

APPENDIX 3

Comparison of room size standards with other Local Authorities (Updated 11 May 2015 by ELT from individual authority's website information)

All measurements are shown in square metres

Unless otherwise stated all standards with separate room sizes for shared houses require additional living space such as a shared living room.

NB: All London authorities have a minimum of 5 people sharing 1 set of kitchen and bathroom facilities. Some authorities require additional separate wc's and wash basins in rooms over and above this standard.

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
CIEH (1994)	10	15	13	No standard	10	15	Without shared living space
					6.5	10	With a shared living room no less than 8.5 square metres for 1-3 people and 11 square metres for 4 to 6 persons

South London "Inner" Area

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
Southwark	10	14	14	18.5	10 (unofficially 8 where there is good	14 (unofficially 12 where there is good	Standards refer to flexibility depending on situation

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
					shared living accom and good management)	shared living accom and good management)	
Lewisham	10	15	13	18.5	6.5	10	Shared House standard where there is a shared living room only
Wandsworth	10	15	13	19	6.5	10	Shared House standard where there is a shared living room only
Lambeth	Not on their website but unofficially it is 9						HHSRS assessment only – no standards on their website

South London “Outer” Area

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
Bromley	10	15	13	18.5	6.5	10	Shared House standard where there is a shared living room only
Greenwich	Not on their website						
Bexley	Not on their website						
Merton	-	-	-	-	-	-	HHSRS assessment only – no standards on their website

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
Richmond	10	15	13	18	10	15	Shared House standard where there is a shared living room only room
Croydon	10	15	13	20.5	6.5	10	Shared House standard where there is a separate kitchen/diner of 11m2 and a separate living room of 11m2 for up to 5 individuals
Sutton	Not on their website						
Kingston	10	15	13	18	-	-	Standard applies to bedsits and shared house although it alludes to a reduction in the standards if it is a shared house with no more than 5 individuals.

North London "Inner/Central" Area

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
Westminster	8	11	11	14	6.5	9.5	Shared house standard is for flats in multiple occupation and is only applied where there is an

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							adequately sized lounge (10m² for a 1 bedroom). It also stipulates that lounges cannot be used for sleeping accommodation in Flats
Islington	9	Not acceptable	12	15	8	11	Shared House standard where there is a shared living room only
Camden	9	11	12	14			No difference between shared and bedsit
Tower Hamlets	8.5	13	13	18	-	-	Some smaller room sizes are acceptable if there is adequate communal living space and the property is a shared house. However, to accept smaller room sizes a living room should be at least 13sqm for 3 people, plus 1sqm for every additional person. If dining facilities are combined with the living room, the room should be at least 14 sq m.
Hackney	8.4	11.1	11.1	13.9			
Hammersmith & Fulham	Not on the website						
RBKensington & Chelsea	9.5	12	11	14	8.5	11	Shared House standard where there is a shared living room only room

North London "Outer" Area

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
Barnet	10.2	14	13	17	-	-	Do not have different standards for shared houses
Haringey	10	15	13	20	-	-	Do not have different standards for shared houses
Enfield							HHSRS assessment only – no standards
Harrow	Not on the website						
Hillingdon	Refers to the HA85 statutory standard but says that account must be taken of the use and shape of the room.						
Hounslow	6.5	9.5	10.2	13.2			Do not have different standards for shared houses
Ealing	6.5	10.2	10.2	13.2			Do not have different standards for shared houses
Brent							
Barking & Dagenham, Havering,	8.5	13	13	18	-	-	Some smaller room sizes are acceptable if there is adequate communal living

	Bedsits (separate shared kitchen facilities) Single	Bedsits (separate shared kitchen facilities) Double	Bedsits (kitchen facilities in the room) Single	Bedsits (kitchen facilities in the room) Double	Shared House Single	Shared House Double	Comments
Newham, Redbridge, Waltham Forest							space and the property is a shared house. However, to accept smaller room sizes a living room should be at least 13sqm for 3 people, plus 1sqm for every additional person. If dining facilities are combined with the living room, the room should be at least 14 sq m for 3 people, plus 1 sq m for every additional person.