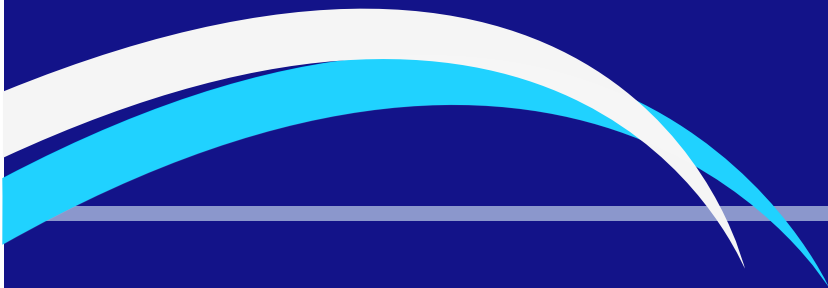
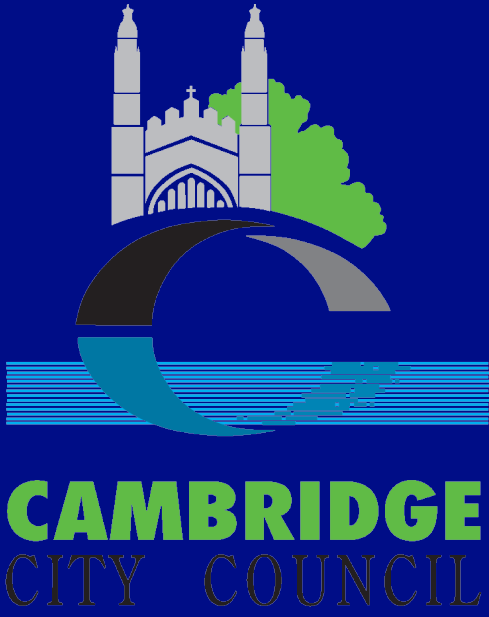


# The Private Rented Sector Housing Standard



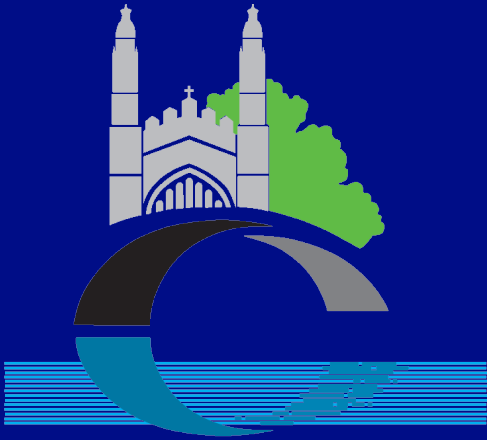
**Cambridge City Council's  
Private Rented Sector Housing Standard**



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## **Cambridge City Council's**

### **Private Rented Sector Housing Standard**



**CAMBRIDGE**  
CITY COUNCIL

#### Contact Details:

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Environmental Health

Telephone

01223 458050

Email

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The new Private Rented Sector Housing Standard has been designed to assist landlords, managing agents and developers to design and maintain properties to a reasonable standard in line with relevant legislation and guidance standards. This standard will assist to clarify commonly asked questions including those relating to room sizes, minimum requirements for amenities, heating provision and fire safety.

The Council has a clear vision to lead a united city, 'One Cambridge - Fair for All', in which economic dynamism and prosperity are combined with social justice and equality creating a city in which it is a good place to live.

Cambridge has high levels of private renting with up to 26% of the city's households accommodated in this way. With house prices above the national average, and the demand for housing high additional pressure is placed on the private rented sector, it is vital therefore that the Council focuses on sustaining the quality of this sector.

This standard has been subject to consultation by internal and external stakeholders and the wider community.

Claire Adelizzi

Residential Team Manger

## Housing Standards



If Landlords/property managers of a House in Multiple Occupation (HMO) or single household property feel concerned that they may not be meeting the correct legal standards they should contact the Residential Team at Cambridge City Council for advice/ assistance where necessary (details of how to contact us are contained within this guide).

## Housing Definitions

### *Definition of House in Multiple Occupation (HMO) as per The Housing Act 2004*

A property including houses and flats is an HMO where both of the following apply:

- At least 3 individuals live there, forming 2 or more households
- Occupiers share one or more basic amenity e.g. toilet, bathroom and/or kitchen facilities.

