

PART 3/5

PRESTON CITY COUNCIL
LANDLORDS' INFORMATION PACK
SUMMARY OF THE REQUIREMENTS : HOUSES IN MULTIPLE OCCUPATION

H.M.O. CATEGORY	A	B	C	D
Characteristics	Houses occupied as flatlets, bedsitters and rooms which are fully self catering with some degree of self containment.	Houses occupied on a shared basis normally by students, fully self catering, possible not needing planning permission and not self contained.	Houses described as “houses let in lodgings”, i.e. catering for lodgers on a small scale, not living as part of the main household.	Hostels, guest houses, boarding houses, bed and breakfast establishments on a commercial basis with planning permission catering for specific groups. Living accommodation is provided for those with no other available home.
Personal Washing Facilities. Not to be located in kitchens. All to have constant supplies of hot and cold water.	Wash Hand Basins: One wash hand basin per bedroom and one additional wash hand basin if more than 4 persons sharing the room or 1 wash hand basin per every 3 persons sharing and located on the same floor and separate from bath/shower rooms. One wash hand basin in or near each w.c. Baths, Shower Room(s) each: 1 – 6 persons : 1 7 – 12 persons : 2 13 – 18 persons : 3. etc. located on the same floor as each user’s letting and separate from the w.c. compartment.	Wash Hand Basins: Preferably 1 wash hand basin per bedroom or if shared: 1-5 persons 1 wash hand basin in bathroom. 6+ persons 1 wash hand basin in each bathroom and additional wash hand basin for 3 persons sharing 1 wash hand basin in or each each w.c.. Baths/Showers: 1 – 6 persons : 1. 7 – 12 persons : 2 13 – 18 persons : 3 not more than one floor distance from each users letting.	Wash Hand Basins: Preferably 1 wash hand basin per bedroom or if shared: 1-5 persons 1 wash hand basin in bathroom. 6+ persons 1 wash hand basin in each bathroom and additional wash hand basin for 3 persons sharing 1 wash hand basin in or each each w.c.. Baths/Showers: 1 – 6 persons : 1. 7 – 12 persons : 2 13 – 18 persons : 3 not more than one floor distance from each users letting.	Wash Hand Basins: One wash hand basin per bedroom and one additional wash hand basin if more than 4 persons sharing the room or 1 wash hand basin per every 3 persons sharing and located on the same floor and separate from bath/shower rooms. One wash hand basin in or near each w.c. Baths, Shower Room(s) each: 1 – 6 persons : 1 7 – 12 persons : 2 13 – 18 persons : 3. etc. located on the same floor as each user’s letting and separate from the w.c. compartment.

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<p>W.C.</p> <p>Externally located w.c.(s) are not reckonable.</p>	<p>1 – 6 persons : 1 7 – 12 persons : 2 13 – 18 persons : 3. etc.</p> <p>located on the same floor as the users letting and separate from the bathrooms/shower rooms. W.c. not to be located in the bathroom/shower room.</p>	<p>1 – 6 persons : 1 7 – 12 persons : 2 13 – 18 persons : 3. etc.</p> <p>not more than one floor distance from each users letting. Up to 5 persons w.c. located in bathroom is acceptable. 6 persons plus w.c. to be located in a separate compartment.</p>	<p>1 – 6 persons : 1 7 – 12 persons : 2 13 – 18 persons : 3. etc.</p> <p>located on the same floor as the users letting and separate from the bathrooms/shower rooms. W.c. not to be located in the bathroom/shower room.</p>	<p>1 – 6 persons : 1 7 – 12 persons : 2 13 – 18 persons : 3. etc.</p> <p>located on the same floor as the users letting and separate from the bathrooms/shower rooms. W.c. not to be located in the bathroom/shower room.</p>
<p>Kitchen and Power Points.</p> <p>Walls, floors, ceilings must be easily cleanable.</p>	<p>Shared kitchens for single person occupancies n.m.t. one floor distant. 1 power point for electrical cooker plus 2 power points plus 1 for each additional household sharing.</p>	<p>Shared kitchens for single person occupancies n.m.t. one floor distant. 1 power point for electrical cooker plus 2 power points plus 1 for each additional household sharing. Shared kitchens for single person occupancies only.</p>	<p>Dining rooms and kitchens shall comply with Food Safety (General Food Hygiene) Regulations 1995 and the Health and Safety at Work, etc. Act 1974.</p>	<p>Dining rooms and kitchens shall comply with Food Safety (General Food Hygiene) Regulations 1995 and the Health and Safety at Work, etc. Act 1974.</p>
<p>Refuse Storage and Disposal.</p>	<p>Sufficient refuse storage containers in a cleanable location with suitable access for collection.</p>	<p>Sufficient refuse storage containers in a cleanable location with suitable access for collection.</p>	<p>Sufficient refuse storage containers in a cleanable location with suitable access for collection.</p>	<p>Sufficient refuse storage containers in a cleanable location with suitable access for collection.</p>
<p>Water Supply.</p>	<p>A supply of cold drinking water to the kitchen and each washing point.</p>	<p>A supply of cold drinking water to the kitchen and each washing point.</p>	<p>A supply of cold drinking water to the kitchen and each washing point.</p>	<p>A supply of cold drinking water to the kitchen and each washing point.</p>

