

Document A

SPECIFIC GUIDANCE FOR A BEDSIT TYPE HOUSE IN MULTIPLE OCCUPATION (HMO)

This document is intended as a specific guide for persons who own, manage or control 'Bedsit' type - houses in multiple occupations (HMO). It must be read as a supplement to document 'G' which outlines the general guidance for all types of HMO's.

Definition of a 'Bedsit' type HMO - Houses occupied as individual rooms, bedsits or flatlets where there is normally some exclusive occupation & some sharing of amenities, usually bathroom and/or watercloset. Each occupier lives otherwise independently of others.

1.0 Fit and safe for habitation

- 1.1. Housing Health and Safety Rating System is used to identify hazards resulting from defects and deficiencies in the property. Refer to 1.0 of document G

2.0 Kitchen facilities

- 2.1 Each occupancy should have its own kitchen separate from, but on the same floor, as the sleeping room. Where this is not practicable, each unit should have its own kitchen facilities within the unit of accommodation, ideally located away from other activity spaces.
- 2.2 In properties where it is not possible to provide each let with its own kitchen facilities then a shared kitchen may be acceptable but should be to a ratio of no more than 1:3 persons and only permissible in single let units. In addition the shared kitchen must be provided with a microwave. Each unit shall have its own food storage facilities either within the unit of accommodation or in the kitchen. If in the kitchen, the facilities should preferably be lockable.
- 2.3 The location of kitchen facilities must take account of the requirements for means of escape in case of fire, the proximity

to areas such as bedspaces and whether the layout prejudices safe practices.

2.4 Refer to 2.0 of document G for the general kitchen requirements.

3.0 Personal washing and sanitary facilities

3.1 Refer to 3.0 of document G for the general personal washing and sanitary facilities requirements.

No of persons	Bath or Shower	WC	WHB	Notes
3 - 4	1	1	1 for use with the WC	All facilities can be in the same room
5	1	1	1 for use with the WC	A WC separate to the bath or shower room must be available. Minimum 2 rooms.
6-10	2	2	1 for use with the WC	One WC may be in the same room as the bath or shower. Minimum 3 rooms.
11-15	3	3	1 for use with the WC	Two WCs may be in the same room as the bath or shower. Minimum 4 rooms.

Please note that the requirements for the wash hand basins in the bedrooms are only specific to those HMO that require a licence and where the occupier does not have access to their own kitchen sink.

4.0 Space standards

4.1 Kitchen – The dimension of the kitchen or kitchen area should be sufficient to enable the safe provision and use of all the necessary facilities.

- 4.2 A single person room should be of minimum habitable (discounting space for kitchen area) floor area of 8.5m² increasing to 10m² for 2 persons.

5.0 Means of escape in case of fire and other fire

- 5.1 Means of escape and other fire precaution requirements for a 5 or 6 storey bedsit type HMO

5.1.1 Fire detection

To give early warning of fire, provision should be made for a fire detection and alarm system to a minimum BS 5839-Part 6: 2004: Grade A type LD2 system complemented by an independent Grade D system within the living units. This system is primarily for the protection of life.

Areas to be covered: Smoke detectors on the escape route and any basement/cellar area, and:

where cooking facilities situated within the bedsit;

Interlinked heat detectors in each bedsit and a separate Grade D non-interlinked smoke alarm with integral battery back up located in each bedsit;

where cooking facilities are sited in shared kitchens or separate rooms;

Interlinked smoke detectors located in each bedsit and interlinked heat detectors in kitchens.

- 5.1.2 Manual call points** - Adjacent to each final exit door. The need for additional call points should be risk assessed.

5.1.3 Escape Route

Full 30 minutes fire resisting construction. FD30S doors needed to all rooms opening onto escape route. Travel distances not to be excessive.

Five storeys

Lobby protection to all floors except top floor and secondary means of escape to be provided from top floor.

Six storeys

Lobby protection to all floors except top floor and secondary means of escape from the top two storeys

5.1.4 Fire separation

30 minutes fire protection between units of accommodation and 30 mins fire separation across the stairway between second, third, fourth and fifth floors.

Where there is an unused cellar or basement the escape route above should be protected by 30 minutes fire-resisting materials. The entire ceiling in occupied basements should be capable of providing 30 minutes of fire resistance.