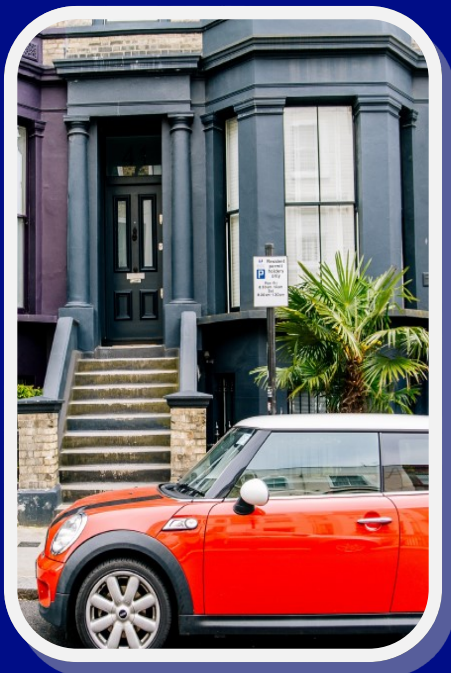
A full definition of HMO can be found in section 254 of the Housing Act 2004. Details of which relationships constitute a single household can be found in section 258 of the Housing Act 2004. The Act also gives the Council powers to deal with poor living conditions in HMOs.

### **Types of HMO**

- A shared house HMO is one where all occupiers will normally share the same tenancy agreement and have access to all areas of the property, for example, a group of friends who know each other and occupied the property at the same time. There will be a strong element of communal living and there will be a shared living area.
- A bedsit type HMO is one where the individual occupiers rent a bedroom and have use of a communal kitchen and/or bathroom. The tenants will not always know each other and will often have locks on their bedroom doors. Tenants in this type of HMO will have exclusive use of one bedroom.
- A Section 257 HMO which is a building or part of a building converted into self-contained flats where the standard of conversion does not comply with the appropriate building regulations and less than two-thirds of the flats are owner occupied.

If you are unsure of the classification of the rental property you own, live in or manage please contact The Residential Team at Cambridge City Council.

## *Licensable Houses in Multiple Occupation*



### **Licensable Houses in Multiple Occupation**

From the 1st October 2018 Houses in Multiple Occupation (HMOs) occupied by five or more persons not forming a single household will require a mandatory licence issued by the Council.

Clarification of whether a property you are responsible for within Cambridge City requires a licence can be sought by consulting the website link provided at the end of this page.

A person owning or managing an HMO, which is required to be licensed, must make a full application to the Council for that property.

The Council must grant a licence if it is satisfied that the proposed licence holder is a fit and proper person, and the HMO is reasonably suitable for occupation. The number of persons permitted under the licence will have regard to the minimum prescribed standards of amenities and space. These include the number, type and quality of shared bathrooms, toilets and kitchen facilities as well as room size standards. Further details can be found in the guide.

There is a fee for licensing and renewal of licences upon expiry.

Please note, it is an offence not to licence a property that falls within mandatory licensing requirements. Enforcement against those liable may take the form of a Civil Penalty Notice or criminal prosecution.

Further information about licensing can be found on the Cambridge City Council website.

<https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>

## Fire Safety Standards



### Fire Safety Standards

Fire safety within the home is an extremely important issue, especially in mixed use premises (residential and commercial) or within HMOs where there are unrelated occupiers living independently and sharing common areas of the same building. Further information can be found in Lacors Housing— Fire Safety Guidance which gives detailed examples. This document can be accessed by the following web link to the Cambridge City Council Website

<https://www.cambridge.gov.uk/information-for-landlords>

Cambridge City Council follows this guidance in consultation with Cambridgeshire Fire & Rescue Service where necessary to ensure an appropriate level of fire precautions.

### ***Smoke and Carbon Monoxide Alarm (England) Regulations 2015***

If you have tenants in your property it is the law to provide a working smoke detector situated on each level of the property even if its occupied as a single family home. The alarm should ideally be mains powered and interlinked or where this cannot be achieved, install smoke detectors that have a 10 year battery life. A Carbon Monoxide detector must also be located in every room where there is a solid fuel burning appliance, examples of these may be an open fire, wood burner or solid fuel burning boiler. Failure to comply with these Regulations is an offence for which the Council may serve a legal notice on you should this requirement not be met.

### ***Housing Act 2004, part1***

All dwellings should be free from an increased likelihood of harm due to the hazard of fire.

In addition if your property is an HMO you will need to ensure that it has enhanced fire safety precautions installed with regard to the design and layout, as well as the number of occupiers.

If you are thinking of converting a property into an HMO please contact the Residential Team who can advise you on this. If you already have an HMO and you are not sure that you have the correct fire safety precautions, you are also advised to contact us.

## Fire Safety Standards



### Fire Safety Standards

#### ***The Management of Houses in Multiple Occupation (England) Regulations 2006***

Under The Management of Houses in Multiple Occupation (England) Regulations 2006, there is a duty placed on every manager of an HMO to ensure that the premises are properly managed.

