

Space standards for single family dwellings

Room size (m2)	Max no. of occupants
Less than 6.5	See note below
6.5	1
10+	2

1. No more than 2 persons to occupy a bedroom.
2. As a guide, children up to the age of 10 may share a room if they are of different sexes. Children/adults (siblings) up to the age of 21 may share a room if they are of the same sex.
3. A typical box room which comfortably fits a single bed may be accepted if it is below 6.5m², if adequate storage is available elsewhere.
4. Open plan kitchen/diners, kitchen/living rooms or living rooms are not acceptable as sleeping accommodation. The exception to this is for studio flats. See point 5.
5. Measurements taken of studio flats should only include the habitable space available and not the floor area of the kitchen or en-suite bathroom in the calculation.
6. Permitted number of occupants, as specified on the licence (once an inspection has been carried out) will not take account of the age/sex of the current or future occupants.

Information about space standards for shared houses (HMO) can be found [on our website](#).