

APPENDIX 2

THIS TABLE SUMMERISES THE CHANGES FROM THE EXISTING STANDARDS TO THE PROPOSED REVISED STANDARDS

	Existing Standard	Proposed Standard
Application	4 types of HMO were included: bedsit type, shared house, short stay hostels and hotels and, group homes and long stay hostels	This document focusses on Bedsit Type and Shared Houses as they are the most common types of HMO in the borough. Standards for the other types of HMO's are covered in separate documents (for example "Setting the Standard" covers short stay hostels)
Rooms sizes	10 square metre room size with no distinction between standard HMO's and ones with communal living spaces.	A reduced room size standard, to 8 square metres for houses where there is adequate shared communal living space and evidence that the occupiers are using the space comfortably. (The concern is that some landlords will provide a living room to establish smaller room sizes but will not ensure that the house is occupied by tenants who are "comfortable" socialising with each other.
Shared living spaces	No standard or minimum room sizes for shared living accommodation	Minimum sizes for living rooms where the 8 square metre, individual's room size above, is being applied and an indication of appropriate furniture provision.
Kitchen facilities	<p>No requirement to provide a washing machine and clothes drying facilities</p> <p>2 double electrical sockets</p> <p>Requirement to provide fixed worktop</p> <p>A storage cupboard</p> <p>Kitchen to be no more than one floor away from any letting room</p> <p>No more than 5 people sharing one</p>	<p>A requirement for a single washing machine to be provided and consideration to be given to provision for indoor and/or outdoor clothes drying facilities</p> <p>4 double electrical sockets plus 1 extra socket for each major appliance (fridge, freezer and washing machine)</p> <p>Requirement to provide a minimum size of worktop ie 2000mm x 600mm (shared kitchen) & 1000mm x 600mm (single use kitchen)</p> <p>One standard 500mm wide wall cupboard per person plus one 1000mm wide storage cupboard for shared cooking equipment etc</p> <p>A preference for kitchens to be no more than 2 floors away (as one floor is impractical in town houses found in areas like Bermondsey which did not have a proliferation of HMO's as it does today).</p> <p>Allowance for a double set of kitchen</p>

	Existing Standard	Proposed Standard
	kitchen regardless of the amount of facilities.	facilities in one kitchen in properties where there are more than 5 occupiers, and up to a maximum of 10 occupiers, where the kitchen is at least 14.5 square metres.
Bathroom facilities		No changes other than the requirement for a bath instead of a shower where children occupy the HMO.
Ceiling height	No direct advice	Standard in Line with Southwark's Residential Design Standards 2011, in that attic/loft rooms should have a minimum room height of 2.3 metres over at least half of the habitable floor area. Any floor area where the ceiling height is less than 1.5 metres will not count towards the habitable floor space.
Children in HMO's	<p>No two persons being 12 years old or more, of opposite sexes, be required to sleep together in the same room, unless they are co-habitees.</p> <p>The existing standard makes no other reference to special provisions for children living in HMO's except for hostel type accommodation. The requirements in that case were still outdated and inadequate.</p>	<p>Age reduced to 8 years old in line with more recent guidance.</p> <p>Children are counted as one person when calculating room sizes.</p> <p>The child having a separate sleeping room to the parents and for that room to connect directly with the main letting room.</p> <p>Exclusive kitchen and bathroom for that letting, to prevent the child having to share spaces with strangers.</p> <p>There must be a bath rather than just a shower available.</p> <p>Consideration for play space and a desk for studying.</p> <p>Specific safety features such as adequate guard rails on balconies and window restrictors.</p>