Regulation 4 places a duty on the manager of the HMO to take safety measures including those in relation to fire safety. Further details can be sourced within the Regulations. These Regulation can be accessed via the following website: [www.legislation.gov.uk](http://www.legislation.gov.uk)

#### ***The Regulatory Reform (Fire Safety) Order (2005)***

Fire safety in the common areas of HMOs, blocks of flats or maisonettes is controlled by Regulatory Reform (Fire Safety) Order 2005. The Order lays down the legal requirements which must be met. The Regulatory Reform (Fire Safety) Order 2005 Guidance Note No.1 will help you understand the Order. The responsible person in this instance will be the managing agent, or owner. If you are the responsible person you must make sure you carry out a fire- safety risk assessment, although you can delegate this task to a competent person. However, you will still be responsible, in law, for meeting the requirements of the Order. The Order is usually enforced by the fire and rescue authorities, Cambridge City Council regularly work in partnership with Cambridge Fire and Rescue Service.

Please note

Example scenarios have been provided on the following pages but the scenarios may not cover every type of property occupancy situation. Some properties will need to be considered on a case by case basis for which advice can be sought from the Residential Team.

## Fire Safety Standards

## Minimum Fire Safety Requirements

### Conventional Layout Shared House scenario – no more than 2 storeys

Please refer to page 3 for definition of a shared house HMO/ Bedsit type HMO:

- Mains wired interlinked battery backup smoke detectors/ alarms in the common areas (hallways, lounge/dining room) and basement/cellar and a heat detector in the kitchen (BS 5839-6:2013 Grade D, LD3) See page 13 for alarm system definitions.
- Sound traditional construction to partition walls and ceilings.
- 30 minute fire resistant door must be installed and maintained in accordance with current British Standard(s). Doors must be fitted with an overhead self-closer and rebated intumescent strips and smoke seals in the following openings:
  - between the entrance hall and kitchen; or
  - between hall and living room or dining room where kitchen is located off one of these rooms
- 30minutes fire separation between kitchen and adjoining rooms (including ceiling).
- 30 minutes fire separation between basement/cellar and ground floor.
- Escape windows (to current building regulation standard) - where required.
- Good quality, solid core close fitting doors to bedrooms.
- Provision of a fire blanket no less than 1m x 1m (to current British Standard) located in kitchen.
- Dry powder fire extinguisher with a rating of no less than 34B recommended in the hallway. (See page 15 for further information.)



Scenarios taken from Lacors Housing Fire Safety guidance standards. Further advice can always be sought by contacting the Residential Team.

Please note that any concealed 'perko' style self-closers need to comply with BS EN1154.



## Fire Safety Standards

### Shared house scenario – 3 or 4 storeys

Please refer to page 3 for definition of a Shared House HMO/ Bedsit type HMO.

- Mains wired interlinked with battery backup smoke detectors/ alarms in the common areas (hallways, lounge/dining room) and a heat detector in the kitchen (BS 5839-6:2013 Grade D, LD3) See page 13 for alarm system definitions.
- 30 minute protected route is required. Travel distance must not be excessive . No requirement for additional fire-resisting separation between units, but walls and floors should be of sound, traditional construction.
- 30 minute fire resistant door must be installed and maintained in accordance with current British Standard(s). Doors must be fitted with an overhead self-closer and rebated intumescent strips and smoke seals in the following openings:
  - between the entrance hall and kitchen; or
  - between hall and living room or dining room where kitchen is located off one of these rooms
- 30 minute fire resistant doors installed to all risk rooms and maintained in accordance with current British Standard(s) with overhead self-closer and rebated intumescent strips and smoke seals.
- 30 minute fire resisting structure to walls and ceilings separating habitable rooms from; other habitable rooms, kitchens and/ or the common escape route. (See page 14 for further information.)
- 30 minutes fire separation between basement/cellar and ground floor.
- Provision of a fire blanket no less than 1mx1m to correct British Standards located in the kitchen.
- Dry powder fire extinguisher with a rating of no less than 34B recommended on each level, (see page 15 for further information.)
- Emergency escape lighting required on long or complex protected escape routes.
- Fire safety signage required on complex routes.



Scenarios taken from Lacors Housing Fire Safety guidance standards. Further advice can always be sought by contacting the Residential Team.

Please note that any concealed 'perko' style self-closers need to comply with BS EN1154.

## Fire Safety Standards



Scenarios taken from Lacors Housing Fire Safety guidance standards. Further advice can always be sought by contacting the Residential Team.

Please note that any concealed 'perko' style self-closers need to comply with BS EN1154.

