



HOW TO TURN A HOUSE INTO A HMO

A SIMPLE STEP
BY STEP GUIDE

*By Mary
+ Andrew*



WELCOME!

ELITE DWELLINGS

Hey, we are Andrew and Mary from Elite Dwellings and we are architects, designers and most importantly, property investors.

- // We combine our knowledge of property investing with our 25+ years of experience in architecture to help investors maximise the potential in their projects through layout optimisation and high-end design. As we are investors ourselves, we understand exactly what you are trying to achieve and the best ways to do it.
- // We believe in design-led property investment that maximises the potential of your property, provides high quality homes for tenants and high returns for investors. We use our skill set to design high-end spaces on a budget which demand the highest rents and ultimately increases your cash flow.
- // We have created a step-by-step guide of how to turn typical UK houses into HMOs by using case studies. We hope you gain lots of insight into how to convert a house into a HMO!



MARY AND ANDREW
Directors

***We are design-led
Architects and investors
commercially minded to
maximise the potential
of your project***



IN THIS BOOK

HOUSE TO HMO CASE STUDIES

We have created a step-by-step guide of how to turn typical UK houses into HMOs by using case studies. We hope you gain lots of insight into how to convert a house into a HMO!

// **CASE STUDY 01A** // Semi-detached into HMO - 5 bedroom 5 bathroom

// **CASE STUDY 01B** // Semi-detached into HMO - 7 bedroom 6 bathroom

// **CASE STUDY 02A** // Terraced House into HMO - 4 bedroom 3 bathroom

// **CASE STUDY 02B** // Terraced House into HMO - 5 bedroom 4 bathroom

// **CASE STUDY 02C** // Terraced House into HMO - 5 bedroom 4 bathroom

// **CASE STUDY 02D** // Terraced House into HMO - 5 bedroom 4 bathroom

// **INTERIOR INSPIRATION** // Various sizes of HMOs

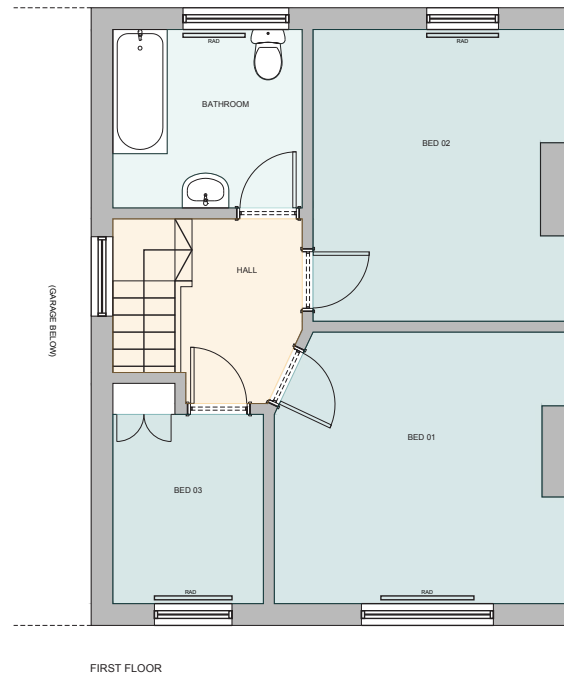
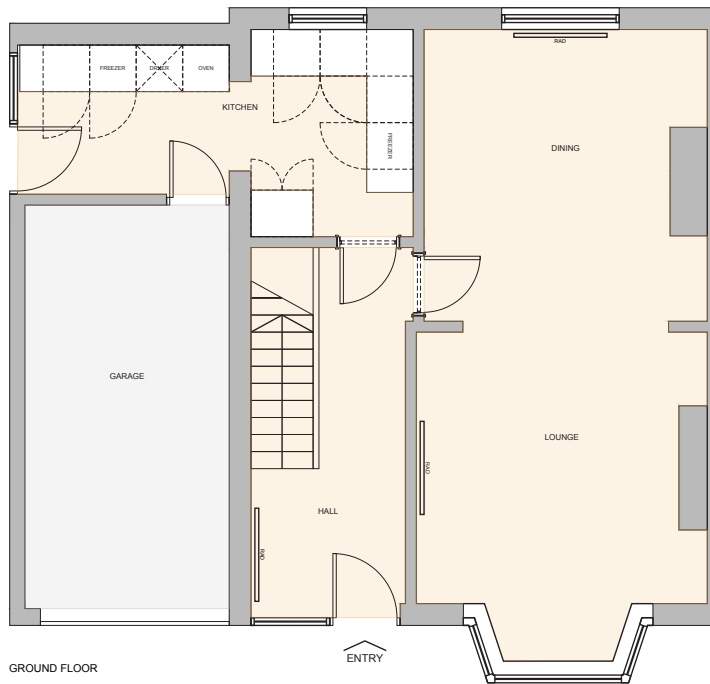


