



**Guidance on shared bathing and toilet facilities for licensable HMOs where all or some of the units do not have exclusive provision.**

Occupiers	Shared Wash hand basins	Shared Water Closets	Shared Baths or Showers
Up to 4	1	1	1
5	2	1	1
6	2	2	2
7	3	2	2
8	3	2	2
9	3	2	2
10	4	2	2
11	4	3	3
12	4	3	3
13	5	3	3
14	5	3	3
15	5	3	3

- Any person occupying a living unit with an en-suite facility shall be excluded from the calculations.
- For HMOs with 5 -10 occupants at least one WC should be in its own compartment, but where there is an over provision of bathrooms this could be in such a bathroom.
- For HMOs with 11-15 occupants there shall be at least two WCs in their own compartments, but where there is an over provision of bathrooms these could be in such bathrooms.
- All rooms in which a WC is located shall have a wash hand basin in the same room.
- All wash hand basins shall have an appropriate splashback
- All baths, showers, and wash hand basins shall be equipped with taps providing an adequate of cold and constant hot water.
- All bathrooms and toilets shall be suitably and adequately heated.
- All bathrooms and toilets shall be of an adequate size and layout
- All baths, showers, toilets and wash hand basins shall be fit for purpose.
- All baths, showers, toilets and wash hand basins shall be suitably located in relation to the living units and shall not normally be more than one floor away from the living unit.
- In HMOs where there are more distinct units of accommodation and where occupants tend to live separately from each other on a separate tenancy there shall - where reasonably practicable having regard to the age and character of the HMO, the size and layout of the unit and the existing provision of shared wash hand basins - be a either a sink or a wash hand basin within the living unit.

**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.**

**Guidance on bathing and toilet facilities for licensable HMOs where there are no shared facilities for a unit of living accommodation.**

In these cases an enclosed and adequately laid out and ventilated room with a toilet, wash hand basin and bath or fixed shower supplying adequate cold and constant hot water shall be provided for the exclusive use of the occupiers of that unit either within the living accommodation or within reasonable proximity to the living accommodation.

- All bathrooms and toilets shall be suitably and adequately heated.
- All bathrooms and toilets shall be of an adequate size and layout
- All baths, showers, toilets and wash hand basins shall be fit for purpose.

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