

Consultation on proposed Essex HMO Amenity Standards.

A [consultation](#) runs from 22 May until 19 June 2018 on the proposed Essex HMO Amenity Standards. Members are invited to respond.

Councils are responsible for ensuring that there are adequate amenities in an HMO (typically a shared house or bedsit). The Essex HMO Amenity standards were introduced a number of years ago which provides a set of standards for HMOs across Essex that vary dependent on the type of HMO. These standards now require reviewing and the new proposed standards include:

- Minimum room sizes (in addition to the minimum legal prescribed standards)
- Number of amenities, including:
  - kitchen facilities – size of kitchen, amount of work surfaces, number of power sockets, hob rings, ovens, grills sinks, cupboards for food storage and fridge/freezers.
  - Bathrooms – baths, showers, separate W.C.'s and wash hand basins
- Space heating, power supply and electrical sockets, lighting and ventilation, hygiene in kitchens and bathrooms, clothes washing and drying, food storage and waste disposal and security

Information about the consultation is being widely promoted across Essex. Landlords, tenants, managing agents and anyone with an interest in HMOs are encouraged to take part in the on-line consultation. The survey results will be considered and, following adoption by Cabinet, the proposed new Essex HMO Amenity Standards will form the basis of amenity requirements in all HMOs across the District.

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