CASE STUDY 01A

SEMI-DETACHED

5 BED / 5 BATH HMO

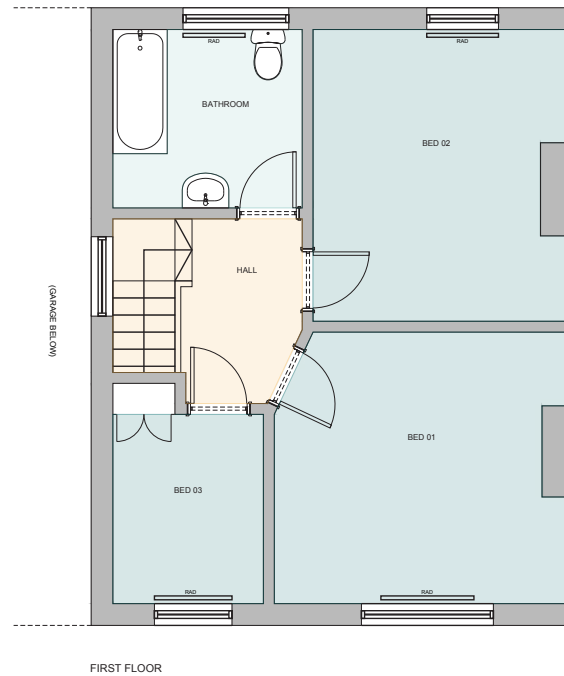
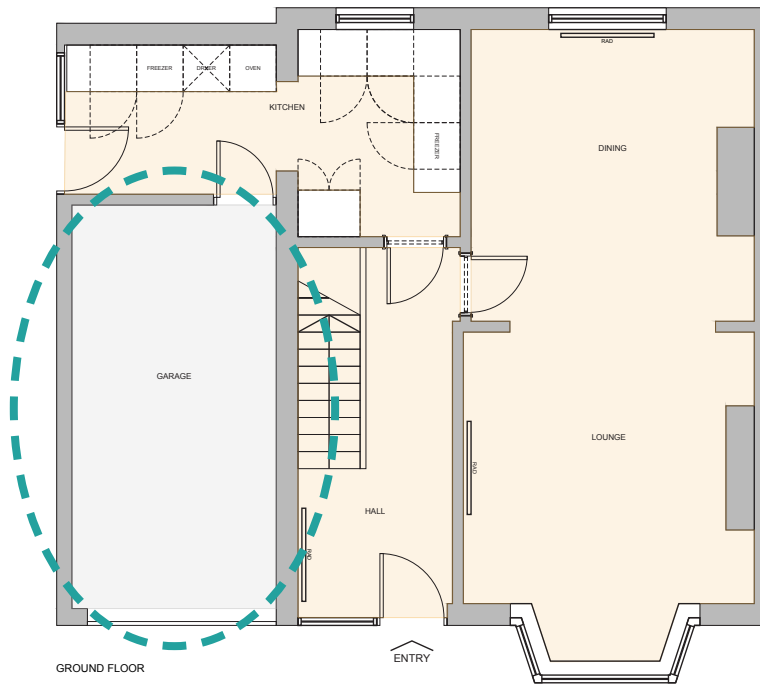
CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

- // layout pros and cons
- // Target market
- // Building structure
- // Project budget
-
- // User experience
- // Identity and brand
- // Future proofing

CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

Pros:

// Opportunity for extension

TIPS:

(The floorplan here shows an existing garage, this is your ideal when appraising a site, if there is no garage, it is important that there is land on the side enough for a side extension)

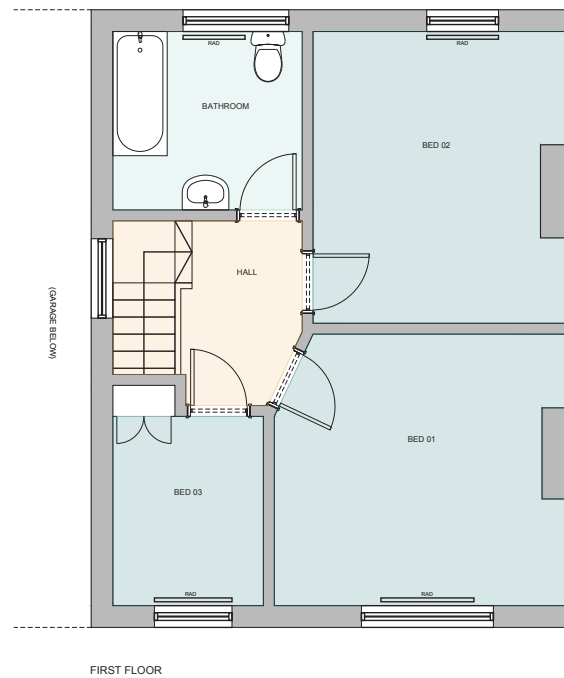
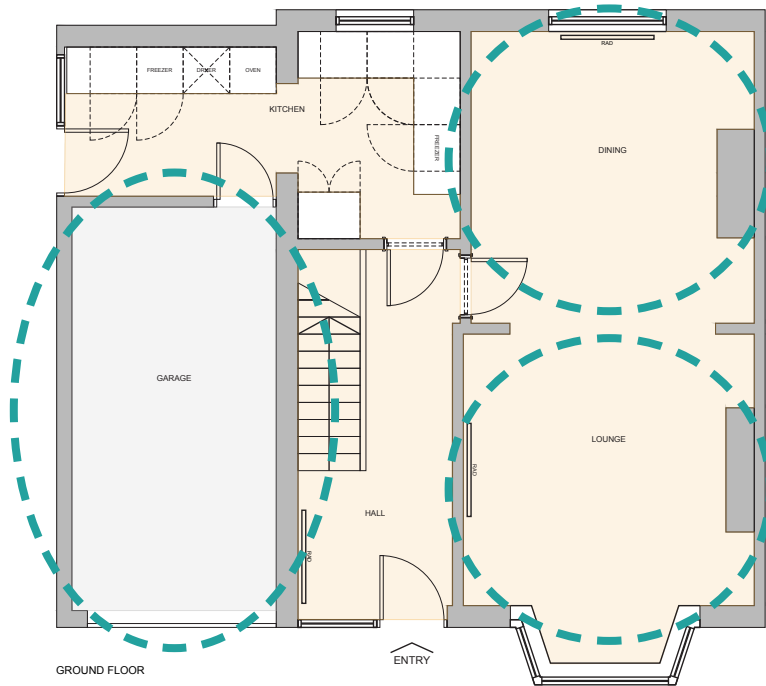
CASE STUDY: SEMI-DETACHED HOUSE

