

Bedroom Standard



Dolphin Living

1. Minimum Standard

1.1 We will use the following guidelines known as a 'Bedroom Standard' to determine the minimum number of bedrooms that a particular household requires. Households occupying larger homes than those outlined in the bedroom standard are under-occupying their home:

- Single adults require one bed space in a one bedroom home.
- Two adults not living as a couple require two bed spaces in a two bedroom home
- Two adults living as a couple (whether as part of a larger household or not) require two bed spaces in a home with one double bedroom (unless there is medical evidence to support the need for separate bedrooms).
- A single parent or couple with children require two bed spaces in a home with one double bedroom, plus bedrooms for the children (as set out below).
 - Children of the same sex will normally be expected to share except where there is medical evidence to support the need for a separate bedroom:
 - Two boys under 21 are expected to share a bedroom
 - Two girls under 21 are expected to share a bedroom
 - Children of different sexes will be expected to share a bedroom unless the eldest is older than 10 or there is medical evidence to support the need for separate bedrooms.
- An adult carer, living full time and permanently in the household, caring for a member of the household, will be expected to have their own single bedroom.
- Any single adult aged 21 and over should have their own bedroom.
- Any young single adult under 21, who is a member of the household but not part of the same family, should have their own bedroom.

*Babies will be considered from birth

1.2 The bedroom standard is used to assist Dolphin Living in determining the minimum size property a particular household require and also to determine the level of under-occupation or overcrowding of occupied homes.

2. How we define overcrowding

2.1 The demand for our homes is higher than our supply. We are therefore keen, wherever possible, to maximise the use of available accommodation by ensuring it is fully occupied but not overcrowded. The bedroom standard above will act as a minimum standard.

2.2 Households who have one bedroom less than their needs (in accordance with the bedroom standard) will be considered overcrowded. Overcrowded tenants may be awarded additional priority for every household member who would be entitled to an additional bedroom under the bedroom standard. This will ensure that the more severely overcrowded tenants receive the utmost priority for rehousing.