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<p>Food Storage/ Preparation.</p> <p>Space below the sink in a sink unit not acceptable as food store. All work surfaces to be fixed impervious and able to be cleaned properly.</p>	<p>Each letting to have: Refrigerator minimum of 0.13 cubic metres. Dry goods store minimum of 0.3 cubic metres. Can be located within a letting or partitioned storage for each household in a shared kitchen. Work top of 1m minimum per letting.</p>	<p>5 or less persons sharing: 1 refrigerator minimum 0.13 cubic metres. 1 dry goods store minimum of 0.3 cubic metres. 6 persons or more each letting to have: Refrigerator minimum of 0.13 cubic metres. Dry goods store minimum of 0.3 cubic metres. Located in the letting or lockable compartment in the shared kitchen.</p>	<p>Not Applicable</p>	<p>Each letting to have: Refrigerator minimum of 0.13 cubic metres. Dry goods store minimum of 0.3 cubic metres. Can be located within a letting or partitioned storage for each household in a shared kitchen. Work top of 1m minimum per letting.</p>
<p>Cooking.</p>	<p>2 rings or hot plate with grill and over for 1 person or 4 rings with grill and oven, not to be shared by more than 3 persons.</p>	<p>2 rings or hot plate with grill and over for 1 person or 4 rings with grill and oven, not to be shared by more than 3 persons. If less than 5 sharing, a shared cooker with 4 rings or hot plates, together with a grill and an oven. If 5 or more persons, each letting to have its own cooker or a cooker to be provided in a shared kitchen in the following ratio: 2 rings or hot plate, grill and oven for each user; or 4 rings or hot plates, grill, oven for 3 persons sharing.</p>	<p>Not Applicable</p>	<p>2 rings or hot plate with grill and over for 1 person or 4 rings with grill and oven, not to be shared by more than 3 persons.</p>

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Disposal of Waste Water.	Each letting to have separate sink with drainer or separate bowl inside each unit or, ratio of 1 sink : 3 occupancies in shared kitchens.	Each letting to have separate sink with drainer or separate bowl inside each unit or, ratio of 1 sink : 3 occupancies in shared kitchens. Where less than 5 persons, 1 sink sufficient in shared kitchen.	Not Applicable	Each letting to have separate sink with drainer or separate bowl inside each unit or, ratio of 1 sink : 3 occupancies in shared kitchens.
Space Heating.	Fixed heating appliance in all habitable rooms. Portable paraffin and LPG not acceptable. Solid fuel in exceptional circumstances.	Fixed heating appliance in all habitable rooms. Portable paraffin and LPG not acceptable. Solid fuel in exceptional circumstances.	Fixed heating appliance in all habitable rooms. Portable paraffin and LPG not acceptable. Solid fuel in exceptional circumstances.	Fixed heating appliance in all habitable rooms. Portable paraffin and LPG not acceptable. Solid fuel in exceptional circumstances.
Natural Lighting.	Habitable Room. Glazed area of windows 1/10 th floor area of room.	Habitable Room. Glazed area of windows 1/10 th floor area of room.	Habitable Room. Glazed area of windows 1/10 th floor area of room.	Habitable Room. Glazed area of windows 1/10 th floor area of room.
Artificial Lighting.	All parts to be provided with electrical lighting.	All parts to be provided with electrical lighting.	All parts to be provided with electrical lighting.	All parts to be provided with electrical lighting.
Ventilation.	Habitable Room. Openable window 1/20 th floor area of room and at least 1.75m above floor level.	Habitable Room. Openable window 1/20 th floor area of room and at least 1.75m above floor level.	Habitable Room. Openable window 1/20 th floor area of room and at least 1.75m above floor level.	Habitable Room. Openable window 1/20 th floor area of room and at least 1.75m above floor level.
Ventilation.	Other Rooms. As above or mechanical extract ventilation giving 3 air changes per hour.	Other Rooms. As above or mechanical extract ventilation giving 3 air changes per hour.	Other Rooms. As above or mechanical extract ventilation giving 3 air changes per hour.	Other Rooms. As above or mechanical extract ventilation giving 3 air changes per hour.