DESIGN CONSIDERATIONS

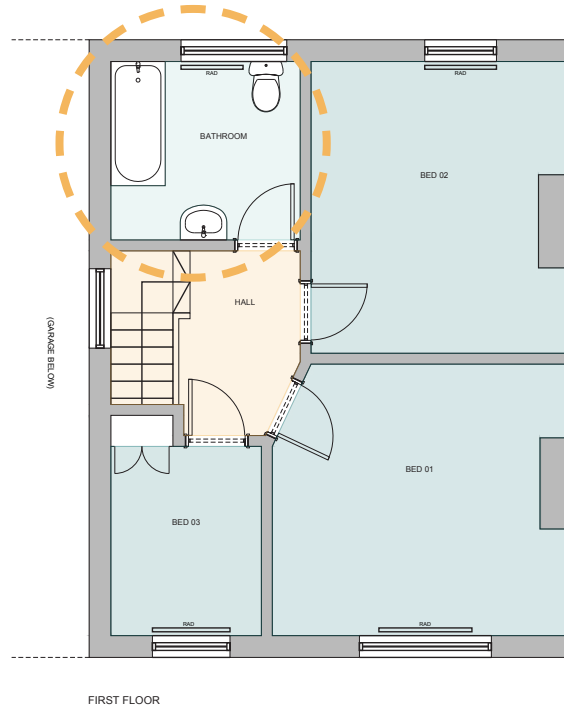
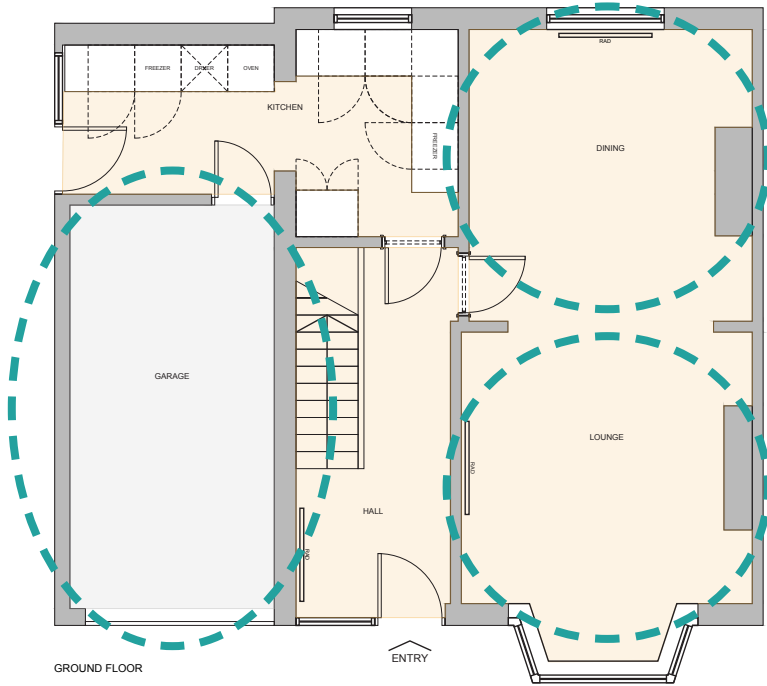
Pros:

// Opportunity for extension

// Two reception rooms



CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

Pros:

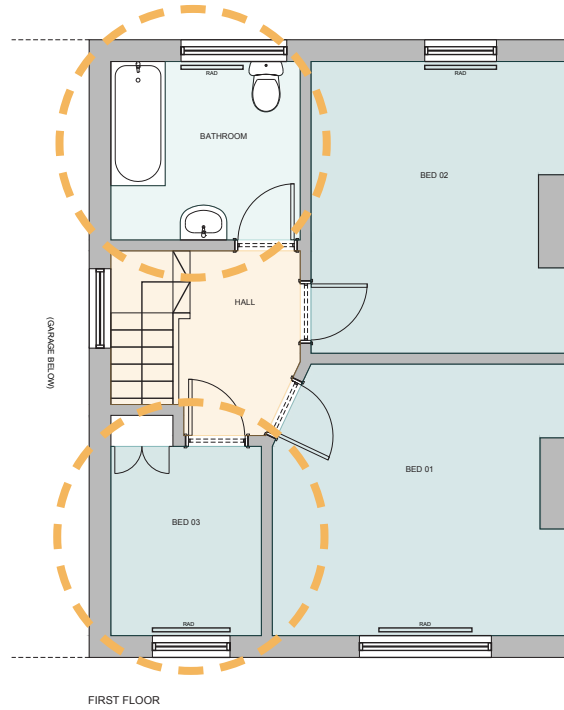
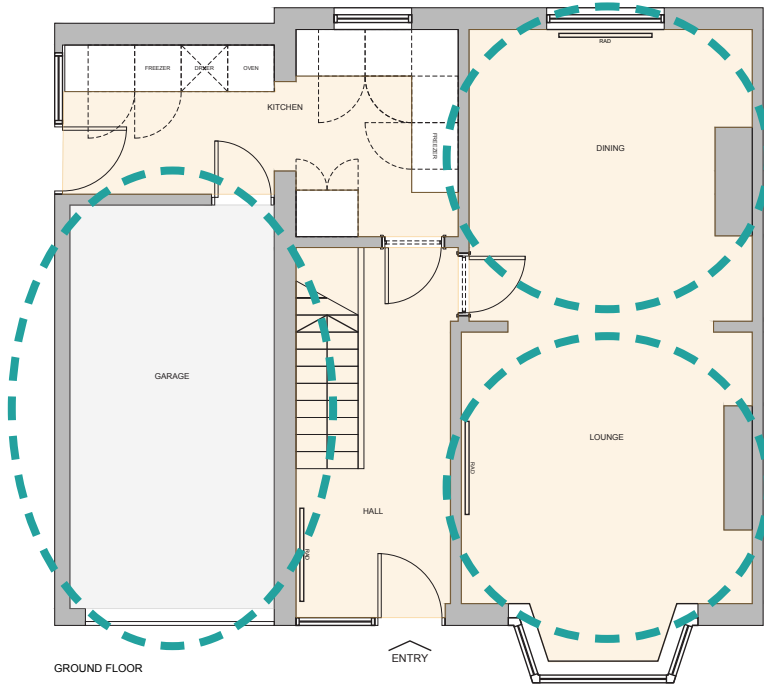
// Opportunity for extension

