

SUMMARY OF STANDARDS FOR FLATS & HOUSES IN MULTIPLE OCCUPATION

	BEDSIT TYPE ACCOMODATION	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																																																								
				<table border="1"> <thead> <tr> <th></th> <th>1 Bed 1 person¹</th> <th>1 Bed 2 persons</th> <th>2 Bed 3 persons</th> <th>3 Bed 4 persons</th> <th>4 Bed 5 persons or more</th> </tr> </thead> <tbody> <tr> <td>Main bedroom (double)</td> <td>---</td> <td>12.0m²</td> <td>12.0m²</td> <td>12.0m²</td> <td>12.0m²</td> </tr> <tr> <td>Single bedroom</td> <td>7.0m²</td> <td>---</td> <td>7.0m²</td> <td>7.0m²</td> <td>7.0 m²</td> </tr> <tr> <td>Living Room</td> <td>12.0m²</td> <td>12.0</td> <td>13.0</td> <td>14.0</td> <td>15.0m²</td> </tr> <tr> <td>Dining Room</td> <td>---</td> <td>5.0m²</td> <td>6.0m²</td> <td>6.0m²</td> <td>7.0m²</td> </tr> <tr> <td>Living/Dining</td> <td>---</td> <td>15.5m²</td> <td>17.5m²</td> <td>18.5m²</td> <td>18.5m²</td> </tr> <tr> <td>Kitchen</td> <td>6.0 m²</td> <td>6.0m²</td> <td>8.0 m²</td> <td>8.0m²</td> <td>8.0m²</td> </tr> <tr> <td>Kitchen diner</td> <td>10.5m²</td> <td>10.5m²</td> <td>12.5m²</td> <td>12.5m²</td> <td>13.0m²</td> </tr> <tr> <td>Bathroom/wc combined</td> <td>3.5m²</td> <td>3.5m²</td> <td>3.5m²</td> <td>3.5m²</td> <td>3.5m²</td> </tr> <tr> <td>Overall floor area</td> <td>37m²</td> <td>45m²</td> <td>60m²</td> <td>70m²</td> <td>85m²</td> </tr> </tbody> </table>		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
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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.																																																								

¹only applicable in new build housing

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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/Surveyor following consultation with the London Fire Brigade.