### **Bedsit scenario – no more than 2 storeys**

*(cooking facilities located in a communal kitchen)*

**Please refer to page 3 for definition of a Shared House HMO/ Bedsit type HMO.**

- Mains wired interlinked battery backup smoke detectors/ alarms in common parts, basement/cellar and in all habitable rooms and a heat detector in the kitchen (BS 5839-6:2013 Grade D, LD2) (See page 13 for alarm system definitions.)
- 30 minute protected route is required. Travel distance must not be excessive . No requirement for additional fire-resisting separation between units, but walls and floors should be of sound, traditional construction. (See page 14 for further information.)
- 30 minute fire resistant door installed to all risk rooms and maintained in accordance with current British Standard(s) , complete with intumescent smoke seals and an overhead self-closing device (FD30S).
- Emergency escape lighting required only if the route is long or complex or, where there is no effective borrowed light, Conventional artificial lighting required
- Escape windows (to current building regulation standard where required
- Provision of a fire blanket no less than 1mx1m to correct British Standards located in the kitchen
- Multi-purpose extinguisher to each floor level recommended. (See page 15 for further information.)

### **Where cooking facilities are located within sleeping rooms the requirements will vary to include:**

- Inter linked heat alarms with integral battery back up located in each bedsit;
- and additional non interlinked smoke alarm with integral; battery back-up located in each bedsit.



Scenarios taken from Lacors Housing Fire Safety guidance standards. Further advice can always be sought by contacting the Residential Team.

Please note that any concealed 'perko' style self-closers need to comply with BS EN1154.

### **Bedsit scenario – 3 or 4 storeys**

*(cooking facilities located in a communal kitchen)*

**Please refer to page 3 for definition of a Shared House HMO/Bedsit type HMO.**

- Mains wired interlinked battery backup smoke detectors/alarms in common parts/escape route, basement/cellar and in all habitable rooms and a heat detector in the kitchen (BS 5839-6:2013 Grade A, LD2) (See page 13 for alarm system definitions.)
- 30 minute protected route is required. Travel distance must not be excessive. No requirement for additional fire-resisting separation between units, but walls and floors should be of sound, traditional construction. (See page 14 for further information.)
- 30 minute fire resistant door installed to all risk rooms, and maintained in accordance with current British Standard(s), complete with intumescent smoke seals and an overhead self-closing device (FD30S)
- Fire escape signage where escape route is long or complex
- Provision of a fire blanket no less than 1mx1m to correct British Standards located in the kitchen.
- Conventional lighting is required. Emergency escape lighting may be appropriate if the protected escape route is complex or there is no effective borrowed light.
- Simple multi-purpose extinguisher on each floor in the common parts recommended. (See page 15 for further information.)

**Where cooking facilities are located within sleeping rooms the requirements will vary to include:**

- Inter linked heat alarms with integral battery back up located in each bedsit;
- and additional Grade D, non interlinked smoke alarm with integral battery back-up located in each bedsit.

## Fire Safety Standards



Scenarios taken from Lacors Housing Fire Safety guidance standards. Further advice can always be sought by contacting the Residential Team.

### Two-storey building converted into self-contained flats

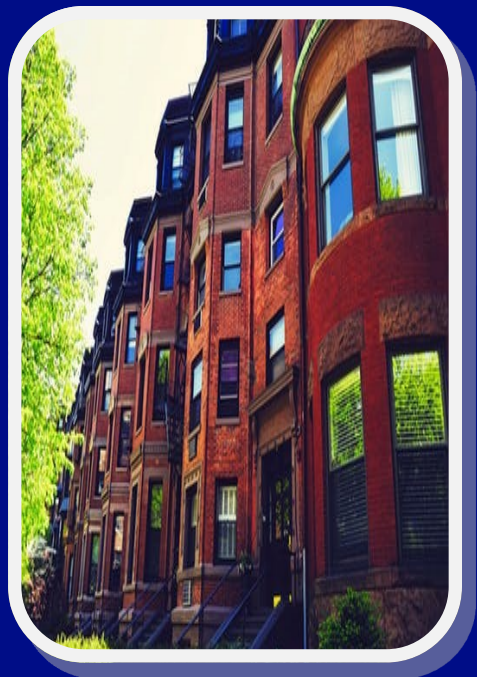
Houses or buildings converted into self-contained flats where the conversion does not meet the building standards under the Building Regulations 1991:

- 30-minute protected escape route is required. (See page 14 for further information.)
- 30 minute fire resistant doors installed to rooms opening onto the escape route and maintained in accordance with current British Standard(s).
- No requirement for fire doors within flats, but sound, well constructed and close-fitting conventional doors are required.
- 30 minutes fire resistance between flats throughout is the ideal.
- Grade D: LD2 coverage should be present within the common areas of the building, this should be interlinked to a heat alarm within each flat that is positioned in the entrance room, lobby or hallway opening onto the escape route; **and**
- Grade D: LD3 coverage in each flat consisting of a non-interlinked smoke alarm that is positioned in the entrance room, lobby or hallway, this is to protect the sleeping occupants of the flat. See (page 13) alarm system definitions .
- Emergency escape lighting required if the route is long or complex or where there is no effective borrowed light.
- A simple multi-purpose extinguisher is recommended on each floor in the common parts (ground floor hall way if no common parts on first floor). It is good practice to provide a fire blanket in each kitchen. See (page 15) for further information.

