



# Units of living accommodation without shared basic amenities

## This leaflet tells you:

- The amenity standards relating to units of living accommodation without shared basic amenities.

## Legal requirements are set out in bold type in the document

Where a unit of living accommodation contains kitchen facilities for the exclusive use of an individual household, and there are no extra kitchen facilities available for other households, the unit must provide:

- **Adequate appliances and equipment for the cooking of food:**

The minimum requirement is two rings/hot plates together with a minimum of a 1 cubic foot/28 litre oven and a grill for one person, or four rings/hot plates together with a minimum of a full size oven and a grill if provided for more than one person.

One or two rings can be a substitute to a microwave oven subject to an agreement with the licensing officer. Ensure appliances connected to the gas or electricity supply have been installed properly and working correctly. A competent person shall maintain all gas appliances.

- **A sink with an adequate supply of cold and constant hot water:**

A full size sink included with a draining board with a plug, a chain, and a waterproof splash-back 300mm high.

It is prohibited to use washbasins instead of sinks. Stand-alone water heaters are not a satisfactory supply of hot water.

- **A work top for the preparation of food:**

A worktop or table of smooth and impervious material that is capable of easily being cleaned and of minimum size 500mm x 1000mm for single person units, or 500mm x 1500mm for two person units. A suitable

waterproof splash-back 300mm high included where any work surface abuts a wall and all joints adequately sealed.

- **Sufficient electrical sockets:**

Four power sockets in addition to any serving major appliances set at a convenient height and safe position above the work surface.

- **A cupboard for the storage of kitchen utensils and crockery; and:**

Each separate occupant provided with dry goods storage space either within the kitchen, or in an adjacent and readily accessible position. One double wall cupboard or a single base unit is required per occupancy for the storage of dry goods and utensils, although occupancies comprising more than one individual will require additional space. If located in a communal room, the dry goods storage shall be lockable or otherwise secure.

The space in a unit below the sink is not acceptable for the above purposes.

- **A refrigerator:**

If possible, separate fridges provided per occupant. Otherwise, provide each separate occupant with at least one shelf of refrigerator space in a readily accessible room.

Adequate freezer space should be also be provided.

- **Where there are no adequate shared washing facilities provided for a unit of living accommodation, as mentioned in paragraph, 2 an enclosed and adequately laid out and ventilated room with a toilet and bath or fixed shower supplying adequate cold and constant hot water must be provided for the exclusive use of the occupiers of that unit either:**

**(a) Within the living accommodation; or**

**(b) Within reasonable proximity to the living accommodation**

1. Washing facilities should ideally be for exclusive use but where this is not possible the following should apply:
2. "Reasonable proximity to the living accommodation" shall mean no more than one floor away from the living accommodation.
3. One standard sized washbasin, (approx. 550mm x 400mm) with a 300mm waterproof splash back with cold and constant hot water in each shared bath/shower room serving a maximum of five occupiers.
4. Each occupancy shall include, where practicable, with a bath or shower in a separate room. Otherwise, a readily accessible, standard sized bath in a bathroom, or a standard sized shower in a suitable room together with adequate drying and changing space.

A 300mm waterproof splash back to the bath. In the case of a shower whether it is over a bath or in its own compartment, the splash back shall be 150mm above the showerhead and up to at least the edge of a fixed shower screen. Where a shower curtain is used, the splash back should extend 300mm beyond the shower curtain. All joints adequately sealed. Any shower shall have fully tiled walls or a complete freestanding cubicle.

5. Each separate toilet compartment provided with a suitable washbasin with cold and constant hot water and a 300mm tiled splash back.
6. External toilets are not included.
7. The bath/shower, with adequate cold and hot water supplies, shall be available at all times.
8. The walls and floor of any toilet, bathroom or shower room must be reasonably smooth, non-absorbent, and capable of being easy to clean.

9. All sanitary fittings must be of non-absorbent material and capable of being easy to clean.

For more information, please contact the Private Sector Housing team by email: [pshousing@dacorum.gov.uk](mailto:pshousing@dacorum.gov.uk) or call **01442 228000** and ask for **Private Sector Housing**.