuse storage containers shall be provided, sufficient for the needs of the house and placed in such a manner as to prevent nuisance (smells, obstructions etc).

K. MEANS OF ESCAPE IN CASE OF FIRE

- Adequate means of escape from fire and adequate other fire precautions shall be provided and maintained. See Notes on Standards of Fire Resistance - Hostels. (GN.H70.)

APPENDIX

FIRE SAFETY STANDARDS TO BE ACHIEVED WHEN COOKING FACILITIES ARE PROVIDED IN HOTEL OR HOSTEL BEDROOM

1. Cooking is to be by electricity only.
2. The cooking appliance must be sited away from the room exit, against a wall/partition enclosing the room and away from draughts.
3. No furniture, bedding, drapes etc shall be within 60cm of the cooker. To ensure this is obtained, screens finished with non-combustible materials or plasterboard shall be provided as follows:
 - a. to the sides of the cooking appliance to a height of:
 - (i) not less than 1.6m where provided less than 40cm from the appliance, or
 - (ii) not less than 85cm otherwise,
 - b. opposite the cooking appliance, to a height of not less than 85cm.
4. No drapes or curtains shall be provided within the area of the cubicle containing a cooking appliance.
5. Deep fat frying should not be permitted and a notice to that effect should be displayed in the cubicle containing the cooking appliance, in English and such other languages as are considered appropriate.
6. The walls/partitions enclosing the room containing the cooking appliance shall be to a standard of fire resistance of not less than half-hour. Any door therein shall be half-hour fire resisting and rendered effectively self-closing.

NOTES

- 1 All work must comply with the Building Regulations and all work relating to services provided by the Water, Gas and Electricity statutory undertakers must comply with the appropriate Undertakers Regulations and Bye-Laws. Special attention shall be paid to the requirements relating to the provision of water heating, space, heating, gas and electricity supplies in bathrooms.
- 2 The appropriate local Planning Authority should be consulted concerning proposed works.
- 3 Compliance with this Code is without prejudice to any requirements by the Local Authority or the Fire Authority in respect of means of escape in case of a fire. All fire escape notices shall be in those languages in common use, as determined by the placing Authority.
- 4 Any regulations made by the owner or operator as to the use of the premises shall also be in multi-lingual form and made available to the occupants.
- 5 Compliance with this Code is without prejudice to the requirements of the Health and Safety at Work Etc Act 1974, which shall be complied within all respects and particular attention shall be paid where children, the elderly or the disabled are involved.