



landlord accreditation scheme

Better for you, better for your tenants

Guidance notes for completing the standard requirement form

Note 1

Schedule of amenity standards in relation to the number of persons

	Bed-sit type of letting where kitchen facilities are provided within the letting rooms for the sole use of the occupant of the room	Bed-sit type of letting where kitchen facilities are not within each unit of accommodation and are shared with other occupants but no communal area	Shared house where kitchen facilities are shared with other occupants but a communal living space is provided
Single room unit/bedroom for one person	13m ² If more than one room is provided the minimum size for the bedroom is 6.5m ²	10m ²	6.5m ²
Shared kitchen	Not applicable	7m ² for up to 5 people 11m ² for 6 – 10 people	7m ² for up to 5 people 11m ² for 6 - 10 people
Shared kitchen/dining room	Not applicable	Not usually applicable	11.5m ² for up to five people 19.5m ² for 6 – 10 people
Shared living space	Not applicable	Not usually applicable	8m ² plus 1m ² per person
Total communal living space	Not applicable	18m ² for up to five people 27.5m ² for 6 – 10 people	18m ² for up to 5 people 27.5m ² for 6 – 10 people

NB. These standards are under review please use as guidance only

Note 2

Every habitable room (including bathrooms) must be provided with suitable heating capable of maintaining a healthy indoor temperature (18 to 21 degrees Celsius) and be capable of being used at any time.

Note 3

All electric light bulbs within the property (where reasonable) should be energy efficient.

You must provide written advice to your tenants on how to use the heating system installed within the property effectively.

Note 4

1 – 4 people	At least one complete bathroom and one WC. The second WC may be combined in another bathroom.
5 people	One bathroom, one separate WC with WHB but the WC can be contained within a second bathroom. Note: a single WC is allowed if separated from the bathroom
6 – 10 people	Two bathrooms and two separate WCs with WHBs but one of the WCs can be contained within one of the bathrooms
11 – 15 people	Three bathrooms and three separate WCs with WHBs but two of the WCs can be contained within two of the bathrooms

Note 5

As a basic standard, you must ensure:

- Standalone smoke detectors are fitted in the hallway and landing area
- a fire blanket should be provided in the kitchen