

Bedroom and bedsits - minimum room size standards in HMOs

Camden has different *minimum* room size standards with regards to bedrooms and bedsitting rooms in HMOs dependent on the following circumstances:

- The kitchen arrangements – are the cooking facilities located inside the room or is there a separate kitchen?
- The nature of the occupying group – do the tenants know each other and socialise together i.e. is there 'cohesive' or 'non-cohesive' living? and
- The provision of shared living space – is there a suitably sized living area available for tenants to use outside their bedrooms e.g. a shared living room?

As a general guide, the minimum room sizes for bedrooms/bedsits are as follows:

Where the kitchen is provided in a separate room (either exclusive use or a shared kitchen) two minimum room size standards apply:

1. 9m² for single rooms and 11m² for double rooms

These standards apply where there is non-cohesive living and/or there is no shared living room (or equivalent suitable communal living space) available for socialising

2. 7.1m² for single bedrooms and 10.2m² for double bedrooms

These standards apply where the HMO is occupied by a group of tenants living cohesively and there is a separate shared living room of minimum 10m² (or an equivalent suitable communal living space)

Where the kitchen facilities are provided within the sleeping room the following apply:

- **12m² for single rooms and 14m² for double rooms**

These standards apply to 'traditional' bedsits and self-contained studio flats in converted buildings

Click here for [Camden's HMO standards](#)

Notes

The government has adopted national minimum space standards for rooms in licensable HMOs used as 'sleeping accommodation'. From 1 October 2018 landlords cannot legally let out any rooms to be used as sleeping accommodation below **6.51m²** to a single adult, and any room below **10.22m²** cannot be let to two adults.

The government clearly stated however that local authorities can set their own local HMO standards with respect to minimum room sizes and Camden has no plans to change the current HMO standards. However, Camden's HMO standards are a guide and in certain circumstances they may be applied flexibly for each HMO being assessed. An EHO will visit the property and carry out a full inspection before a final licence is granted. This ensures we deal with all properties in a fair and reasonable way.