

**PRESTON CITY COUNCIL**

**LANDLORDS' INFORMATION PACK**

**HOUSES IN MULTIPLE OCCUPATION**

**Category C:** Houses described as “houses let in lodgings”, i.e. catering for lodgers on a small scale, not living as part of the main household.

**STANDARDS OF AMENITY AND FITNESS FOR HABITATION**

1.0 **REPAIR**

1.1 The property shall be in a good standard of repair having regard to its age, character and locality and, in particular, shall be free from any disrepair which may prejudice the health and safety of the occupiers.

2.0 **STABILITY**

2.1 The property must be in a structurally sound condition. Properties which have previously experienced slight settlement but are now structurally stable are normally considered to be acceptable. However, if the building is considered likely to further instability or, if previous movement has left it substantially weakened, then it may not be considered to be in a satisfactory condition.

3.0 **DAMPNESS**

3.1 The property shall be substantially free from dampness so that neither the personal comfort nor the health and safety of the occupier is prejudiced. This includes dampness caused by a missing or defective damp proof course, any form of disrepair or condensation.

4.0 **NATURAL LIGHTING**

4.1 All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, equivalent in total area to at least one-tenth of the floor area of the room.

4.2 Where practicable, all kitchens, bathrooms and water closet compartments shall comply with 1. above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of Part 5. All glazing to windows in bathrooms and water closet compartments shall be frosted.

4.3 Where practicable, all staircases, landings and passages shall be provided with an area of clear glazing in a window. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of Part 5.

4.4 Underground rooms used as habitable rooms shall comply with the Council's guidance note.

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5.0 ARTIFICIAL LIGHTING

5.1 All habitable rooms, kitchens, bathrooms, water closet compartments, staircases, landings and passages shall be adequately lighted by electricity. All wiring and fittings should be maintained in a safe condition.

6.0 VENTILATION

6.1 All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least one-twentieth of the floor area of the room and some portion of this should be at least 1.75m above floor level. Neither an openable door giving access directly to the external air nor a louvered opening in such a door will be acceptable for the purpose of this requirement.

6.2 Where practicable all kitchens, bathrooms and water closet compartments shall comply with 4.1 above, but where this is not practicable, mechanical ventilation providing a minimum of three air changes per hour shall be provided. Such an installation shall be fitted with an overrun device and be connected to the lighting circuit of the room.

6.3 Permanent means of ventilation in the form of a flue, air brick, louvered window or equivalent shall be provided in all dining/kitchens, kitchens, bathrooms, water closet compartments, and any other rooms containing either cooking and/or washing facilities.

7.0 WATER SUPPLY

7.1 A supply of cold running water suitable for drinking purposes shall be provided for the use of the occupants at each washing point, and in the kitchen. Where the supply is provided at a common washing point, the tap shall be marked "drinking water".

8.0 PERSONAL WASHING FACILITIES

8.1 Where all or some of the units of living accommodation do not contain bathing and toilet facilities for the exclusive use of each individual household

(a) where there are four or fewer occupiers sharing those facilities, there must be at least one bathroom with a fixed bath or shower and a toilet (which may be situated in the bathroom);

(b) where there are five or more occupiers sharing those facilities, there must be-

(i) one separate toilet with wash hand basin with appropriate splash back for every five sharing occupiers; and

(ii) at least one bathroom (which may contain a toilet) with a fixed bath or shower for every five sharing occupiers;

8.2 Where there are five or more occupiers every sleeping room must contain a wash hand basin with appropriate splash back.

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- 8.3 All baths, showers and wash hand basins must be equipped with taps providing an adequate supply of cold and constant hot water.
- 8.4 All bathrooms and toilets must be of an adequate size and layout.
- 8.5 All baths, toilets and wash hand basins must be fit for the purpose.
- 8.6 Bathrooms and toilets must be suitably located in relation to the living accommodation.
- 8.7 Hot water temperatures must be a minimum of:
  - for the bath : 50°C.
  - for the shower : 50°C.
  - for the wash hand basin : 43°C.
- 8.8 All wall, floor and ceiling surfaces must be readily cleanable. This precludes the use of carpet.
- 8.9 Outside toilets must be disregarded in assessing need.
- 8.10 Toilet compartments should not open directly onto the area of a kitchen immediately adjacent to where food is prepared.

### 9.0 DRAINAGE

- 9.1 All above and below ground drainage should wherever possible in existing houses in multiple occupation, comply with the requirements of the Building Regulations currently in force.

### 10.0 FACILITIES FOR STORAGE, PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WASTE WATER

- 10.1 Kitchens and dining rooms shall comply with the requirements of the current Food Hygiene Regulations. Advice on standards can be obtained from the Council's Environmental Health Department.

### 11.0 SPACE HEATING

- 11.1 All habitable rooms and bathrooms shall be adequately heated by a fixed space-heating appliance. The appliance must be capable of sufficient output to achieve a room temperature of 21°C when the external temperature is -1°C. Solid fuel will only be permitted in exceptional circumstances and where it can be shown that there is no risk to safety. For example, access to the coal store must be in a safe condition and well lit at all necessary times.
- 11.2 All heating systems shall be of a sufficient output to adequately heat the rooms they are designed to serve and where central heating is installed, arrangements must be such as to allow individual tenants to heat their rooms adequately at all times.
- 11.3 Portable paraffin or oil fired heaters (except sealed radiators of the Dimplex type) and liquefied petroleum gas, shall not be acceptable.

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12.0 REFUSE STORAGE AND DISPOSAL

- 12.1 Refuse storage containers shall be provided sufficient for the needs of the house and type acceptable to the Council.
- 12.2 All containers to be located on hard standing with suitable access for cleansing of area and removal of containers.

13.0 MEANS OF ESCAPE FROM FIRE AND OTHER FIRE PRECAUTIONS

- 13.1. Please see separate Leaflets, "Guidance on Means of Escape from Fire in Houses in Multiple Occupation".

14.0 SPACE STANDARDS

- 14.1 All floor areas are the minimum to be achieved. In rooms with sloping ceilings, the floor area will only be measured for the portion where the ceiling height exceeds 1.5m. All other rooms will be expected to have a reasonable ceiling height, generally not less than 2.3m.
- 14.2 In calculating room areas, parts of the room which provide insignificant amenity to the occupants must be disregarded. In particular, narrow corridor space which is only useful for access should be disregarded.

14.1.1 Bedrooms: All bedrooms to be as follows:

1 person	6.50m <sup>2</sup>
2 persons	10.00m <sup>2</sup>
3 persons	16.00m <sup>2</sup>
4 persons	21.00m <sup>2</sup>

14.1.2 Common Living Rooms: All common living rooms to be as follows:

used by 1 - 5 persons	11.00m <sup>2</sup>
used by 6 - 10 persons	16.50m <sup>2</sup>
used by 11 - 15 persons	21.00m <sup>2</sup>
used by 16+ persons	25.00m <sup>2</sup>

14.1.3 Dining Rooms and kitchens: Should comply with the requirements of the Food Hygiene Regulations currently in force.