// Two reception rooms

Cons:

// Bathroom too large

CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

Pros:

// Opportunity for extension

// Two reception rooms

Cons:

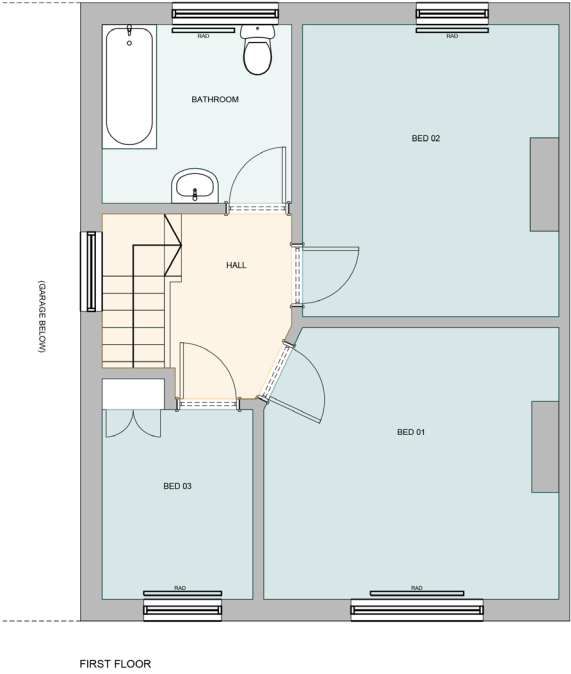
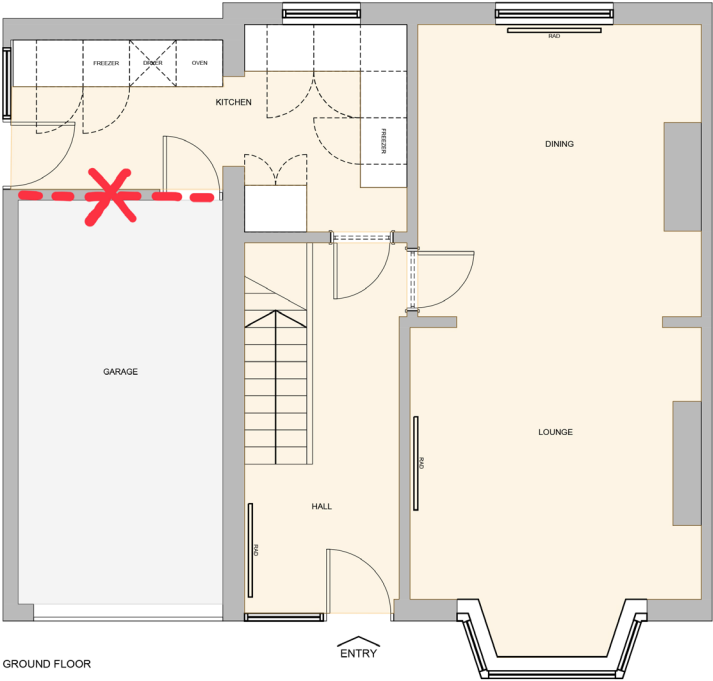
```
// Bathroom too large
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// 3rd bedrooms too small
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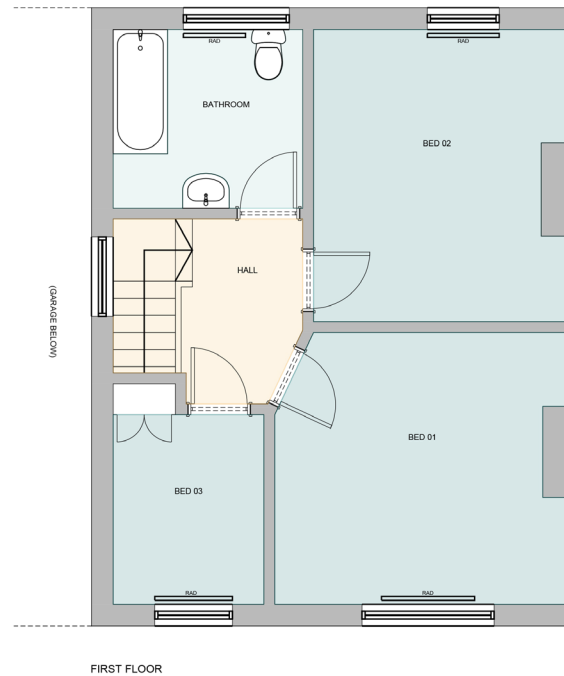
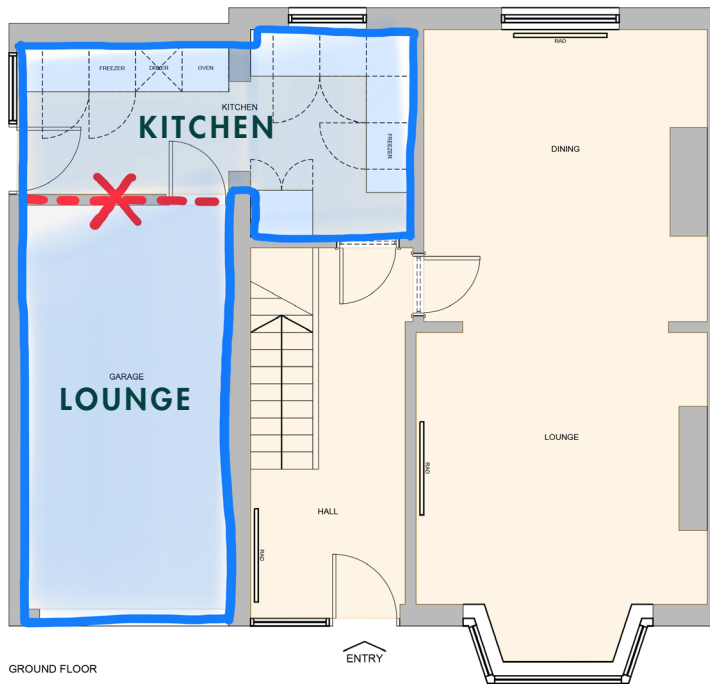

