**Changes to minimum standards**

Insertion of information relating to The Homes (Fitness for Human Habitation) Act 2018. As mentioned, some of these issues will be addressed by the minimum standards and others using HHSRS under part 1.

Room sizes, sleeping rooms - ceiling height has been reduced to 1.5m in line with the DCLG technical housing standards (2015) and the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regs 2018.

Insertion of explanatory note regarding the the national minimum room size and the Council’s own minimum room sizes as outlined in the Government guidance ‘houses in multiple occupation and residential property licensing reform: guidance for local housing authorities’.

Stipulation that double rooms should be occupied by one household – not by two people on individual contracts

Heating – added ‘Lot 20 compliant’ New EU Ecodesign Directive – legal requirement from 1 Jan 2018.

Power sockets – added reference to USB ports to reflect change to use of sockets. Officer guidance will specify in what circumstances we might accept less sockets.

Fire safety - BS5839 Part 6 was updated in April 2019 which brought in changes which have not been incorporated in the LACORS fire safety guidance (2008) which in some respects is now out of date.

Carbon monoxide alarm – added so requirement in line with Building regulation standards across the UK and some of the requirements in British Standard BS EN 50292:2013

Kitchen facilities – clarifies that this lower room size of 4.8m2 is only allowed where there is cohesive living

Kitchen mechanical ventilation –small changes to requirements to clarify

Wash hand basins in bedrooms – removed the need for a wash hand basin in each bedroom where there is cohesive living. Reference to where wash hand basin ‘required’ removed from minimum room size for single bedroom.

Wash hand basins in bathrooms – removed the need for a minimum size of 550mmx400mm. Whilst a full size WHB is preferable. Officers will ensure it is suitable for use, bearing in mind the space available and location.

Bathroom and WC ventilation – small changes to requirements to clarify

Separate HMO standards for self-contained flats and studios within HMOs defined by sections 254 and 257 of the Housing Act 2004. The standards for studios are the same in both.

Changes to definitions to help clarity.