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<p>Space Standards.</p> <p>In rooms with sloping ceiling, the floor area will only be measured to a point where the ceiling height exceeds 1.5m.</p>	<p>One Person Occupancy</p> <p>One Room Unit:</p> <p>With kitchen facilities 13m²</p> <p>With separate shared kitchens 10m²</p> <p>Two + Roomed Units:</p> <p>Each kitchen 4.5m²</p> <p>Each living/kitchen 11m²</p> <p>Each living room 9m²</p> <p>Each bedroom 6.5m²</p> <p>Two Person Occupancy</p> <p>One Roomed Unit: not normally considered suitable.</p> <p>Two + Roomed Units:</p> <p>Each kitchen 5m²</p> <p>Each living/kitchen 15m²</p> <p>Each living room 12m²</p> <p>Each living/bedroom 14m²</p> <p>Each bedroom 10m²</p> <p>Three Person Occupancy</p> <p>Contact the address below for details.</p> <p>Shared Kitchens</p> <p>3m² per person using.</p>	<p>One Person Unit</p> <p>Each bedroom/study with separate shared living room 6.5m²</p> <p>Each bedroom/study without separate shared living room 10m²</p> <p>Two Person Units</p> <p>Each bedroom/study with separate shared living room 11m²</p> <p>Each bedroom/study without separate shared living room 15m²</p> <p>Common Living Rooms</p> <p>Kitchens</p> <p>1 – 5 persons 6m²</p> <p>6 – 10 persons 9m²</p> <p>Dining Kitchens</p> <p>1 – 5 persons 9m²</p> <p>6 – 10 persons 15m²</p> <p>Living rooms do not include kitchens or kitchens/dining rooms.</p>	<p>Bedrooms.</p> <p>1 person 6.5m²</p> <p>2 persons 10m²</p> <p>3 persons 16m²</p> <p>4 persons 21m²</p> <p>Common Living Rooms.</p> <p>1 – 5 persons 11m²</p> <p>6 -10 persons 16.5m²</p> <p>11-15 persons 21m²</p> <p>16+ persons 25m²</p>	<p>Bedrooms.</p> <p>1 person 6.5m²</p> <p>2 persons 10m²</p> <p>3 persons 16m²</p> <p>4 persons 21m²</p> <p>Common Living Rooms.</p> <p>1 – 5 persons 11m²</p> <p>6 -10 persons 16.5m²</p> <p>11-15 persons 21m²</p> <p>16+ persons 25m²</p> <p>Kitchens.</p> <p>1 – 5 persons 7m²</p> <p>6 -10 persons 10m²</p> <p>11-15 persons 13m²</p> <p>16+ persons 17m²</p> <p>Dining Kitchens.</p> <p>1 – 5 persons 12m²</p> <p>6 -10 persons 19m²</p> <p>11-15 persons 24m²</p> <p>16+ persons 29m²</p> <p>Dining Rooms.</p> <p>1 – 5 persons 11m²</p> <p>6 -10 persons 17m²</p> <p>11-15 persons 21m²</p> <p>16+ persons 25m²</p>

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<p>Means of Escape and Other for Precautions.</p> <p>The exact requirements relate specifically to the internal arrangement of the property and specific advice can only be given on receipt of either a detailed plan or following an inspection.</p>	<p>Three or More Floors. Half hour fire doors. Fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs.</p> <p>Two or Less Floors. Half hour fire doors. Limited fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs.</p>	<p>Three or More Floors. Half hour fire doors. Fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs.</p> <p>Two or Less Floors. Half hour fire doors. Limited fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs. Except in low risk properties with less than six occupiers. See separate standard.</p>	<p>Three or More Floors. Half hour fire doors. Fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs.</p> <p>Two or Less Floors. Half hour fire doors. Limited fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs. Only in properties which are no more than 2 floors in height or have less than 6 residents. In other properties, the Fire Precautions Act 1971 will apply which is enforced by Lancashire County Fire and Rescue Service.</p>	<p>Three or More Floors. Half hour fire doors. Fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs.</p> <p>Two or Less Floors. Half hour fire doors. Limited fire alarm system (B.S.5839). Emergency lighting (B.S.5266). Fire fighting equipment in kitchens and hall/stairs. Only in properties which are no more than 2 floors in height or have less than 6 residents. In other properties, the Fire Precautions Act 1971 will apply which is enforced by Lancashire County Fire and Rescue Service.</p>

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