

Appendix 1 HCA comment on floorspace requirements

HCA minimum size ranges which we expect per dwelling are as follows:

1 bed space	30 to 35 sq m
2 bed space	45 to 50 sq m
3 bed space	57 to 67 sq m
4 bed space	67 to 75 sq m
5 bed space - 1 storey	75 to 85 sq m
5 bed space - 2 storey	82 to 85 sq m
5 bed space - 3 storey	85 to 95 sq m
6 bed space -1 storey	85 to 95 sq m
6 bed space - 2 storey	95 to 100 sq m
6 bed space - 3 storey	100 to 105 sq m
7 bed space - 2+ storey	108 to 115 sq m
7+ bed space	add 10 sq m per bed space

In general I find that affordable/social units are larger in size than comparative developer sale units, although they may have a different distribution of rooms, for example developer sale housing tends to have a larger number of ensuite bathrooms compared to social/affordable housing. Developer sale housing also usually includes garages, whereas social or affordable housing does not

NB the above refer to “bedspaces” NOT “bedrooms

In the case of Lifetime Homes and Wheelchair user housing, which we do also encourage, you would expect the units to be larger.

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