

Primary Authority Partnership

Warwickshire County Council Trading Standards & National Federation of Property Professionals & The Property Ombudsman

Primary Authority Advice

Advice requested:

What are the minimum requirements for describing a room as a bedroom?

Legislation considered:

Consumer Protection from Unfair Trading Regulations 2008 (as amended) (“*CPRs*”)

Other Material considered:

National Trading Standards Guidance on Property Sales – Compliance with the Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 [September 2015] (“*NTS Guidance*”)

Assured Advice Issued:

The *CPRs* require marketing not to contain false information that would deceive the average consumer into taking a transactional decision they would not have taken otherwise (Reg 5).

The Oxford English Dictionary defines a bedroom as ‘A room used or intended to contain a bed or beds’.

We believe the average consumer would expect that a room described as a bedroom should at least be able to accommodate one small single bed (76 x 190 cm), big enough for a person to walk down one side of the bed and have space for the room door to be fully opened and closed.

If the property is being marketed for rent, there may be local authority licensing requirements or environmental health requirements to consider, particularly overcrowding under the Housing Act 2004. With lettings, the property owner and agent should check with the relevant authority to establish any requirements before marketing.

Date Advice is Effective from:

24 04 2017

Reference and renewal:

The reference for this advice is: WTS/NFOPP/TPOS/11

This advice will be reviewed annually; however it will remain valid until it is marked 'obsolete' on the Primary Authority Database. If any part of this document requires amendment following a review, a completely new version will be added to the database and the previous version shall be marked 'obsolete'.