



# Washing Facilities, Sanitary Conveniences (Shared)

## This leaflet tells you:

- The amenity standards relating to Washing Facilities, Sanitary Conveniences in a property

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

- Where all or some of the units of living accommodation in an HMO do not contain bathing and toilet facilities for the exclusive use of each individual household:
  - (a) where there are four or fewer occupiers sharing those facilities there must be at least one bathroom with a fixed bath or shower and a toilet (which may be situated in the bathroom);
  - (b) where there are five or more occupiers sharing those facilities there must be:
    - (i) one separate toilet with wash hand basin and appropriate splash back for every five sharing occupiers; and
    - (ii) at least one bathroom (which may contain a toilet) with a fixed bath or shower for every five sharing occupiers.

The provision of **washing facilities** shall be for exclusive use wherever possible but otherwise, as follows:

<b>Number of occupiers sharing</b>	<b>Washing Facilities</b>
Up to 5 people	One bathroom with wash basin and bath or shower
6 to 10 people	Two bathrooms

## Wash Basins

1. One standard sized washbasin, (approx. 550mm x 400mm) with a 300mm waterproof splash back with cold and constant hot running water shall be supplied in each shared bath/shower room serving a maximum of five occupiers.

## Bath and Shower Facilities

2. 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 must be included in the property. A 300mm waterproof splash back to the bath also included.

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 to be adequately sealed. Any shower shall have fully tiled walls or a complete self-standing cubicle.

## Toilet Facilities

Number of occupiers sharing	Toilet Facilities required
1- 4 occupiers	1 toilet may be incorporated within the bathroom
5 occupiers	1 toilet to be separate from the bathroom (although may be in second bathroom)
6 – 8 occupiers	2 toilets may be sited within 2 separate bathrooms
9-10 occupiers	2 toilets. 1 toilet must be separate from any bathrooms
11+ occupiers	3 toilets. 1 toilet must be separate from any bathrooms or provision of a 4th toilet separate from any bathroom.

Each separate toilet compartment shall be provided with a suitable wash basin with cold and constant hot water and a 300mm tiled splash back.

External toilets shall be ignored.

**Having regard to the age and character of the HMO, the size and layout of each flat and its existing provision for wash hand basins, toilets and bathrooms, where reasonably practicable there must be a wash-handbasin with appropriate splash back in each unit except where a sink has been provided.**

- In some circumstances, a washbasin may not be required; you will need to discuss this with your licensing officer. Where washbasins are required, the splash back to a washbasin shall be a minimum of 300mm high and at least equal to the width of the washbasin and all joints shall be adequately sealed.

**All baths, showers and wash hand-basins in an HMO must be equipped with taps providing an adequate supply of cold and constant hot water.**

- The bath/shower, with adequate cold and constant hot water supplies, shall be available at all times.

**All bathrooms in an HMO must be suitably and adequately heated and ventilated.**

- Heating shall be provided in every bathroom capable of maintaining a temperature of 20 degrees Celcius (°C) when the outside temperature is -1 °C. (The provision of insulation can assist in meeting this standard.)
- All bathrooms shall have mechanical ventilation providing a minimum of four air changes an hour. Such an installation shall be fitted with an overrun device. In the case of bathrooms, this will usually be to the lighting circuit of the room but in certain cases, for example, where the fan is humidity controlled, this may not be possible.
- All toilet compartments must have either an openable window or mechanical ventilation providing at least one air change per hour.

**All bathrooms and toilets in an HMO must be of an adequate size and layout.**

All bathrooms and toilet compartments shall have a minimum floor to ceiling height of 2130mm. In the case of rooms with sloping ceilings, there shall be a minimum height of 2130mm over half of the floor area of the room.

Measurements shall be taken on a plane 1500mm above the floor. Any floor area where the ceiling height is less than 1500mm high shall be disregarded.

**All baths, toilets and wash hand basins in an HMO must be fit for the purpose.**

- The walls and floor of any toilet, bathroom or shower room must be reasonably smooth, non-absorbent, and capable of being easily cleaned.
- All sanitary fixtures must be of non-absorbent material and capable of being easily cleaned.

**All bathrooms and toilets in an HMO must be suitably located in or in relation to the living accommodation in the HMO.**

- A bathroom shall be no more than one floor distant in relation to the bedroom.
- A toilet shall be no more than one floor distant from living and bedrooms.
- Where shared, these facilities must be accessible from a common area.

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**.