



**Dolphin Square Charitable Foundation (DSCF) and Dolphin Living Limited
(DLL)**

Bedroom standard guidelines

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1. Minimum Standard

We will use the following guidelines known as a 'Bedroom Standard' to determine the minimum number of bedrooms that a particular household requires.

These guidelines are applicable to all applications received for Dolphin Living (meaning Dolphin Square Charitable Foundation, Hoxton Regeneration Limited and Dolphin Housing Limited) homes. Dolphin Living recognise the guidelines are not a statutory requirement and therefore are applied based on circumstances of each application.

1.1 The guidelines are:

- 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 one /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 16 are expected to share a bedroom
 - Two girls under 16 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 person aged 16 and over should have their own bedroom.
- Any single person aged 16 and over, who is a member of the household but not part of the same family, should have their own bedroom.

*Babies will be considered on proof of pregnancy (e.g. MATB1)

1.2 These guidelines are used to assist Dolphin Living in determining the minimum size property a particular household requires and to determine the level of under-occupation or overcrowding of occupied homes.

2. Under-occupying and 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 occupying larger homes than those outlined in the bedroom standard are under-occupying their home. Dolphin Living will consider applications that will result in



under-occupancy of one bedroom; however, priority will be given to households who would not be under-occupying the home.

2.3 Households applying to occupy a home that has one or more bedrooms less than their needs (in accordance with the bedroom standard) will be considered overcrowded. Dolphin Living will not accept applications that would result in overcrowded households. Where existing households become overcrowded as a result of changes to household composition Dolphin Living will work with the household to find suitable alternative accommodation. If no suitable accommodation can be found or if suitable accommodation is rejected Dolphin Living reserves the right to terminate the tenancy.

Overcrowded tenants will 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 greater priority for rehousing.