CASE STUDY: SEMI-DETACHED HOUSE

DESIGN CONSIDERATIONS

// Remove dividing wall



CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

// Remove dividing wall

Integrate the garage into the house to create communal space or bedrooms

TIPS:

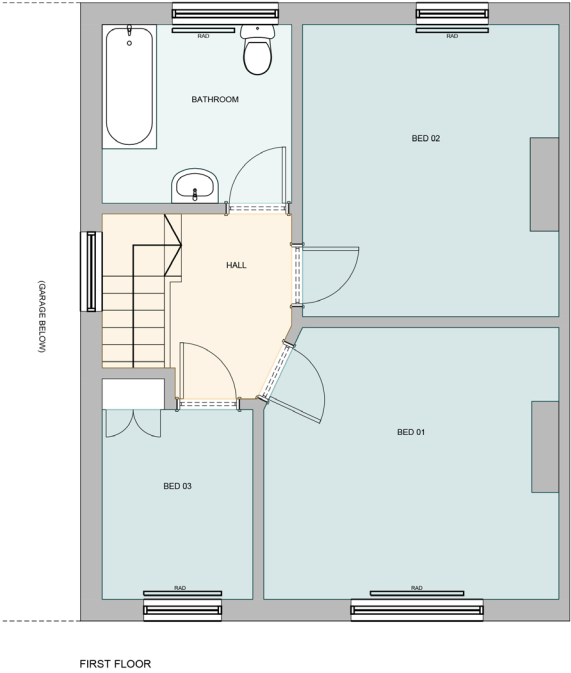
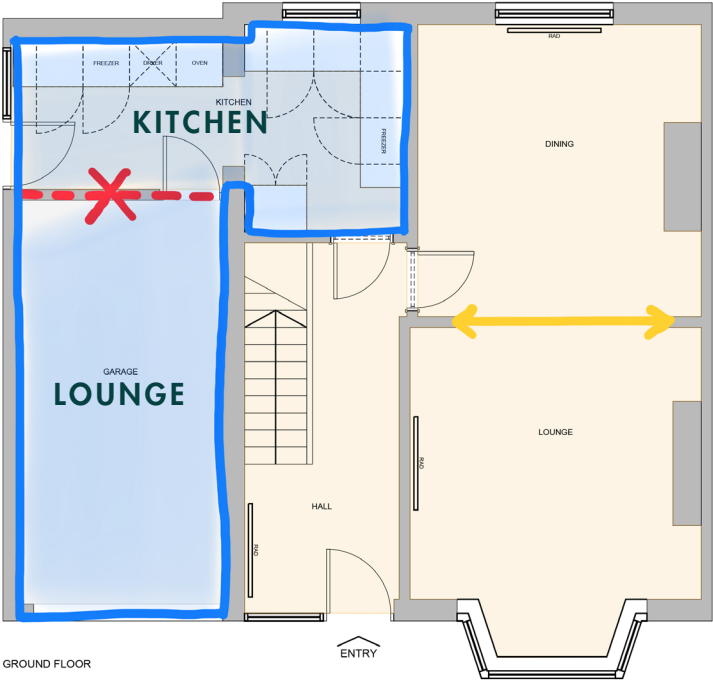
Ensure you meet building regs.

Ensure this meets planning and is considered permitted development in your area

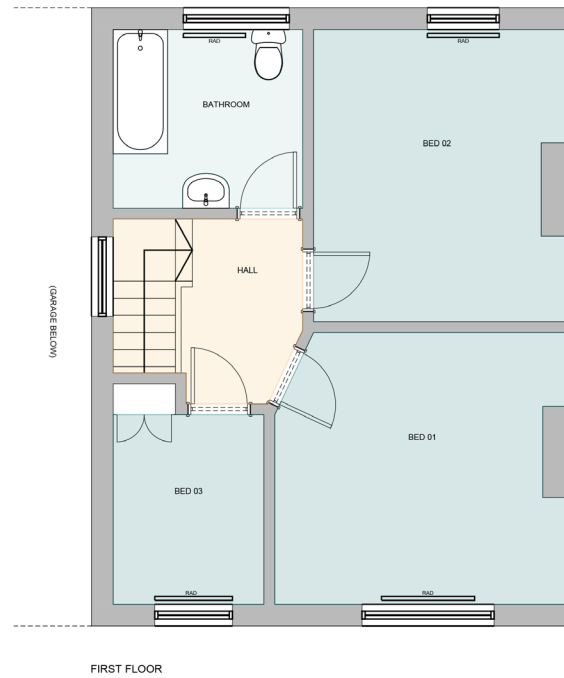
