

**Isle of Wight
Housing Renewal Section**

HOUSES IN MULTIPLE OCCUPATION

SPACE GUIDELINES



MINIMUM LOCAL SPACE GUIDELINES

1. **SELF-CONTAINED LETTINGS**

1.1 **Minimum floor areas for self contained lettings**

One person three roomed letting	
Bedroom	7.0m ²
Sitting Room	11.5m ²
Kitchen	5.5m ²
Total habitable floor area	24.0m ²
One person letting with separate kitchen	
Bedroom/sitting room	14.0m ²
Kitchen	5.5m ²
Total habitable floor area	19.5m ²
One person letting with separate bedroom	
Bedroom	7.0m ²
Kitchen/sitting room	14.5m ²
Total habitable floor area	21.5m ²
Two person, one bedroom letting	
Bedroom	10.5m ²
Sitting Room	13.0m ²
Kitchen	5.5m ²
Total habitable floor area	29.0m ²
Three person, two bedroom letting	
Main Bedroom (not more than 2 persons)	10.5m ²
Second Bedroom (single person)	6.51m ²
Sitting Room	13.0m ²
Kitchen	5.5m ²
Total habitable floor area	35.5m ²
Four person, three bedroom letting	
Main Bedroom (not more than 2 persons)	10.5m ²
Second Bedroom (single person)	6.51m ²
Third Bedroom (single person)	6.51m ²
Sitting Room	13.0m ²
Kitchen	5.5m ²
Total habitable floor area	42.0m ²

SHARED ACCOMMODATION

2 **Minimum floor areas for accommodation where the occupant(s) sleep and cook in the same letting**

2.1 Room sizes where the accommodation serves one person:

One room letting

13.0m² including kitchen facilities

10.0m² bedroom/sitting room where there is a separate or shared kitchen

Two or more room letting

5.5m² kitchen

9.0m² sitting room

11.0m² sitting room/kitchen where the kitchen is exclusive to the letting

6.51m² bedroom

10.0m² bedroom/sitting room

2.2 Room sizes where the accommodation serves two persons

One habitable room letting

18.0m² including kitchen facilities within the room

14.0m² bedroom/sitting room where there is a separate or shared kitchen

Two or more room letting

5.5m² kitchen

11.0m² sitting room

14.0m² sitting room/kitchen where the kitchen is exclusive to the letting

10.22m² bedroom

14.0m² bedroom/sitting room

2.3 Where the unit of accommodation serves more than two persons, a one room letting for more than two individuals is deemed unsuitable. Where two or more rooms are provided, accommodation should be provided in accordance with Part 3 below.

3 **Accommodation where the occupant(s) sleep in the letting, but facilities are shared and/or provided elsewhere.**

3.1 Bedroom sizes where separate communal lounge and kitchen facilities are provided:

1 person	6.51m ²
2 persons	10.22m ²
3 persons	15.0m ²
4 persons	19.5m ²
5 persons	23.8m ²
6 Persons	28.1 m ²

7 Persons 32.4 m²

3.2 Bedroom sizes where separate communal lounge is NOT provided but provision has been made for separate kitchen facility:

1 person	10.0m ²
2 person	14.0m ²
3 person	19.5m ²
4 person	25.0m ²

4 **General minimum local space guidelines**

For the purpose of calculating the number of persons living in the house, each person shall be counted as one, irrespective of age.

In no case shall sleeping arrangements be such that any two persons, being 10 years old or more of the opposite sex, be required to sleep together in the same room, unless they are co-habitees.

Irrespective of the floor area, consideration is given to the shape and usable letting space in the room in determining whether it is suitable for occupation.

Licensed accommodation shall use a floor space measurement as useable for sleeping accommodation where the floor to ceiling height is greater than 1.5m. Non-licensed accommodation should aim to achieve the same standard where reasonable.

Rooms for sleeping which include a kitchen shall not include floor space for sleeping accommodation within 1m of kitchen worksurface or facilities.

Sleeping accommodation with areas covered by fitted cupboards shall only be included as acceptable sleeping room space where the cupboards are considered reasonable and accessible to use.

Where shared communal kitchens are provided these shall be a minimum of 7.0m² floor area with an additional 1.0m² for each additional person sharing in excess of five persons. (maximum 10 persons).

Where kitchen/diners are provided these shall be a minimum of 12.0m² floor area with an additional 1.0m² for each additional person sharing in excess of five persons.

Where a separate dining room is provided these shall be a minimum of 10.0m² floor area with an additional 1.0m² for each additional person sharing in excess of five persons.

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Where shared communal lounges are provided these shall be a minimum of 12.0m² floor area with an additional 1.0m² for each additional person sharing in excess of five persons.

Notwithstanding the minimum sleeping room sizes for licensable accommodation, where the space available in any particular room does not meet the guidelines we would allow upto a 10% reduction in the guideline where suitable alternative arrangements can be provided (e.g. by additional lockable storage), or the style of use of the HMO makes it reasonable and practicable.