



Statutory Overcrowding Part X Housing Act 1985

A property is statutorily overcrowded under part 10 of the Housing Act 1985 when either the **Room Standard** or the **Space Standard** is contravened.

The Room Standard.

The room standard is contravened when the number of people sleeping in a dwelling and the number of rooms available as sleeping accommodation is such that two persons of opposite sexes who are not living together as man and wife are forced to sleep in the same room.

- Children under the age of ten shall be left out of the account.
- A room is available as sleeping accommodation if it is of a type normally used in the locality either as a bedroom, living room or other habitable room.

This means that living rooms must be regarded as an extra bedroom.

Space Standard

The permitted number of persons per room is the smaller of the number of persons obtained from the following two calculation methods:

Where a house consists of:

- 1 room – 2 persons
- 2 rooms – 3 persons
- 3 rooms – 5 persons
- 4 rooms – 7 ½ persons
- 5 rooms or more – 2 for each room

Or

Floor area of room	Number of persons
Below 4.65m ²	nil
4.64m ² - 6.5m ²	1/2 person (child under 10 years)
6.5m ² - 8.37m ²	1 ½
8.37m ² - 10.22 m ²	1 person
10.22m ² or greater	2 persons

- No account shall be taken of a child under the age of one.
- A child of one to ten counts as a ½ unit.