



HMO Amenity Guidance 2 – Personal Washing, Bathing and Toilet Facilities for licensable HMOs.

Personal washing and bathing facilities should be of an adequate size and shape to enable safe and hygienic use by the number of occupiers. Children over 1 year of age will count as one person in these calculations.

Table 1 - Applies where all or some of the units do not have exclusive provision (see size requirement in Table 2)

Number of Persons Sharing the Amenity	Number of Shared Wash Hand Basins (Suitable for personal washing)	Shared Toilets	Shared Bath or Shower
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 HMO team to discuss		

- * Where 5 people share only one toilet and one bath or shower, the toilet must be in its own compartment with a hand wash basin.
- ** 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 with a hand wash basin.
- † 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 with a hand wash basin.

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.

Where there is no sharing of facilities for a unit of living accommodation

An adequately laid out bathroom or compartment, with a WC, wash hand basin, bath or fixed shower must be fully enclosed to maintain privacy. It shall be provided for the exclusive use of the occupier(s) of that unit or room, either within the living accommodation (room or unit) or within a reasonable close proximity to the living accommodation.

Table 2 – Facilities, Dimensions and Provisions

Facilities	Minimum Dimensions & Provisions
Wash hand basin	<ul style="list-style-type: none">• 500mm x 400mm hand wash basin size• Splashback of a minimum 300mm high to all wash hand basin(s)• A suitable waterproof seal should be applied to adjoining surface joints.• A water closet small wash hand basin shall not be included in the calculation in Table 1 unless it is of a size that is suitable for personal washing (minimum 500mm x 400mm)
Toilet (WC) (Water Closet)	Typically range between <ul style="list-style-type: none">• Toilet pan 670mm to 760mm in depth• Toilet pan around 510mm in width• Toilet pan between 400mm to 480mm in height
Bath	<ul style="list-style-type: none">• Minimum of 1500mm x 700mm• Splashback with a minimum height of 450mm to all bath(s)• A suitable waterproof seal should be applied to adjoining surface joints.
Shower	<ul style="list-style-type: none">• 800 x 800mm shower cubicle• A minimum of a shower curtain and pole should be provided or be a complete self-standing shower cubicle• Fully tiled splashback or a similar impervious wall material covering must be fitted to all shower cubicles and/or over bath shower combinations.• A suitable waterproof seal should be applied to adjoining surface joints.
Mechanical Ventilation	<ul style="list-style-type: none">• Ventilation to the outside air• Minimum extraction rate of 15 litres/second in addition to any window(s)• Either coupled to the light switch or incorporate a suitable over-run period must be fitted to clear excess moisture or an appropriate humidistat setting.

General Provisions, Siting & Location of Bathroom, Shower Rooms and Toilet Compartments:

- They must be suitably located to the living accommodation and bedrooms, normally no more than one floor away.



- They must be accessible from a common area (hallway or landing, passageway) where shared.
- They must be fitted with a suitable and functioning solid privacy door and where shared an internal privacy lock must be fitted.
- They must be adequately lit, heated and ventilated.
- All walls, surfaces shall be reasonably smooth and non-absorbent and capable of being easily cleaned and hygienic.
- They must be properly and securely fixed, to be fit for the purpose and used only for personal hygiene purposes.
- They must be connected to the drainage system in compliance with current Building Regulations.
- An adequate supply of hot and cold drinking water, plus constant hot water shall be provided for personal hygiene, handwashing, showering and bathing.
- All rooms containing a shower or bath must have mechanical ventilation. This is in addition to any opening windows.
- Where there are five or more occupiers in an HMO, the Council may require that every unit of living accommodation contains a wash hand basin with an adequate supply of cold (drinkable) water and constant hot water.
- Where a shower cubicle is provided in or as a separate compartment or room it must be fully enclosed. It must be of a sufficient size for the user to shower and have an area to undress and dress without injury. The shower/compartment room should be fitted with a privacy lock on the solid door, suitable lighting, mechanical ventilation and heating.
- Where a bedroom is provided with a complete en-suite facility (bath/shower, toilet and wash hand basin) for the exclusive use of the occupant(s) of that bedroom, then that occupant(s) will be disregarded when considering the provision of sanitary facilities. For example: six occupants and one person had exclusive use of a fully equipped ensuite bathroom, or bedroom with en-suite facilities. The requirement for the remaining occupants would be for five people. If, however, the en-suite only provides one facility (either a bath/shower or a WC) then the occupant will not be disregarded in the missing amenity calculations.
- For occupancy above 16 persons, please contact the HMO Licensing team to discuss suitable amenity provision

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, upon inspection and agreement. Any requested bespoke variations from the guidance standards will be considered on a case-by-case basis. Therefore, bespoke variations agreed with the council must not be implemented at any other property unless further approval is sought and given by the Council.

Contacts

HMO Licensing Team, Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG.

Please use our Contact Form for all general enquiries: https://myaccount.nottinghamcity.gov.uk/service/housing_licensing_contact_form

Other HMO amenity guidance documents available:

- HMO Amenity Guidance 1 – Kitchen and kitchen facilities in licensable HMOs
- HMO Amenity Guidance 3 – Space provision for licensable and non licensable HMOs