

Room sizes for BEDSITS

Occupancy type	Minimum room size
Single bedsit or studio with kitchen facilities within the room ² One-roomed unit Two or more-roomed unit	Minimum size of bedsit or studio should be 13 square metres. Minimum size of bedroom should be 6.5 square metres. Minimum size of living room should be 9 square metres. Minimum size of living room/kitchen should be 11 square metres. (Does not include bathroom size) ² .
Double bedsit or studio with kitchen facilities within the room ² ie bedsits and studios for married couples/co-habitees/civil partnerships One-roomed unit Two or more -roomed unit	Minimum size should be 15 square metres. Minimum size of bedroom should be 10.2 square metres. Minimum size of living room should be 12 square metres. Minimum size of living room/kitchen should be 15 square metres. Minimum size of living room/bedroom should be 14 square metres. (Does not include bathroom size) ² .
Single bedsit or studio with a kitchen elsewhere ² One-roomed unit Two or more-roomed unit	Minimum size should be 10.2 square metres. Minimum size of bedroom should be 6.5 square metres. Minimum size of living room should be 9 square metres. Minimum size of living room/kitchen should be 11 square metres.
Double bedsit or studio with a kitchen elsewhere ² ie bedsits and studios for married couples /co-habitee /civil partnerships One-roomed unit Two or more-roomed unit	Minimum size should be 14 square metres. Minimum size of bedroom should be 10.2 square metres. Minimum size of living room should be 12 square metres. Minimum size of living room/kitchen should be 15 square metres. Minimum size of living room/bedroom should be 14 square metres.

Please note the minimum floor to ceiling height of 2.14m, except where part of the ceiling slopes and then it should be a minimum of 2.14m over an area of the floor to not less than 50% of the area of the room, measured on a plane of 1.5m above the floor.

² CIEH Amenity Standards for HMOs, 1994