



Leicester
City Council

Guidance on space provision for licensable and non licensable HMOs

Bedrooms in HMOs where there is no lounge/dining space elsewhere and where cooking facilities are not provided in the room.

One person room	10 square metres
Two person room	15 square metres

Bedrooms in HMOs where there is adequate dining space elsewhere and where cooking facilities are not provided in the room.

One person room	8 square metres
Two person room	12 square metres

Bedrooms where cooking facilities are provided in the same room

One person room	14 square metres
Two person room	18 square metres

Note: The sharing of rooms by persons of the opposite sex over the age of nine and who do not live as partners shall not be permitted.

Shared dining space

Where dining space in a separate room or rooms is needed, a minimum of 2 square metres per person will be required. Persons occupying bedrooms/living units with exclusive use of adequate and suitably located dining space can be excluded from the calculation. Any shared dining space shall be suitably and conveniently located. It shall not normally be more than one floor away from the living unit.

Kitchens

Where these are used by up to 5 persons the minimum size shall be 7 square metres. Approximately 3 square metres shall be added for each extra person sharing the kitchen.

General note:

The dimensions and areas specified shall normally be regarded as minima, particularly with regard to new proposals. However it is recognised that existing buildings cannot always achieve these minima. A degree of flexibility will sometimes be possible if other compensating features are present. Conversely it should be noted that irrespective of the dimensions, the shape and useable living space of any room is a determining factor in the calculation of the maximum number of people for which it is suitable.