

Summary of changes to the Revised September 2019 Amenity Standards

Page 10 - Amenity Provision in relation to total number of persons (1-5 persons inclusive)

Page 13 - Amenity Standards for Kitchen Facilities

Where more than 5 persons occupy a house, the provision of a double-bowled sink & single drainer, or a dishwasher (in addition to a sink) may be treated as meeting this standard up to 9 persons. (changed from 6-10 persons to more than 5 and up to 9 persons)

Page 15 - Space Standards for ALL HMOs combined

Page 20 - Electrical Appliances

The electrical wiring and installation should be tested and certified by an NICEIC or ECA registered electrical contractor and the appropriate certification provided every five years or at change of tenancy if appropriate. All Code 1 & 2 defects should be attended to as a matter of priority.

There should be sufficient and suitably located socket outlets to avoid overloading the supply and the use of multiple adaptors. There should be no electrical sockets in bathrooms, near kitchen sinks, wash hand basins or other sources of water. Ceiling switches should operate electric light fittings in bathrooms.

All electrical equipment must be supplied in a safe and fully operational condition with appropriate fuses and plugs. There should be no taped joints or loose or exposed wiring.