

Do you think you are Overcrowded?

Whether or not you are 'overcrowded' will depend on the size and occupancy of your home.

This guide applies to people who do not share living accommodation with people from another household. It uses the overcrowding standard described in the Housing Act 1985. If a dwelling is overcrowded when compared to this standard, then the overcrowding is known as statutory overcrowding.

Follow the steps to assess the space in your home

1

Calculate the total number of person units who regularly sleep in your home

- Children less than 1 year = 0
- Children between 1 – 10 = $\frac{1}{2}$
- Everyone over 10 years = 1

The number of person units may not be the same as the number of people. Children less than 1 year count as 0 units, children over 1 and under 10 count as half a unit and children and adults over 10 count as one unit.

Write the total number of person units in your family here

(Box 1)

2

Based on the number of rooms in your home, excluding kitchens, bathrooms and toilets, calculate the number of person units allowed

Example: if you have two bedrooms and a living room, you have three rooms and therefore 5 person units are allowed to live there.

Number of Rooms	Number of Person Units
1	2
2	3
3	5
4	7 $\frac{1}{2}$
5 or more	2 for each room

Based on the number of rooms you have (excluding kitchen, bathroom and toilet) how many person units are allowed to live in your home. Please find the answer in the table above.

Write it here

(Box 2)

There is one more calculation that is based on the size of the rooms in your home. It is for those homes that have very small rooms.

Please calculate the sizes of the rooms in your home now and then have a look at the number of permitted person units allowed in each room.

3

Based on the SIZE of each room in your home, excluding kitchens, bathrooms and toilets, calculate the number of person units allowed

- You must include bedrooms and living rooms (but not kitchens, bathrooms and toilets)
- You need to know the floor area of these rooms, so you will need to measure the length and width of the rooms and multiply them together to get the area
- Small rooms (floor area less than 4.65m² can be omitted)
- Areas of floor beneath low ceilings (1.52m and lower) can be omitted.

Example: If a room size is 4M in length and 3M in width then the calculation to find the floor area is 4 x 3 = 12M²

Floor area of room	Number of Person Units
10.22m ² or more	2
8.36 to <10.22m ²	1 $\frac{1}{2}$
6.51 to <8.36m ²	1
4.65 to <6.51m ²	$\frac{1}{2}$

Note: "<" means "less than"

Based on the size of the rooms you have (excluding kitchen, bathroom and toilet) how many person units are allowed to live in your home. Please find the answer in the table above.

Write it here

(Box 3)

4

Now decide if statutory overcrowding is likely

To do this you need to answer 3 questions:

Question 1:

Is the number of person units regularly sleeping in your home (box 1) more than the permitted number (box 2)?

Write the answer
Yes or No here

(Box 4)

Question 2:

Is the number of person units regularly sleeping in your home (box 1) more than the number permitted based on the size of your rooms (box 3)?

Write the answer
Yes or No here

(Box 5)

Question 3:

Do two people who are 10 years old or more and of opposite sex have to sleep in the same room?

- People living as husband and wife are not included
- Living rooms have to be included
- The test is whether or not people have to sleep in this way e.g. where a couple have two grown up children of opposite sex and two rooms available, then it would be possible for father and son to sleep in one room and mother and daughter in the other

Write the answer
Yes or No here

(Box 6)

If the answer to any of these questions is YES, then you may be statutorily overcrowded

5

The next step

If this self-assessment suggests you are statutorily overcrowded please contact the housing department who will let you know how the local authority can help.

If you are not able to make the assessment yourself or if you are not sure that you have completed it correctly contact Hertsmeres's Housing Department on:

020 8207 7802 (Private Sector Housing)

Do you think
you are
overcrowded?



Self-assessment guide

Hertsmere
Borough Council 