5.1.5 Emergency lighting

Emergency and conventional lighting required

5.1.6 Fire Safety Signs

Final exit signs and directional signs along escape route

5.1.7 Surfaces and floor Coverings

Refer to 5.4.5 of Document G

5.1.8 General

Whole Stair Lighting - the staircase lighting should be such that the operation of a switch at any floor level operates the whole stairway lighting. This may be on a timing device.

5.2. Means of escape and other fire precaution requirements for a 3 or four storey bedsit type HMO

5.2.1 Fire detection

To give early warning of fire, provision should be made for a fire detection and alarm system to a minimum BS 5839-Part 6: 2004: Grade A type LD2 system complemented by an independent Grade D system within the living units. This system is primarily for the protection of life.

Areas to be covered: Smoke detectors on the escape route and any basement/cellar area, and:

where cooking facilities situated within the bedsit;

Interlinked heat detectors in each bedsit and a separate Grade D non-interlinked smoke alarm with integral battery back up located in each bedsit;

where cooking facilities are sited in shared kitchens or separate rooms;

Interlinked smoke detectors located in each bedsit and interlinked heat detectors in kitchens.

5.2.2 Emergency lighting Suitable conventional lighting is required. The requirement for emergency lighting should be based on a risk assessment taking account of travel distances and/or complex layout.

5.2.3 Escape Route

Full 30 minutes fire protection needed to escape route including FD30S doors to all risk rooms. Travel distances not to be excessive.

5.2.4 Fire Separation

No requirement for additional fire separation, but walls, floor to be of sound construction.

Where there is an unused cellar or basement the escape route above should be protected by 30 minutes fire-resisting materials. The entire ceiling in occupied basements should be capable of providing 30 minutes of fire resistance.

5.2.5 Fire Fighting Equipment

Fire Blanket in Kitchens or bedsits, simple Multiple purpose fire extinguishers in each hallway.

5.2.6 Fire Safety Signs

Final exit signs and directional signs along escape route if complex

5.2.7 Surfaces and floor Coverings

Refer to 5.4.5 of Document G

5.2.8 General

Whole Stair Lighting - the staircase lighting should be such that the operation of a switch at any floor level operates the whole stairway lighting. This may be on a timing device.

5.3 Means of escape and other fire precaution requirements for a HMO of no more than 2 Storeys

5.3.1 Fire detection

To give early warning of fire, provision should be made for a fire detection and alarm system to a minimum BS 5839-Part 6: 2004: Grade D type LD2 system complemented by an independent Grade D system within the living units. This system is primarily for the protection of life.

Areas to be covered: Smoke detectors on the escape route and any basement/cellar area, and:

where cooking facilities situated within the bedsit;

Interlinked heat detectors in each bedsit and a separate Grade D non-interlinked smoke alarm with integral battery back up located in each bedsit;

where cooking facilities are sited in shared kitchens or separate rooms;

Interlinked smoke detectors located in each bedsit and interlinked heat detectors in kitchens.

5.3.2 Emergency lighting

The requirement for emergency lighting should be based on a risk assessment taking account of travel distances and/or complex layout.

5.3.3 Escape Route.

Full 30 minutes fire protection needed to escape route including FD30S doors to all risk rooms.

Suitable escape windows to all bedsit rooms may be acceptable in lieu of full fire protection in two storey low risk dwellings.

5.3.4 Fire Separation

No requirement for additional fire separation, but walls, floor to be of sound construction

Where there is an unused cellar or basement the escape route above should be protected by 30 minutes fire-resisting materials. The entire ceiling in occupied basements should be capable of providing 30 minutes of fire resistance.

5.3.5 Fire Safety Signs

Signage along escape route if complex

5.3.6 Fire Fighting Equipment

Fire Blanket to be provided in each bedsit with kitchens and in shared kitchens. Simple Multiple purpose fire extinguishers in each hallway.

5.3.7 Surfaces and floor Coverings

Refer to 5.4.5 of Document G

5.3.8 General

- a Whole Stair Lighting** - the staircase lighting should be such that the operation of a switch at any floor level operates the whole stairway lighting. This may be on a timing device.
- b Escape window** – The window specification must meet the appropriate Building Regulation and must be easily accessible in the case of an emergency. Where the window is located in a bedroom, the door to the room must not be capable of being locked.

6.0 Management

- 6.1 Refer to 6.0 of document G for summary of the general management responsibilities.