

Camden's minimum room sizes for sleeping accommodation in HMOs

The purpose of HMO licencing is to drive up standards and the council recognises the importance of private space within individual bedrooms in HMOs.

As a guide, Camden has adopted minimum room size standards for sleeping rooms in HMOs that vary to take into account the nature of the HMO, how it is let and occupied, and whether reasonable communal living room space is available. For shared houses and flats, the minimum room size standards are as follows:

Minimum floor area where kitchen (shared or exclusive use) is provided in a separate room		Minimum floor area where kitchen facilities are located within the room	
Single	Double	Single	Double
9m ²	11m ²	12m ²	14m ²
Minimum floor area for rooms in HMOs with a shared kitchen and a shared living room of at least 10m ² and where there is cohesive living			
Single (where no WHB is installed)		Single with WHB (where a WHB is installed)	Double (with or without WHB)
7.1m ²		7.3m ²	10.2m ²

Room size standards for sleeping accommodation within self-contained flats and studios in converted HMO buildings, or within Hostel accommodation, are set separately. [For further information on all our standards](#)

Camden's room size guidance

Camden's HMO standards are set assuming bedrooms are reasonably rectangular in shape which maximises the useability of the floor space within the room.

The main considerations for determining the suitability of a room used as sleeping accommodation are listed as follows:

1. The council will consider the shape of the room and assess the 'useable living space' inside the room. All bedrooms in HMOs must be an appropriate shape and be of suitable layout. The position of the room entrance door should not impinge on the effective useable area.
2. Space which isn't 'useable' will be disregarded from the total floor area when calculating the room size. For example, where the floor space has a low headroom (below 1.5m) or the area behind the door (inside the room) comprises a narrow corridor, this space will be discounted. Other doors providing access to other areas, such as ensuite facilities or balconies which reduce the overall useability of the floor space will be discounted

3. Space taken up by fitted units are included in the floor area calculation, but chimney breasts, lobbies and ensuite bathroom or shower rooms aren't counted
4. A bedroom used exclusively for sleeping must be large enough with sufficient useable floor space to accommodate a basic set of furniture comprising: a bed; bedside table; a suitable sized wardrobe and chest of drawers; desk and chair; and there must be sufficient circulation space to safely move around
5. Where an HMO lacks communal living space, the bedroom/bedsit must be capable of being multifunctional. Additional living space is therefore required within the room to compensate for the lack of living space elsewhere in the property. In addition to normal bedroom furniture, a bedroom/bedsit should be large enough to provide sufficient space to sit down at a table to eat a meal, to relax and watch television and to study. The occupant should have enough space to entertain guests, safely move around and store personal belongings
6. Smaller bedrooms which are an irregular shape or have narrow dimensions may be deemed totally unsuitable for use in an HMO, especially when:
 - The room in question has been created following poor/unauthorised construction
 - The room is an inner room. (This is a bedroom which can only be accessed by passing through another room, such as a lounge, kitchen or bedroom)
7. When assessing a rooms suitability for use, regard will also be given to the size and shape of any existing communal living space (if available) which must be a regular shape and fully useable
8. Irrespective of size, no one shall sleep in a room without access to natural light and ventilation, for example basements without windows. (This would be a breach under the Fitness for Human Habitation Act 2018)

In certain circumstances, bedroom sizes smaller than the Council's HMO standards may be permitted at the discretion of the Council if they are of a good layout, having regard to the living arrangements and any communal living and/or storage space available to the tenants within the HMO. The property as a whole must in addition be well managed and compliant with HMO standards in other respects.

Whilst the government has adopted national minimum space standards for rooms in HMOs used as 'sleeping accommodation' it must be noted that these are set as a baseline below which local authorities are not permitted to set lower standards.

[Details of these standards are referred to in our HMO standards booklets](#)

Furthermore, the government has clearly stated that local authorities can set higher local HMO standards with respect to minimum room sizes. Camden reviewed its standards in the light of this guidance and has no plans to change its current HMO space standards.