

London/Abbeydale/Chesterfield Road Selective Licensing - Overcrowding and Space Standards

The overcrowding and space standards are set out below. It includes rules for single family dwellings and non-licensable houses of multiple occupation (HMO).

1. Licence Holders and Managers (Landlords) must not permit anyone to occupy the property if it is going to make it overcrowded as described below.
2. If Landlords suspect that a house has become overcrowded, they must:
 - inform the tenants that they suspect this to be the case, and that the tenants must take what reasonable steps they can to reduce the numbers of occupiers so that the property is no longer overcrowded
 - be firm in making clear to the tenants that they will take reasonable steps to end the overcrowding, including taking possession action through the Courts if the tenants do not resolve the overcrowding themselves

Single Family Dwellings

Occupancy numbers in single family dwellings in Table 1 below must be complied with. These numbers must not be exceeded.

Single Family Dwellings	
Property Size	Permitted Number of Occupiers
One bedroom	2 people
Two bedrooms	4 people
Three bedrooms	6 people
Four bedrooms	7 people

Non-Licensable Houses of Multiple Occupation

Room sizes should comply with the standards set out below:

Standard HMOs where the kitchen facilities and living room area are shared and not contained within the bedrooms

Bedrooms	
Bedroom for 1 person aged over 10 years where a separate living area is provided	6.51m ²
Bedroom for 2 persons* aged under <u>or</u> over 10 years where a separate living area is provided	10.22m ²

HMOs where the kitchen facilities are shared but the living room area is contained within the bedrooms

Bedrooms	
Bedroom for 1 person aged over 10 years where there is <u>no</u> separate living area	10.22m ²
Bedroom for 2 persons* aged under <u>or</u> over 10 years where there is <u>no</u> separate living area	15m ²

Bedsit HMOs where kitchen facilities and living areas are contained within the bedrooms

One room unit of accommodation with cooking, living and sleeping facilities	
Bedroom for one person	13.0m ²
Bedroom for two persons	18.6m ²