#### It is worth noting

- **where the fire risk assessment identifies higher than normal risk then additional detection will be required.**
- **that fire safety measures will vary for individual scenarios of flats in multiple occupation.**

## Fire Safety Standards



Scenarios taken from Lacors Housing Fire Safety guidance standards. Further advice can always be sought by contacting the Residential Team.

### Three or four storey building converted into self-contained flats

Houses or buildings converted into self-contained flats where the conversion does not meet the building standards under the Building Regulations 1991:

- 30-minute protected route is required. See (page 14)
- 30 minute fire resistant doors installed to rooms opening onto the escape route and maintained in accordance with current British Standard(s).
- No requirement for fire doors within flats, but sound, well constructed and close-fitting conventional doors are required .
- 30 minutes fire resistance between flats throughout is the ideal.
- Grade A: LD2 coverage should be present within the common areas of the building, this should be interlinked to a heat alarm within each flat that is positioned in the entrance room, lobby or hallway opening onto the escape route **and**
- Grade D: LD3 coverage in each flat consisting of a non-interlinked smoke alarm that is positioned in the entrance room, lobby or hallway, this is to protect the sleeping occupants of the flat. See (page 15) alarm system definitions .
- Emergency escape lighting required if the route is long or complex or where there is no effective borrowed light.
- Simple multi-purpose extinguisher on each floor in the common parts .Fire blanket to be provided in each kitchen.
- Final exit sign and signage along escape route if the escape route is complex.

#### It is worth noting that:

- **where the fire risk assessment identifies higher than normal risk then additional detection will be required.**
- **that fire safety measures will vary for individual scenarios of flats in multiple occupation.**

## Fire Alarm System Definitions



### Fire Alarm System Definitions

#### **Grade A system**

This comprises a system of mains operated smoke and/or heat detectors which are linked to a control panel to give information on the location of any fire or any fault which may develop. The control panel must conform to current British Standard 5839 Part 4.

#### **Grade D system**

Fire alarm system to comply with current British Standard 5839 Part 6: Grade D This comprises a system of one or more inter-linked mains powered and/or heat detectors each with a standby battery and built in alarm.

#### **LD 2: means**

Detectors are to be in all circulation spaces that form part of the escape route (typically in corridors and landings) and in rooms or areas that present a high risk to occupants.

#### **LD 3: means**

The detectors are to be in all circulation spaces that form part of the escape route.

Installation of the fire alarm system is to be in accordance with BS 5839-6 and BS 5839-1 and should ensure that the alarm signal gives a sound level of 75dB(A) in sleeping rooms, measured at the bedhead with the bedroom door closed. 65dB(A) in all other rooms and areas .

**Please note high risk rooms include rooms used for living and/or sleeping and kitchens.**

## Means Of Escape



## Protected Routes

A protected route is designed to remain free from smoke and fire for sufficient time to allow occupiers of the building to pass safely along it to a place of safety. The level of fire separation required between the protected route and rooms presenting a fire risk is determined by the fire risk assessment.

BS 476 or BS EN 13501 details types of construction that will achieve 30 minutes fire resistance, examples such as solid masonry walls or timber stud partitions of particular construction with adequately fixed 12.5mm plasterboard skins and skim coating.

## Means of Escape in all Properties

It is important that the following rules are applied with regards to ensuring a safe means of escape:

- Escape routes comprising entrance hall, staircase and landing must be kept clear at all times and must not be used for any form of storage or contain any furniture
- Where means of escape from the rear of the property is down a side footpath, this route must be kept clear from obstructions at all times
- Locking devices on internal doors, external doors and garden gates etc must only be of a type that will permit a quick and easy 'keyless' exit. Devices such as night latch (excluding BS nightlatch), bolt, thumb turn etc. are therefore permitted. However mortice lock, BS night latch, padlock, rim lock etc. must be removed and the door and the frame made good.