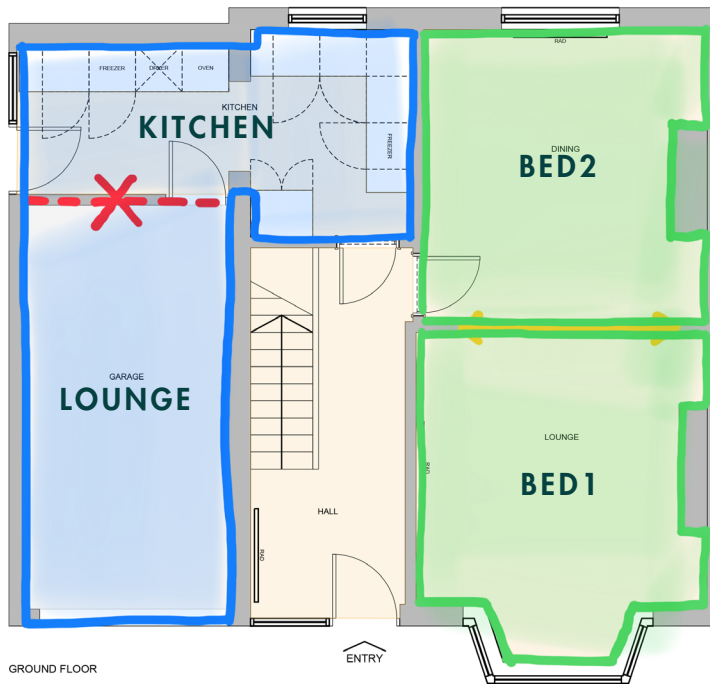
CASE STUDY: SEMI-DETACHED HOUSE

DESIGN CONSIDERATIONS

// Introduce a partition wall between 2 reception rooms



CASE STUDY: SEMI-DETACHED HOUSE

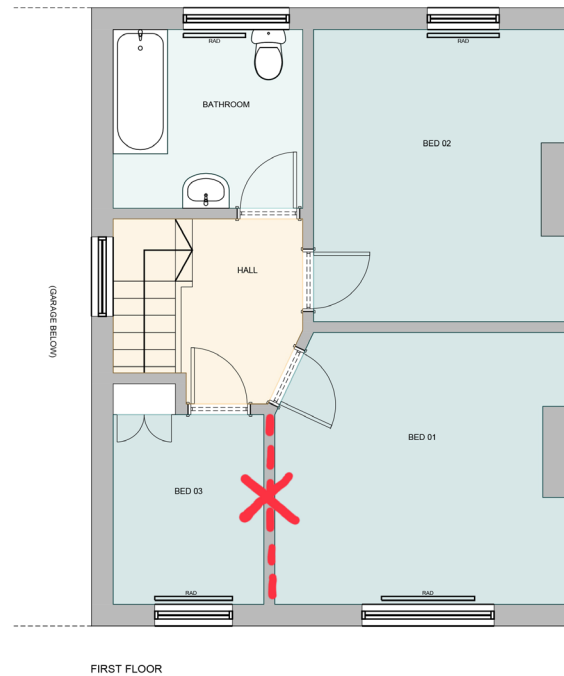
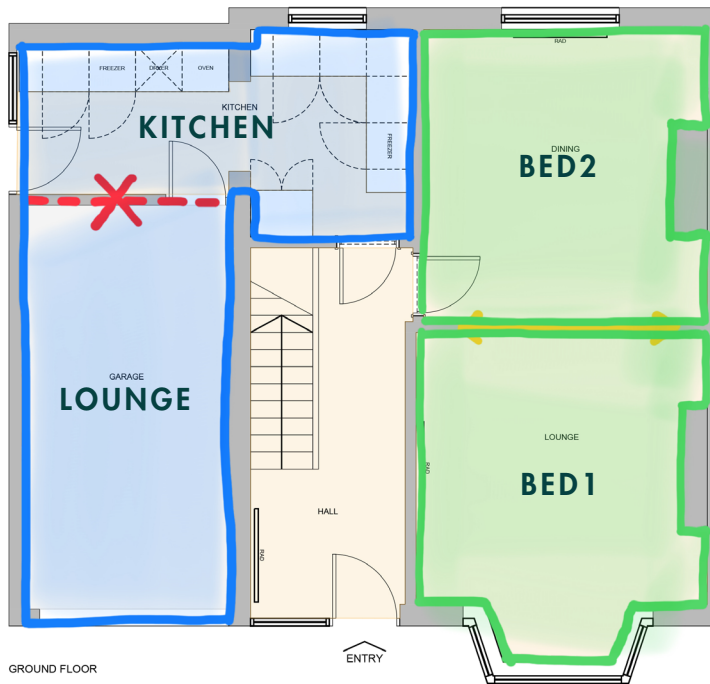


DESIGN CONSIDERATIONS

// Introduce a partition wall between 2 reception rooms

// Create 2 bedrooms on the Ground floor

CASE STUDY: SEMI-DETACHED HOUSE



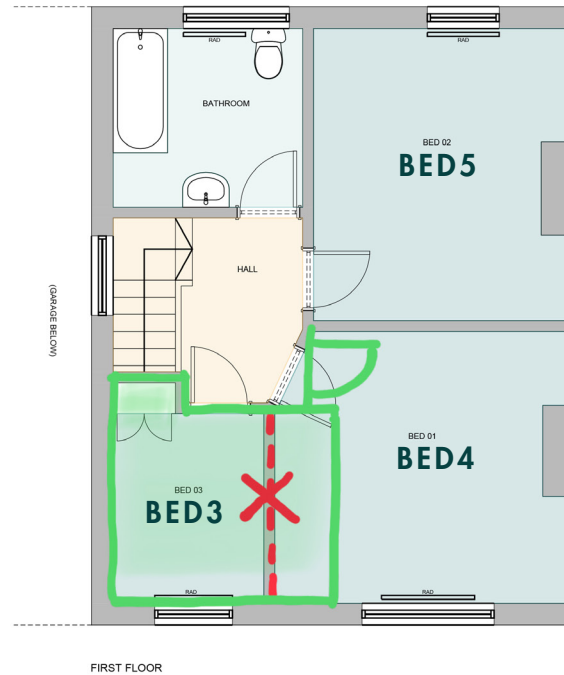
