

## **MINIMUM REQUIREMENTS FOR H.M.O PROPERTY**

### **Bedrooms with Common Living Room and Kitchen Available**

- |                  |                                    |   |
|------------------|------------------------------------|---|
| 1. Single Room   | (1Adult)                           | 6.5sq metres                                    |
| 2. Double Room   | (2Adults)                          | 10.5sq metres                                   |
| 3. Triple Room   | (3Adults)                          | 16.5sq metres                                   |
| 4. Over 3 adults |                                    | 16.5 sq metres + 4.5sq metres per person over 3 |
| 5. Family Room   | (2Adults + Children under 10Years) | 10.5sq metres + 4.5sq metres per child          |

### **Standard Bedroom where there is no Communal Living Area Available**

- |   |            |  |
|---|------------|--|
| 1. Single room                                | (1 adult)  | 10sq metres                                    |
| 2. Double room                                | (2 adults) | 15 sq metres                                   |
| 3. Triple room                                | (3 adults) | 19.5 sq metres                                 |
| 4. Over 3 adults                              |            | 19.5 sq metres + 6 sq metres per person over 3 |
| 5. Family Room (2 adults + children under 10) |            | 15 sq metres + 7 sq metres per child           |

### **Standards for Bedroom with cooker**

- |             |              |
|-------------|--------------|
| 1. 1 adult  | 13 sq metres |
| 2. 2 adults | 19 sq metres |
- (In normal circumstances children would not be accommodated in bedrooms with cookers.  
If, exceptionally, they are, appropriate measures must be taken to ensure their safety)

### **Standards for Communal Living Room, excluding any area used as a kitchen**

- |                |   |
|----------------|---|
| 1. 3-5 Persons | 8 sq metres and 1.5 sq metres per person thereafter |
|----------------|---|

### **Standards for Communal Living Room**

- |                  |               |
|------------------|---------------|
| 1. 3-6 Persons   | 11sq metres   |
| 2. 7-10 Persons  | 16.5sq metres |
| 3. 11-15 Persons | 19.5sq metres |

### **Space Layout**

Every room used as a Bedroom should be capable of accommodating at least;

1. A Bed
2. A Wardrobe (Except where built-in wardrobe of equal size is provided)
3. A Chest of Drawers,

### **Together with Adequate Activity Space**

4. Suitable arrangements should be provided for Internal or External drying of clothes,  
Bedding etc

### **Kitchens**

1. One sink for a maximum of Five persons, with integral drainers
2. Adequate food storage. (Lockable if requested)
3. Adequate impervious work surface
4. One cooker for a maximum of Five persons (Four rings, Oven & Grill)

Microwave ovens and 12 place automatic dishwashers may be provided, but these do not entirely replace cookers and sinks.

### **Sanitary Facilities**

1. One WC for a maximum of Five persons
2. One bath or shower for a maximum of Five persons
3. Every toilet to have a washbasin within the toilet itself, or within an adjacent space providing the sole means of access to the toilet. The toilet and washbasin space should also be separated by a door, from any room or space used wholly or partly for the preparation or consumption of food.

### **Energy Efficiency**

[The Energy Efficiency \(Private Rented Property\) \(Scotland\) Regulations 2019](#)

A landlord advertising a property to let in Scotland is required by law to provide an EPC for that property and must display the EPC rating in the advert. This applies to HMOs as well. Given that this is an existing legal requirement, HMOs must therefore comply with the minimum standards set out in these Regulations.

The Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019, due to be laid before the Scottish Parliament later this year. Proposals are as follows:-

Date	EPC Standard	Properties in scope
From 1 April 2020	EPC E	Change in tenancy
By 31 March 2022	EPC E	All tenancies
From 1 April 2022	EPC D	Change in tenancy
By 31 March 2025	EPC D	All tenancies

We are advising HMO applicants of the changes in the legislation so that you have time to improve any property. When applications are being made for H.M.O licences we will check that an EPC provided by the applicants complies with the above regulations.

### **Space Heating**

1. Fixed heating system or be served by a central heating or underfloor heating system, capable of maintaining a temperature of 18c when outside temperature is – 1c.
2. LPG heaters must not be used.

### **Detection of Carbon Monoxide**

There must be installed a CO alarm which meets the requirements of BS EN 50291; 2001 in the same room as any gas appliance. Alarms should be powered by a battery designed to operate for the working life of the alarm. Such alarms should incorporate a warning device to alert users when the working life is due to pass. This type of alarm is easier to change when the working life has expired as it does not require a specialist electrician.

### **Gas Safety**

Under the Gas Safety (Installation and Use) Regulations 1998, the landlord must have an annual gas safety check carried out on all gas appliances by a CORGI registered gas installer.

The licensing authority will request a copy of the current gas safety certificate to confirm that this has been done.

### **Electrical Safety**

The landlord will be required to provide certification to show that the electrical system (PIR) and any electrical appliances provided by the HMO owner (PAT) have been examined by a competent person who has confirmed they are functioning properly and are safe. Such an examination should be carried out at least once every Three Years.

Authorities should be satisfied that the PAT certificate is up to date (these must be renewed at least annually, or as directed by the approved electrical contractor).

### **ELECTRICITY**

Electrical Socket Outlets in each room; 6

Electrical Socket Outlets in Kitchen; 6

Additional Electrical Socket Outlets anywhere else in building; 4

**These sockets should be easily accessible. Other outlets may be inaccessible, for example those for white goods.**

### **Security**

The accommodation should have secure locks on all access doors and ground floor or accessible windows and on the doors of residents' rooms where appropriate. All locks should be capable of being opened from the inside without recourse to a key, so that residents can escape in case of fire.

### **Application for a Licence**

The display notice (**Cert 1**) must be displayed in accordance with the information contained within the **Guidance To Applicants** information pack under the **Display Notice** section, and the completed form (**Cert 1**) must be returned to this section after the 21Day period has expired.

### **Declaration**

**Section 13 of the Application Form must be completed before the form is submitted.**