## Fire Extinguishers and Fire Blankets

### Fire blankets should:

- comply with BS 6575 or equivalent;
- be of 'light duty' type capable of dealing with small fires such as cooking fires or fires involving clothing; and
- be mounted on the wall approximately 1.5m high and closer to the room exit than the cooking facility.

### A multi-purpose dry powder extinguisher should

- have a rating of at least 13A/34B
- is recommended on each floor in the common parts of HMOs and buildings containing flats.

### Where provided, fire extinguishers should:

- comply with BS EN 3-7
- be maintained; and
- be appropriate to the risk.

### Extinguishers should be located as follows:

- on a dedicated stand or hung on wall brackets with the handle approximately 1.0m from floor level;
- in the common parts not obstructing the escape route;
- close to the exit position from each floor;
- not obstructed by opening doors and not in recesses out of sight; and
- away from heaters or areas where they may be subject to damage.

It may not be practical to train tenants in the use of these, but where extinguishers are provided basic advice should be offered at the start of each new tenancy.

Where provided, fire blankets and extinguishers should be checked periodically to make sure they are in place and available for use. Extinguishers must be tested and maintained on an annual basis in accordance with BS 5306-3 and with the manufacturer's instructions.



## Amenities (applicable to HMOs)

### Bathroom Facilities

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 requires that there must be an adequate number of bathrooms, toilets and wash hand basins suitable for personal washing for the number of people sharing those facilities



Bathroom Facilities		
Number of People	Bathrooms	
Up to 5 People	1	There must be one bathroom this may contain a WC. If WC is separate it must have a designated wash hand basin.
6 to 10	2	You may combine one WC and bathroom + additional separate WC and wash hand basin
10 Plus		In relation to larger properties the Council will advise on a case by case basis, please contact the residential team for advice where necessary .
Bedrooms with en-suites		<p>Where a room is provided with a complete en-suite facility (bath/shower, toilet and wash hand basin) for the exclusive use of that occupant then that occupant will be disregarded when considering the provision of bathroom facilities within the rest of the property.</p> <p>Example: Six occupants and one occupant has exclusive use of a fully equipped en-suite. The requirement for the remaining occupants would be for five people. If, however, the en-suite only provides one facility (either a bath/shower or a WC) then the occupant will not be disregarded in relation to the missing amenity.</p>

#### Please note:

- that the table above is not exhaustive and alternate layouts will be considered where the local authority is satisfied that the arrangements are appropriate for the accommodations use.
- All rooms containing baths/showers, WCs and wash hand basins must be adequately lit ,ventilated and heated. Electric bar heaters are not permitted.
- Appliances with taps to provide an adequate supply of cold and constant hot water.
- Bathrooms must be suitably located and of an adequate size and layout.

## Amenities (applicable to HMOs)

### Kitchen Facilities

The Licensing and Management of Houses in Multiple Occupation and Other Houses (Miscellaneous Provisions) (England) Regulations 2006 requires where all or some of the units of accommodation within the HMO do not contain any facilities for the cooking of food there must be a kitchen, suitably located in relation to the living accom-



modation. Kitchens should be provided no more than one floor away from any occupied rooms, unless a dining area is available as detailed.

### Shared Kitchen Facilities

- A four ring gas or electric hob plus oven and grill (positioned so that the hobs are at worktop level) with 300mm of worktop either side of the hob.
- A sink and integrated drainer with a tiled splash back and supply of constant hot and cold running water.
- Adequate worktop with a minimum of 2000mm, of linear useable worktop and the standard depth of generally 600mm. NOTE: Please ignore 300mm on each side of the cooker and any inaccessible corners as useable food preparation space.
- A food storage unit of standard depth (300mm) and height (720mm) x 400mm width, or base unit (not a sink unit) of equivalent volume (0.08m<sup>3</sup>) for each person.
- At least 4 double plug socket outlets in addition to those servicing major appliances. (e.g. microwave oven, refrigerator, washing machine etc.).
- Standard sized refrigerator providing sufficient space for the equivalent of approximately one shelf per occupier and with adequate freezer compartment or separate freezer.
- Bin volume approximately 155 litres

Number of people	Sets of Kitchen facilities
3-5	1 complete set
6-10	2 complete sets and <ul style="list-style-type: none"> <li>• 500mm of additional worktop for every additional person over 5 tenants up to the max of 3000 mm.</li> </ul> <p><b>Alternative up to 8 tenants</b> For up to 8 tenants a combination microwave is acceptable as a second cooker and a dishwasher is acceptable as a second sink.</p>
Room with self-contained cooking facilities	Where a room is provided with a complete set of facilities that meet the exclusive cooking facility criteria the person may be excluded from the shared cooking facility criteria. e.g. if six occupants lived in the accommodation and one person had a set of exclusive facilities the requirements for the remaining occupants would be those for up to 5 people.

