

Property Licensing Standards for Houses in Multiple Occupation

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Property Licensing Fire Safety Standards

In circumstances where construction standards are poor, properties have an unusual layout, travel distances are excessive, or occupants are considered 'high risk' then additional measures to those detailed below may be required.

General Requirements

- Polystyrene ceiling and wall tiles are not permitted.
- All escape routes must be always kept free of obstructions and combustible materials.
- Escape route walls and ceilings should be of sound traditional construction.
- Escape routes must not pass through any rooms.
- Emergency lighting must be provided if escape route is long, complex or lacks sufficient borrowed light. This must comply with the recommendations of BS 5266, Part 1 current edition.
- Where basement is used to store combustible materials and/or houses gas or electricity meters, 30 minutes fire separation is required between any unoccupied basement and the ground floor, including a 30-minute fire door fitted at the head of the basement stairs.
- Final exit door(s) that lead to a place of safety are to be openable from the inside without the use of a key.
- Any locks fitted to bedroom doors are to be openable from the inside without the use of a key. Locks must be fire safety rated.
- Habitable inner rooms will only be acceptable on a floor not more than 4.5m above ground level (first floor level) subject to general requirements laid out in LACORS guidance and Building Regulations Approved Document B.
- Escape windows to comply with the requirements laid down in LACORS guidance and Building Regulations Approved Document B.
- Where glazing panels are fitted in or above doors or in walls, they must be capable of providing 30 minutes fire resistance.
- Adequate fire safety instructions for residents are to be provided at commencement of the tenancy and where necessary to any employees. Compliance with these standards does not negate the requirement to carry out a suitable and sufficient fire safety risk assessment.
- Hardwired and interlinked smoke and heat detectors with battery back-up must be installed.

Hard Wired Interlinked Smoke and Heat Detectors

Hardwired interlinked smoke and heat detectors are used for fire detection and safety purposes. The detectors are connected to each other, enabling them to share information about the presence of smoke or heat. If one detector detects smoke or heat, it will trigger all interconnected detectors to sound alarms simultaneously.

Hardwired

Detectors are connected to a building's electrical wiring, as opposed to relying solely on battery power, ensuring a continuous power source.

Interlinked

Detectors are interconnected, if a detector detects a potential fire hazard (such as smoke or heat), it will send a signal to all the other detectors, providing early warning to occupants throughout the building.

Smoke and Heat Detectors

Devices designed to detect the presence of smoke particles or an increase in temperature (heat), in the air. Smoke detectors are sensitive to the presence of smoke. Heat detectors trigger an alarm when they detect a rapid rise in temperature, indicating a potential fire.

	Single Level	2 Storeys	3 Storeys and above
Heat Detector in Kitchen	✓	✓	✓
Smoke detector on escape route on all levels	✓	✓	✓
Smoke detector in communal rooms i.e. Living room	✓	✓	✓
Smoke detector Bedrooms	X	X	✓

Fire Doors

Each fire door set must comprise:

- 30-minute fire door hung on three high melt point hinges
- All fire doors to be fitted with intumescent strips.
- All fire doors except those fitted to the kitchen, cupboards or rooms other than living or bedrooms must be fitted with cold smoke seals.

- All fire doors except to cupboards must be fitted with a closer which is adequate for the size and weight of the door, adjusted to ensure the door closes smoothly and quietly into the rebate of the doorframe overcoming any latching device.
- Any lock or latch must be sleeved in intumescent material.
- Any locks to fire doors must be capable of being operated from inside without the use of keys.

	Single Level	2 Storeys	3 Storeys and above
Kitchen not opening directly onto main hallway	✓	✓	✓
Kitchen opening directly onto main hallway	✓	✓	✓
Living room	✗	✗	✓
Bedrooms	✗	✗	✓
Cupboards opening onto escape routes housing gas or electricity meters	✗	✗	✓
Other rooms opening onto the escape route and containing gas burning appliances	✗	✗	✓
Occupied basements	✓	✓	✓
Front entrance door from common hall/staircase	✓	✓	✓

Property Licensing Bathing Facilities

General Requirements

- a) All facilities must be located in rooms of an adequate size and layout.
- b) Facilities must be inside the building.
- c) Rooms must be suitably and adequately heated.
- d) External mechanical ventilation is required in all bathrooms.

All baths or showers, toilets and wash hand basins must

- a) be an adequate size and layout.
- a) be provided with an adequate hot and cold-water supply and necessary fittings.
- b) have satisfactory drainage.
- c) be in a satisfactory condition to enable thorough cleaning.
- d) have a constant supply of hot water at a suitable temperature, provided to baths / showers and wash basins.
- e) if a separate WC, where possible, a wash hand basin must be provided.

Bathroom Facilities

Numbers of occupiers	Number of bathrooms (Bath or shower, WC, WHB)	Number of WHB & WC
1-5	1	0
6-10	2	0

Property Licensing Kitchens Standards

General Requirements

- a) The kitchen must be suitably located in relation to the living accommodation.
- b) The layout and size should be satisfactory and equipped with facilities as to adequately enable the sharing of facilities to store, prepare and cook food.
- c) External mechanical ventilation is required in all kitchens.
- d) Rooms must be suitably and adequately heated.

Kitchen sizes

An HMO with up to 4 persons	5.5 M ²
An HMO with between 5 and 6 persons	7 M ²
An additional 1m ² is required for every additional person over 6	

Kitchen Facilities

Number of occupiers	Minimum Kitchen Facilities Required
1 – 6 persons	1 gas or electric cooker with a minimum of 4 burners/rings, grill and oven 1 sink with a draining board. Fridge(s) with a total capacity of 150 litres Separate freezer OR equivalent size fridge/freezer 1.5 linear meters of workbench next to cooking facilities
7 – 12 persons	1 gas or electric cooker with a minimum of 4 burners/rings, grill and oven plus 1 microwave OR 2 gas or electric cookers each with a minimum of 4 burners/rings, grill and oven cookers. 1 sink with a draining board and 1 dishwasher OR 2 sinks. Fridge(s) with a total capacity of 170 litres plus 20 litres per person in excess of 7 persons. Separate freezer(s) OR equivalent size fridge/freezer 3 linear meters of workbench next to cooking facilities
12+ persons	Where there are more than 12 persons an additional oven, grill and 4 burner hob and kettle must be provided
Bedsit Cooking	two burner hob, an oven, grill and kettle. Refrigerator with a minimum capacity of 40 litres, together with a freezer compartment. Suitably sized sink and drainer. Food Preparation - a worktop or table of suitable material of at least 500mm x 1000mm.

Property Licensing Bedroom Standards

Rooms must be suitably and adequately heated.

Property with Communal lounge (M2)	
Bedroom 1 person	6.51
Bedroom 2 persons (from same household)	10.22
Bedroom for under 10 years	4.64

Property without communal lounge (M2)	
Bedroom 1 person	10.0
Bedroom 2 persons (household)	15.0

letting contains cooking facilities (bedsit) (M2)	
Bedroom 1 person	13.0
Bedroom 2 persons (from same household)	18.6