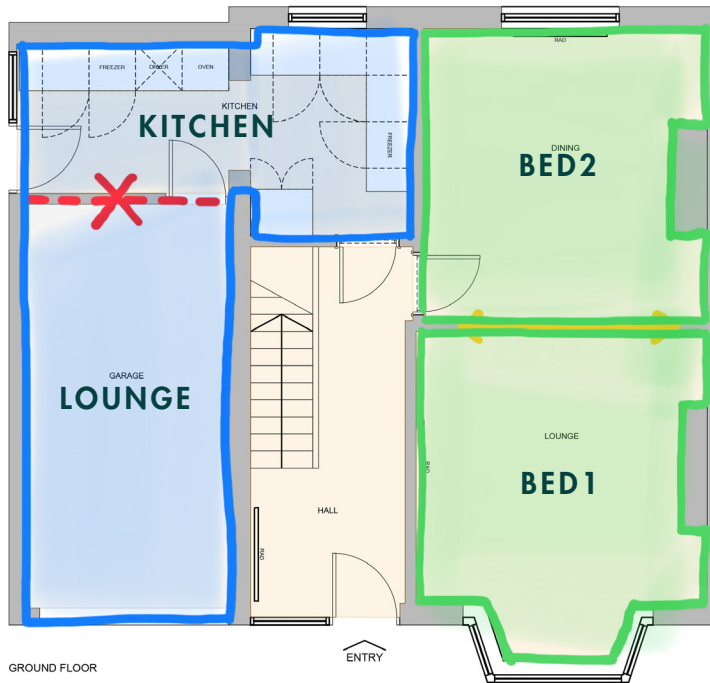
DESIGN CONSIDERATIONS

// Remove partition wall of the box room

TIPS:

Ensure walls removed are non-structural. Structural walls normally stack on top of one another on every floor of the building. Check with a structural engineer.

CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

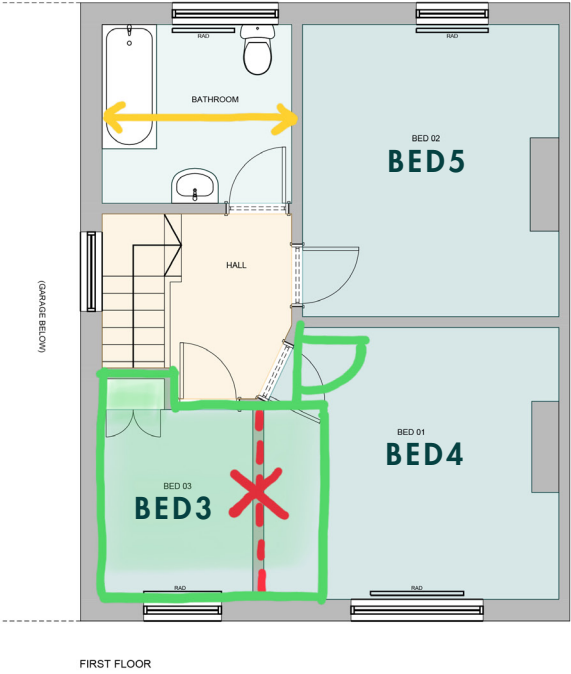
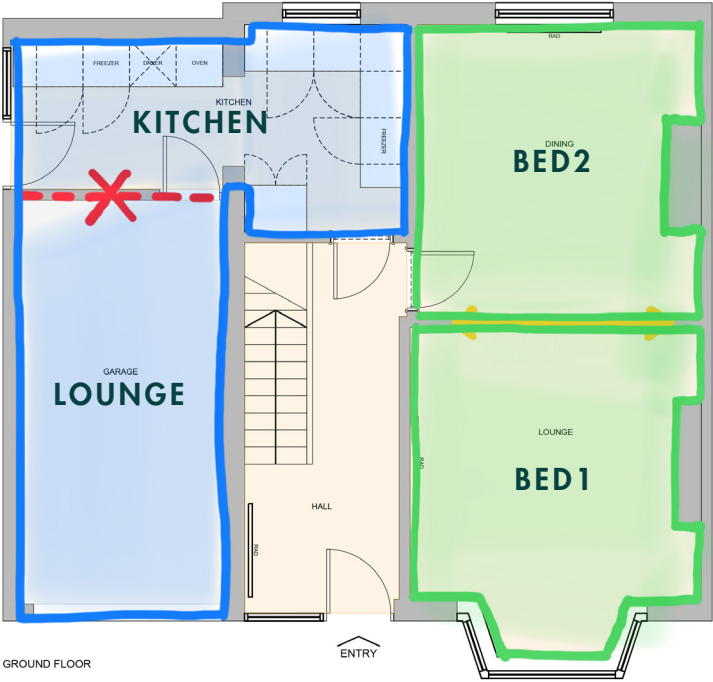
// Remove partition wall of the box room

// Introduce new wall to enlarge small room