Please note that the table above is not exhaustive and alternate layouts will be considered where the local authority is satisfied that the arrangements are appropriate for the accommodations use.

## Amenities



### Self-Contained Kitchen Facilities

Where an occupier has integrated cooking facilities in their own bedsit they must be provided with at least:

- A two ring gas or electric hob plus an oven and grill (ideally positioned so that the hobs are at worktop level.).
- A sink and integrated drainer with a tiled splash back and an adequate supply of constant hot and cold running water for food preparation.
- Adequate worktop with a minimum useable space of 1000mm long and the standard depth of generally 600mm
- A single food storage unit of standard depth (300mm) and height (720mm) x 400mm width, or base unit (not a sink unit) of equivalent volume.
- Standard refrigerator with an adequate freezer compartment or a separate freezer .
- Adequate internal lidded rubbish bin.
- At least 4 plug socket outlets in addition to those servicing major appliances.
- Own exclusive supply of electricity , gas and water.

**Please note: kitchens must be adequately lit ,ventilated and heated.**

## Space Standards



### Living rooms / Dining rooms

Living room/dining room to be provided where bedrooms are not large enough for use as study/living rooms, or where large enough bedrooms are provided, and any room is more than one floor distance away from a designated kitchen.

Living rooms / dining rooms should be at least the following size:

- 1-3 persons at least 8.5m<sup>2</sup>
- 4-6 persons at least 11m<sup>2</sup>

### Kitchen/diners

These are acceptable, where the dining area is separate from the food preparation and cooking areas and is still the correct size.

### Kitchen

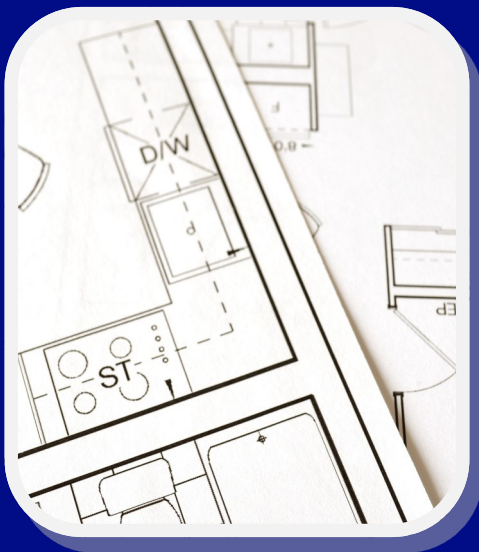
Kitchens of an optimum shape and layout should have at least the following circulation space

- 1-3 persons at least 5m<sup>2</sup>
- 4 persons at least 6m<sup>2</sup>
- 5 persons at least 7m<sup>2</sup>
- 6 persons at least 9m<sup>2</sup>

In some circumstances it may be necessary to have a larger space standard to ensure there is sufficient space to fit all appliances and maintain a safe circulation space for all occupants.

## Space Standards

These measurements form the minimum standard that Cambridge City Council would accept and directly relate to the gross internal floor area / useable floor space of the room itself .



Please Note: No more than 2 persons should occupy any letting room for sleeping purposes irrespective of age. If there are two occupiers, they must be living together as partners, family members or consenting friends.

## Space Standards

### **One Person Units**

Minimum 6.51 m<sup>2</sup> for a sleeping room occupied by 1 individual, (an adult or a child over the age of 10), where there is separate living space available within the dwelling in the form of a kitchen / diner and / or living room / dining room.

Minimum 7.5 m<sup>2</sup> for a sleeping room occupied by 1 individual, (an adult or a child over the age of 10), where there is no separate living space available within the dwelling other than a kitchen.

### **Sleeping Rooms & Children**

Please Note: Within a licensable HMO a room with a useable floor area between 4.64m<sup>2</sup> and 6.51m<sup>2</sup> may be occupied as a sleeping room by 1 child under the age of 10.

### **Two Person Units**

Minimum 10.22 m<sup>2</sup> for a sleeping room let to and occupied by 2 persons where there is separate living space available within the dwelling in the form of a kitchen diner and / or living room / dining room.

Minimum 11.5 m<sup>2</sup> for a sleeping room let to and occupied by 2 persons where there is no separate living space available within the dwelling other than a shared kitchen.

### **Non Licensable HMOs of up to 2 Storeys**

Within non-licensable HMO's of up to 2 storeys that are rented to a defined group of up to 4 occupiers and where there is separate living space available within the dwelling - there will be an acceptance of one sleeping room for occupancy by 1 individual of which the useable floor space measures less than 6.5m<sup>2</sup> but no less than 4.64m<sup>2</sup> as the absolute minimum.

