



**SPACE STANDARDS FOR
NON-LICENSABLE HOUSES IN
MULTIPLE OCCUPATION (HMOs)**

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Getting Closer to Communities **INVESTOR IN PEOPLE**



These standards apply to those houses in multiple occupation (HMOs) situated within the London Borough of Haringey that do **not** require licensing under Part 2 of the Housing Act 2004 and which are not subject to an interim or final management order. *[Housing Act 2004, Section 139]*

All rooms shall be of a convenient and usable shape for their intended purpose.

No staircase, landing, passage, kitchen or bath/shower room shall be used for sleeping accommodation.

The minimum space standards below relate to **available space**, this being the floor area remaining after deductions are made for corridors, bath/shower rooms, WC compartments, chimney breasts and those areas covered by sloping ceilings where the floor-to-ceiling height is less than 1.5m.

For the purposes of these standards:

- no more than two persons shall be obliged to sleep in any one room (no account shall be taken of a child under the age of twelve months),
- persons of the opposite sex who are aged 10 years and over and who are not co-habiting shall not be obliged to sleep in the same room.

The minimum requirements are:-

HMOs, other than shared houses

One person lettings - **13m²** for a bedsit room that includes kitchen facilities
 10m² where there is a separate kitchen, shared or otherwise

Two person lettings - **20m²** for a bedsit room that includes kitchen facilities
 15m² where there is a separate kitchen, shared or otherwise

Three or more person households shall be provided with self-contained units of accommodation, including separate living room and kitchen or combined living room/kitchen. In such units of accommodation, single and double bedrooms shall provide a minimum of 6.5m² and 10m² respectively.

Shared houses

“Shared houses” are not defined legally but are typically houses let to a group of friends on a single tenancy agreement, with areas for communal living and dining.

The Council will only accept shared houses of up to six persons and bedrooms shall provide a minimum of 8m². Any bedroom used by a co-habiting couple shall provide a minimum of 12m².