

HMO Amenity Guidance – Bathing and toilet facilities for licensable HMOs
Where all or some of the units do not have exclusive provision

Number of persons sharing the amenity	Shared wash hand basins suitable for personal washing (minimum 500mm x 400mm)	Shared toilets	Shared baths or showers
Up to 4	1	1	1
5	2	1*	1*
6	2	2	2
7	2	2	2
8	2	2	2
9	3	2**	2**
10	3	2**	2**
11	3	3	3
12	3	3	3
13	4	3 †	3 †
14	4	3 †	3 †
15	4	3 †	3 †
16 or more	Contact the Housing Authority		

* Where 5 people share only one toilet and one bath or shower, the toilet must be in its own compartment.

** Where 9 or 10 persons share only two toilets and two baths or showers, at least one of the toilets must be in a separate compartment.

† Where 13, 14 or 15 persons share only three toilets and three baths or showers, at least two of the toilets must be in a separate compartment.

In addition to the above table the following notes also apply.

- The above table relates to numbers of persons sharing an amenity, which may not necessarily be the same as the total number of occupiers. For example, if there are five occupiers but one has a basin in their unit for their exclusive use, a single shared basin for the remaining four occupants would meet the standard
- All rooms in which a toilet is located shall have a wash hand basin in the same room. This wash hand basin shall not be included in the calculation above unless it is of a size that is suitable for personal washing (minimum 500mm x 400mm)
- All wash hand basins shall have an appropriate splashback.
- All baths, showers, and wash hand basins shall be equipped with taps providing an adequate supply of cold and constant hot water.

- All bathrooms and toilet compartments shall be suitably and adequately heated and ventilated. Where there is no openable window available the ventilation shall be in the form of mechanical extraction. For bathrooms the extraction rate shall be a minimum of 15 litres per second. For WCs the extraction rate shall be a minimum of 6 litres per second.
- All bathrooms and toilet compartments shall be of an adequate size and layout.
- All baths, showers, toilets and wash hand basins shall be fit for purpose.
- All baths, showers, toilets and wash hand basins shall be suitably located in relation to the living units and shall not normally be more than one floor away from the living unit.
- **These standards will generally be enforced as the minimum acceptable. However consideration will be given to the circumstances of each case. Facilities may exist or be proposed in certain combinations which allow a variation to the guidance as stated above.**

Where there are no shared facilities for a unit of living accommodation

In these cases, an enclosed and adequately laid out and ventilated room with a WC, wash hand basin and bath or fixed shower, supplying adequate cold and constant hot water shall be provided for the exclusive use of the occupiers of that unit, either within the living accommodation or within reasonable proximity to the living accommodation.

- All bathrooms and toilets shall be suitably and adequately heated.
- All bathrooms and toilets shall be of an adequate size and layout.
- All baths, showers, toilets and wash hand basins shall be fit for purpose.