### **Bedsit Room With Cooking Facilities**

Minimum 13 m<sup>2</sup> for a room occupied by 1 person with cooking facilities within the room .

Minimum 15 m<sup>2</sup> for a room occupied by 2 persons with cooking facilities within the room .

## Space Standards



### Space Standards

#### ***Associated Minimum Accepted Ceiling Height***

Floor space with a ceiling height of less than 1.5m shall be disregarded for the purpose of measuring the gross internal useable floor area of the room as individuals would not have sufficient head room to use the safely and comfortably. This space can be considered as possible storage.

#### ***Associated Additional Space***

Any additional space provided by means of an en-suite facility and/or built in storage arrangements associated with individual sleeping rooms would be considered on a case by case basis in terms addition to floor area measurement.

#### ***Doorway Openings / Entrance Walkways***

Doorway openings or narrow entrance walkways associated with a sleeping room that do not constitute useable space will be discounted from the room size measurement.

**Please Note: that in practice each dwelling will continue to be considered in relation to its own individual merits.**

**No staircase, landing nor any room which has been appointed as a kitchen or bathroom shall be deemed suitable for sleeping accommodation.**

#### ***Ventilation Provision: - Sleeping Rooms***

There should be natural or mechanical means for ventilation directly associated with sleeping rooms. The means provided should be controllable, properly installed and maintained and appropriate having regard to the particular part of the dwelling. Please note that owing to security it is acknowledged that occupiers may be reluctant to use door openings as a means of ventilation within ground floor sleeping rooms therefore an alternative window opening / means of mechanical ventilation should be available.

## Services



### Gas – All Dwellings

The Gas Safety (Installation and use) Regulations 1998 require that if the property has a gas supply then the entire gas installation (appliances, pipework and flues) must be maintained in safe working order. The gas installation must be examined and tested annually by a Gas Safe Registered contractor and a Landlord's Gas Safety Record obtained a copy of this must be provided to all new tenants before they move in and to existing tenants within 28 days of the date it was issued. Landlords / agents must keep the gas safety certificate on record for at least two years. The local authority may also require issues with gas safety to be addressed under the Housing Act 2004 if they believe there is an associated hazard.

### Electrical Safety - *Single Household & HMOs*

If the property is let to a single household the mains electrical installation in the property must be safe and should be regularly inspected by a competent electrician.

In the case of an HMO the mains electrical installation is required to be inspected at intervals no greater than once every 5 years. The Council may use the HMO Management Regulations to require you to provide an Electrical Installation Condition Report within 7 days to demonstrate this.

Please note that all dwellings must be free from an increased likelihood of harm due to the Hazard of Electrics .

The Council can also serve a notice on you requiring improvements under The Housing Act 2004 if you fail to maintain the electrical system.

### ***As a general guide all properties should have***

- 3 double sockets in each living / dining room
- 4 double sockets in the kitchen
- In addition, kitchens should have a designated socket for each fridge/dishwasher and fixed appliance
- Cookers should have a fixed point and be on an appropriate individual circuit.

## Services



**Radiator—usually forms part of a gas boiler wet system**



**Off peak electric storage heat with an boost function—hard wired**



**Portable Convection Heater—This is not suitable as a main heating source**

## Heating

Every rented property must comply with the correct standards for heating and insulation this includes current energy efficiency requirements and the provision of an Energy Performance Certificate where appropriate.

Dwellings must have a fixed heating system. The system can be gas or electric but must be fixed and have the following:

- Thermostat control, usually via a room thermostat
- Timer / Programmer
- Be economical to run

The system must be capable of providing and maintaining an adequate and controllable temperature at all times.

In particular the system shall be capable of maintaining the following internal temperatures when the external temperature is  $-1^{\circ}\text{C}$ :

- Living room  $21^{\circ}\text{C}$
- Bathroom  $22^{\circ}\text{C}$
- Elsewhere  $18^{\circ}\text{C}$

### **Examples of acceptable heating systems are:**

- Wet system consisting of boiler and radiators
- Storage heaters which are powered by an off peak system. The Storage heaters should have the facility to be boosted during the day if necessary .



## Contact Details

At Cambridge City Council we always try to work with landlords/property managers to get things right on an informal basis. If you already have a rental property or are thinking of becoming a landlord we will always be happy to talk to you and offer advice.

Telephone 01223 458050

Email [Residential.eh@cambridge.gov.uk](mailto:Residential.eh@cambridge.gov.uk)

## Please Note:

Compliance with the standard does not negate the need for compliance with other statutory provisions, regulations and guidance some of which may be overseen by other Cambridge City Council service areas.