

Summary of standards for flats and houses in multiple occupation

	Bedsit type accommodation	Shared houses / flats	HOSTEL / B&B TYPE ACCOMODATION	Self-contained flats					
Space standards	<ul style="list-style-type: none"> Cooking facilities in room 1 person – 13m² 2 persons – 17m² Cooking facilities in separate room 1 person – 9m² 2 persons – 14m² 	1 person – 9m ² 2 persons – 14m ²	<ul style="list-style-type: none"> Cooking facilities in separate room 1 person – 6.5m² 2 persons – 10.25m² 3 persons – 15m² or more 4 persons – 19.5m² 5 persons – 24m² or more Where cooking facilities are in the room a minimum of 3.5m ² to be added to the above relevant minimum floor area	Minimum room sizes for new build & conversions					
					1 Bed 1 person ¹	1 Bed 2 persons	2 Bed 3 persons	3 Bed 4 persons	4 Bed 5 persons or more
				Main bedroom (double)	---	12.0m ²	12.0m ²	12.0m ²	12.0m ²
				Single bedroom	7.0m ²	---	7.0m ²	7.0m ²	7.0 m ²
				Living Room	12.0m ²	12.0	13.0	14.0	15.0m ²
				Dining Room	---	5.0m ²	6.0m ²	6.0m ²	7.0m ²
				Living/Dining	---	15.5m ²	17.5m ²	18.5m ²	18.5m ²
				Kitchen	6.0 m ²	6.0m ²	8.0 m ²	8.0m ²	8.0m ²
				Kitchen diner	10.5m ²	10.5m ²	12.5m ²	12.5m ²	13.0m ²
				Bathroom/wc combined	3.5m ²	3.5m ²	3.5m ²	3.5m ²	3.5m ²
Overall floor area	37m ²	45m ²	60m ²	70m ²	85m ²				
				¹ only applicable in new build housing					
Cooking facilities	Exclusive use for each letting in room or separate kitchen. Cooker with 2 burners, oven grill for single person lettings Otherwise 4 burners' oven and grill.	2 – 5 persons, 1 set of cooking facilities. 6 – 10 persons, 2 sets of cooking facilities	Exclusive use for each letting where practicable. Where shared 1 set of cooking facilities : 5 persons	Each dwelling shall have its own exclusive cooking facilities.					
Baths/showers	Exclusive use for each letting or minimum ratio of 1 bath/shower : 5 persons	2 – 5 persons : 1 bath /shower 6 – 10 persons: 2 bath /shower	1 - 5 persons : 1 bath/shower 6 – 10 persons : 2 bath/shower 11 – 15 persons : 3 bath/shower	Each dwelling shall have its own exclusive bathing facilities.					

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			16 – 20 persons : 4 bath / shower	
Water closets	<p>Exclusive use for each letting or minimum ratio of 1 WC*: 5 persons</p> <p>*All WC rooms must include a wash hand basin (WHB) with constant and adequate supplies of hot and cold running water.</p>	<p>2 – 5 persons : 1 WC*</p> <p>6 – 10 persons: 2 WC</p>	<p>1 - 5 persons : 1 WC*</p> <p>6 - 10 persons : 2 WCs (1 to be separate from the bathroom)</p> <p>11 - 15 persons : 3 WCs (2 to be separate from the bathroom)</p>	Each dwelling shall have its own exclusive WC / WHB facilities.
Fire safety*	<p>Grade A, LD2 fire alarm system</p> <p>Emergency lighting, FD30s with s/c, Ext</p>	<p>Grade D, LD3 fire alarm system,</p> <p>FD30s with s/c on risk rooms, Ext</p>	<p>Grade A LD2 and Grade D LD3 (mixed) fire alarm system.</p> <p>Emergency lighting, FD30s with s/c, Ext</p>	<p>Grade A LD2 and Grade D LD3 (mixed) fire alarm system.</p> <p>Emergency lighting, FD30s with s/c, Ext – common parts</p>

*Properties are subject to a Fire Safety Risk Assessment, and must be inspected and work approved by the local authority environmental health officer or surveyor following consultation with the London Fire Brigade.