

## HMO Amenity Guidance 1 – Kitchen and kitchen facilities in licensable HMOs

### Shared HMO, with no cooking facilities in the bedrooms

<b>Number of persons sharing the amenity</b>	<b>Cooker</b> (minimum 4 ring hob, oven and grill)	<b>Sink and drainer</b>	<b>Fridge freezer</b> (minimum capacity – 150 litres fridge / 70 litres freezer)	<b>Worktop length</b> (minimum depth 500mm)	<b>Double electric sockets over worktop</b>	<b>Single standard wall / base unit</b> (minimum 500mm width) or equivalent for food storage
3	1	1	1	1.5m	3	3
4	1	1	1	1.75m	3	4
5	1	1	1	2m	4	5
6	<b>2 or</b> 1 cooker & 1 combination microwave oven and grill.	<b>2 or</b> full size double sink and drainer <b>or</b> 1 sink & 1 dishwasher	2	2.25m	4	6
7	<b>2 or</b> 1 cooker & 1 fixed two hob ring & 1 combination microwave oven and grill.	<b>2 or</b> 1 sink & 1 dishwasher	2	2.5m	5	7
8	2	2	2	2.75m	6	8
9	2	2	2	3m	7	9
10	2	2	2	3.25m	8	10
11	<b>3 or</b> 2 cookers & 1 combination microwave oven and grill.	<b>3 or</b> 2 sinks & 1 dishwasher	3	3.5m	8	11
12	<b>3 or</b> 2 cookers & a two hob ring & 1 combination microwave oven and grill.	<b>3 or</b> 2 sinks & 1 dishwasher	3	3.75m	9	12
13	3	3	3	4m	10	13
14	3	3	3	4.25m	10	14
15	3	3	3	4.5m	10	15
16 or more	Contact the HMO team to discuss					

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

- In general there shall be a ratio of one (1) set of amenities to every five (5) occupants using the shared amenity, or part thereof.
- Fridge freezer means a minimum size fridge of 150 litres and freezer 70 litres.
- A combination microwave oven and grill shall be a minimum capacity of 27 litres.
- Dishwasher means floor mounted dishwasher and shall be as a minimum the slimline type size.
- A double oven may be provided instead of a combination microwave oven and grill, but each oven compartment must be of similar size.
- All kitchens shall have suitably located mechanical extraction (ducted to the outside, not the re-circulating type) providing a minimum extraction rate of 30 litres per second.
- All kitchens to have a 30 litre refuse container per 5 occupants or part thereof.
- Where more than one set of hobs are provided there shall be a minimum of 500mm width worktop between them.
- Fire blanket(s) suitably sited close to cookers and hobs shall be provided.
- A fire door with overhead self closer and intumescent strips shall be fitted to the kitchen, where appropriate.
- Double sockets above the work surface do not include those for washing machine, refrigerator, cooker etc.
- A sink means a bowl and drainer with hot and cold water supply.
- Storage under a sink shall not be included in the calculation for food storage.
- All the equipment and facilities in kitchens shall be fit for purpose and the kitchens shall be of such layout and size to adequately enable those sharing to safely store, prepare and cook food.
- All kitchens shall be suitably located in relation to the living accommodation.
- Any shared dining space shall be suitably and conveniently located such that food can be carried from the kitchen to the dining area without going up or down stairs.

**Note: 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.**

**Kitchen facilities for the exclusive use of an individual household where there are no other facilities for that household**

Cooker	Minimum 2 hob rings and grill and oven shall be provided for a one person household. 4 hob rings and grill and oven shall be provided for a household of two or more persons.
Sink	A bowl and drainer with an adequate supply of cold and constant hot water shall be provided.
Worktop	Minimum 500mm depth and 1 metre length for one person. Increased proportionately for larger households.
Electrical sockets over worktop	2 double sockets excluding those for washing machine, refrigerator, cooker etc.
Dry food storage	Double wall unit or single base unit for single person. Increase proportionately for larger households. Storage under a sink shall not be included in this calculation.
Refrigerator with freezer compartment	Standard size refrigerator with freezer compartment. (Minimum size fridge compartment 90 litres).

- All the equipment and facilities in kitchens / kitchen areas shall be fit for purpose
- All kitchens / kitchen areas shall be suitably and safely located in relation to the living accommodation.
- All kitchens / kitchen areas shall be of such layout and size to adequately enable those sharing to safely store, prepare and cook food.
- Adequate ventilation shall be provided in the kitchens / kitchen areas.

**Note: 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.**

**Contacts**

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**Other HMO amenity guidance documents available:**

- HMO Amenity Guidance 2 – Shared bathing and toilet facilities for licensable HMOs
- HMO Amenity Guidance 3 – Space provision for licensable and non licensable HMOs