HMO LICENSING STANDARDS FOR SHARED HOUSES/FLATS, SELF CONTAINED FLATS, HOSTELS AND BEDSITS		
Personal washing and toilet facilities		
Location, size and condition	All accomm.	All facilities should be located in rooms of an adequate size and layout within 2 floors of any bedroom and accessible from communal areas unless provided as en-suite facilities for the exclusive use that occupant. All baths, toilets and wash hand basins should be fit for purpose.
Baths or showers	Shared accomm Hostels Bedsits	At least one fixed bath or shower with constant hot and cold water per 5 occupants. In hostels where children are accommodated at least one bath should be provided.
	S cont flats	A fixed bath or shower and wash hand basin with constant hot and cold water.
Wash hand basins	Shared accomm	A wash hand basin with constant hot and cold water and tiled splash back per 5 occupants.
	S cont flats	A wash hand basin with constant hot and cold water and tiled splash back.
	Hostels Bedsits	A wash hand basin in each unit with constant hot and cold water unless a sink is provided. Where this is not practical in a hostel a basin may be provided per 5 occupants.
Toilets	Shared accomm Hostels Bedsits	At least one toilet separate from bathrooms per 5 occupants together with a wash hand basin with cold and constant hot water and tiled splash back.
	S cont flats	A toilet together with a wash hand basin with cold and constant hot water and tiled splash back.
Ventilation	All accomm	Bathrooms to have mechanical ventilation extracting 15 litres/second in addition to any window(s). Each toilet in a separate compartment is required to have a window equivalent to 1/20th of the floor area or mechanical ventilation extracting at 6 litres/second. Ventilation should not be obstructed externally.
Heating	All accomm	A fixed heating appliance in each bath or shower room sufficient to minimise condensation and provide thermal comfort.

Kitchens		
Location, size and condition	All accomm	If kitchens do not have a suitable dining area a dining room must be provided within one floor distance (this may be a living room, bedsit or bedroom of suitable size - see standards for room sizes). If hostels have a commercial kitchen where access is not available at all times and breakfast and a further main meal is provided every day a reduced standard may be agreed, contact Environmental Health to determine. Kitchens must have a safe and efficient layout and be of a suitable size - see standards for room sizes. All facilities must be fit for purpose.
Sinks	Shared accomm Hostels	A sink with constant hot and cold water and a draining board per 5 occupants (a dishwasher will be acceptable as a second sink).
	S cont flats	A sink with constant hot and cold water and a draining board.
	Bedsits	A sink with constant hot and cold water and a draining board or a such a sink per 3 occupancies in a shared kitchen
Cookers	Shared accomm Hostels	A cooker with a 4 ring burner, an oven and a grill per 5 occupants (a 27 litre microwave with a grill will be acceptable as a second cooker).
	S cont flats	A cooker with a 4 ring burner, an oven and a grill.
	Bedsits	A cooker with a 4 ring burner, an oven and a grill for a 2 person bedsit or such a cooker per 3 occupancies in a shared kitchen (a full size microwave with a grill will be acceptable as a second cooker). A 2 ring burner, an oven and a grill will be acceptable in bedsits occupied by 1 individual.
Electrical sockets	All accomm	Four electrical sockets are required at worktop height plus one per major appliance (ie a cooker microwave, refrigerator/freezer, washing machine etc.).
Kettles	Shared accomm Hostels	A full size kettle per 5 occupants.
	S cont flats	A full size kettle.
	Bedsits	A full size kettle per occupancy or per 3 occupancies in a shared kitchen.
Worktops	All accomm	Fixed worktop(s) with a smooth impervious surface for food preparation, minimum size 500mm x 1000mm.

Storage	Shared accomm Hostels	A 0.3m3 dry goods storage cupboard other than a sink base unit per occupant either in each occupant's room or in a shared kitchen.
	S cont flats	A 0.3m3 dry goods storage cupboard other than a sink base unit.
	Bedsit	A 0.3m3 dry goods storage cupboard other than a sink base unit per occupancy either within the bedsit or in a shared kitchen.
Refrigerators	Shared accomm Hostels	Two worktop height refrigerators with a freezer compartments or 1 worktop height fridge and 1 worktop height freezer per 5 occupants or a refrigerator with a freezer compartment in each unit.
	S cont flats	A worktop height refrigerator with a freezer compartment.
	Bedsits	A worktop height refrigerator with a freezer compartment in each unit or such a refrigerator per 3 occupancies in a shared kitchen.
Refuse	All accomm	Suitable and sufficient provision for refuse disposal both within the unit of accommodation and outside.
Ventilation	All accomm	In addition to any windows, mechanical ventilation extracting 60 litres/second or 30 litres/second if sited within 300mm of the centre line of the hob.
Heating		
Fixed heating	Bedsits	A fixed heating appliance in the main habitable room capable of maintaining a temperature of 21C (electrical appliances must have a dedicated socket).
	Shared accomm Hostels Bedsits	This is subject to a risk assessment approach which is not part of HMO licensing. In general, it is expected that a fixed heating appliance / radiator will be required in each unit of living accommodation capable of maintaining a temperature of 21C (electrical appliances must have a dedicated socket).

Fire precautions		
Fire detection	Shared accomm	A fire detection system to BS5839: Part 6: 2004 Grade A including heat detectors to shared kitchens, smoke detectors to shared living rooms, smoke detectors on the ground and top floors in the communal parts (hall / landings) and call points at final exits, top floors and intermediate levels. A sprinkler system may be an acceptable alternative.
	Hostels	A fire detection system to BS5839: Part 6: 2004 Grade A in communal areas, contact Environmental Health to determine type and location. A sprinkler system may be an acceptable alternative.
	S cont flats	A fire detection system in communal parts only, either the shared accommodation or bedsit standard will be appropriate depending on the use of the remainder of the property.
	Bedsits	A fire detection system to BS5839: Part 6: 2004 Grade A including heat detectors to shared kitchens, smoke detectors to shared living rooms, smoke detectors on each level (storey) in the communal parts (hall / landings) and call points at final exits, top floors and intermediate levels. A sprinkler system may be an acceptable alternative.
Emergency lighting	All accomm	An emergency lighting system to BS5266: Part 1:1999
Fire blankets	Shared accomm Hostels Bedsits	A fire blanket conforming to BSEN 1869, 1967 in each shared kitchen.
Fire doors	Shared accomm Hostels Bedsits	A fire door conforming to BS 476; Part 22; 1987 to be provided to each shared kitchen.
Self closing doors	All accomm	A suitable self closing mechanism on doors to shared kitchens, dining, living rooms and doors on the communal parts leading to living accommodation (rising butt hinges and gate springs are not acceptable).
Latches and locks	All accomm	All doors with self closing mechanisms should have a latching mechanism capable of holding the door shut in the case of fire eg brass or steel tongue engaging 10mm into a keep (ball catches are not acceptable). Any lock that is provided should be capable of being opened from the room without the use of a key.
Application of standards		
These standards are relevant only to the licensing of an HMO. On inspection, a risk assessment may determine that it is necessary to take other measures to ensure that the housing standards are satisfactory for each individual unit of living accommodation.		