Primary Authority Partnership

Warwickshire County Council Trading Standards
Old Budbrooke Road, Warwick, CV35 7DP
&
Propertymark
Arbon House, 6 Tournament Court, Edgehill Drive, Warwick, CV34 6LG
&
The Property Ombudsman
Milford House, 43 - 55 Milford Street, Salisbury, Wiltshire, SP1 2BP

Primary Authority Advice Reference WTS/PM/TPO/11

This Primary Authority Advice has been produced by Warwickshire County Council Trading Standards Service, in partnership with The Property Ombudsman and Propertymark, for use by member businesses as an aid to complying with the law. If you follow this advice correctly, your local Trading Standards Service should respect this and not ask you to comply with the law in a different way. If you are contacted by a local authority enforcement body, please inform them that you are a member of the scheme.

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 (issue date): 24 04 2017

Last Review Date: 17 04 2020

Next Review Date: 16 04 2021

Primary Authority: Warwickshire County Council Trading Standards Service

Co-ordinators: The Property Ombudsman and Propertymark

Supporting Regulator: Not applicable

For Publication on the Primary Authority Register: Yes

Geographic Applicability: This advice applies throughout the United Kingdom.

Scope: This advice is applicable to all member businesses.

How to obtain up to date copies of this advice: Current copies of this advice may be obtained via the member organisations' websites:

www.tpos.co.uk/members/assured-advice/assured-advice-information

and

www.propertymark.co.uk/working-in-the-industry/primary-authority-advice/.