

Guidance on taking measurements.



Only practical useable living space must be measured. This space

- Does not include any area taken up by bathroom facilities within the bedroom.
- Does not include the chimney breast and small alcoves.
- Any floor area in the eaves of the room where the soffit height is less than 1.5 metres.
- It is expected that all rooms will have a minimum ceiling height of 2.1m over at least half the floor area.

In calculating practical living space, the following can be taken into account:

- If a studio room has a partition, the floor area of both rooms can be included. However, sleeping rooms must not be less than a minimum area of 6.51m² for a single letting and 10.22m² for a double letting.
- Entrance lobbies/corridors within bedrooms. Where the room door opens into a lobby/corridor that is less than 1.2 metres wide, the entire lobby/corridor should be discounted.

Where the lobby/corridor is between 1.2 and 1.8 metres, some of the area may be counted (this reflects the fact that wider corridors are able to make a contribution to the storage capacity and spaciousness of bedrooms. The allowable area is calculated by deducting 1.2 metres from the width and multiplying this by the length of the corridor. For example, if a corridor into a room is 1.5 metres wide by 2.5 metres deep, the useable area of the corridor would be $(1.5 - 1.2 =) 0.3 \times 2.5$ metres. No deduction should be made where doors open into corridors/lobbies of more than 1.8 metres width.

