

SPACE STANDARDS IN HMOs

	BEDSIT TYPE OF LETTING WHERE KITCHEN FACILITIES ARE PROVIDED WITHIN THE LETTING ROOM AND ARE NOT SHARED WITH OTHER TENANTS.	BEDSIT TYPE OF LETTING WHERE KITCHEN FACILITIES ARE NOT PROVIDED WITHIN THE LETTING AND ARE SHARED WITH OTHER TENANTS.
SINGLE ROOM UNIT/BEDROOM FOR ONE PERSON	<p style="text-align: center;">13m²</p> <p>Note. If more than one room in the letting then the minimum size for: Bedroom - 6.51m² Living room – 9m² Living room/kitchen – 11m²</p>	<p style="text-align: center;">6.51m²</p> <p>(If suitably sized communal living room is available to be used by the tenants - see minimum sizes for shared living room below)</p> <p style="text-align: center;">10m²</p> <p>If suitably sized communal living room is not available to be used by the tenants</p>
BEDROOM FOR TWO PEOPLE	<p style="text-align: center;">16.5m²</p> <p>Note If there is more than one room in the letting then the minimum sizes for the rooms are as follows for: Bedroom – 10.22m² Living room – 10m² Living room/kitchen – 12m²</p>	<p style="text-align: center;">10.22m²</p> <p>(If suitably sized communal living room is available to be used by the tenants - see minimum sizes for shared living room below)</p> <p style="text-align: center;">14m²</p> <p>(If suitably sized communal room is</p>

	Living room/bedroom – 14m ²	not available to be used by the tenants - see minimum sizes for shared living room below)
SHARED KITCHEN	Not applicable	<p>7m² (for up to 5 persons)</p> <p>10m² (for 6-10 persons)</p>
SHARED KITCHEN/DINING ROOM	Not applicable	<p>12m² (for up to 5 persons)</p> <p>19m² (for 6-10 persons)</p>
SHARED LIVING ROOM	Not applicable	<p>12m² (for up to 5 persons)</p> <p>16.5m² (for 6-10 persons)</p>