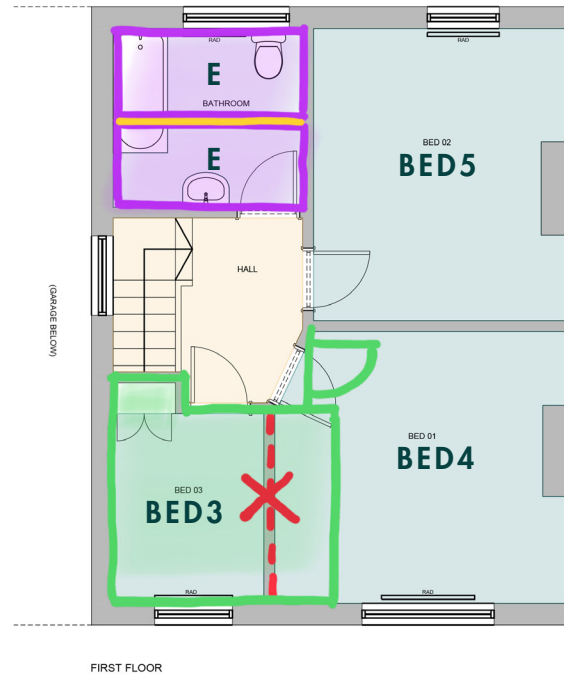
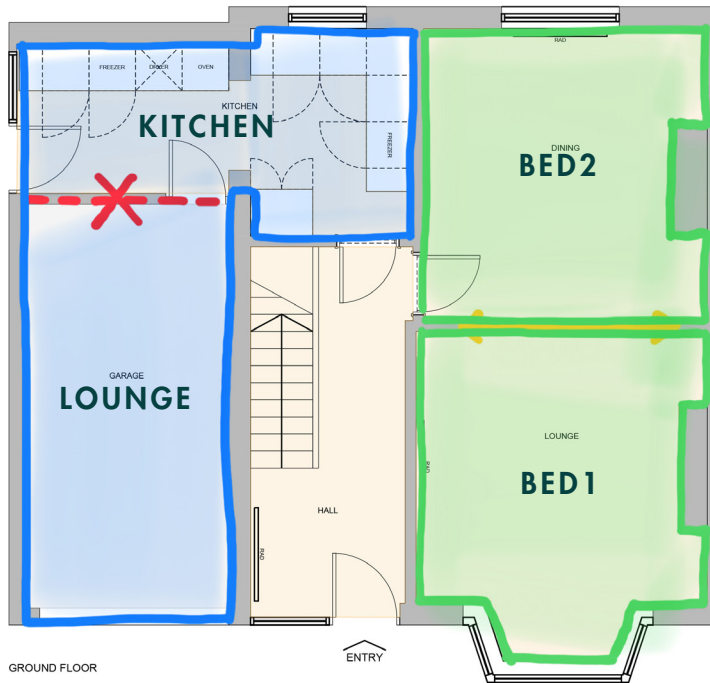
CASE STUDY: SEMI-DETACHED HOUSE

DESIGN CONSIDERATIONS

// Opportunity to divide the bathroom



CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

// Opportunity to divide the bathroom

// To create two bathrooms / en-suites

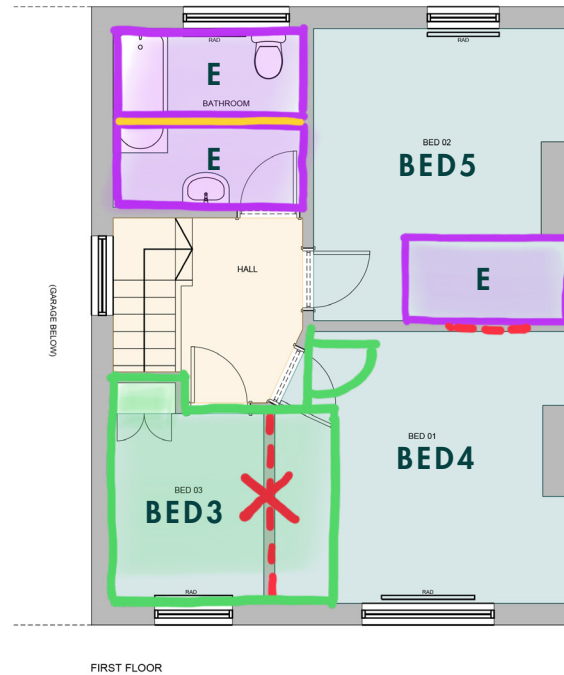
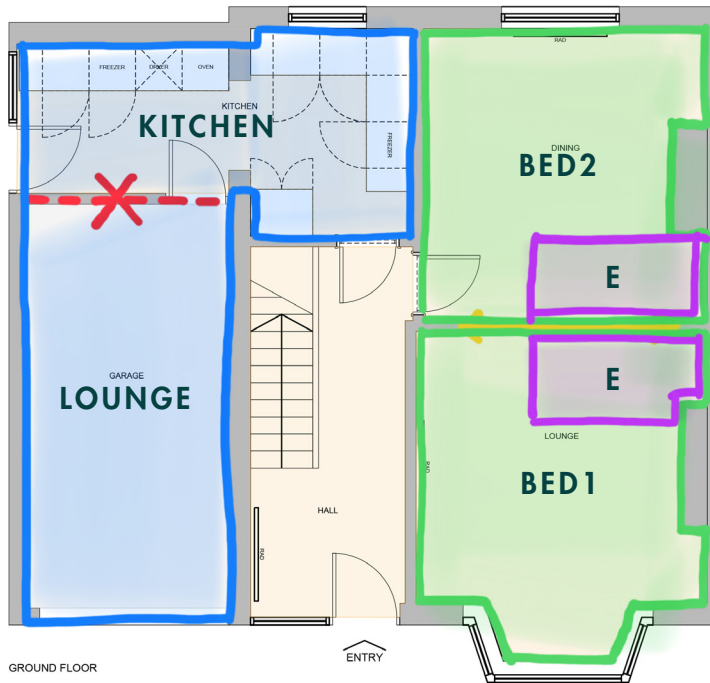
CASE STUDY: SEMI-DETACHED HOUSE

DESIGN CONSIDERATIONS

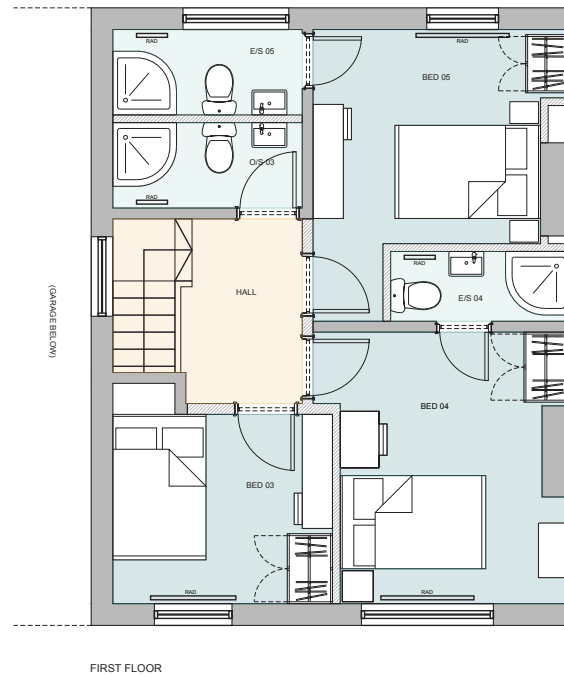
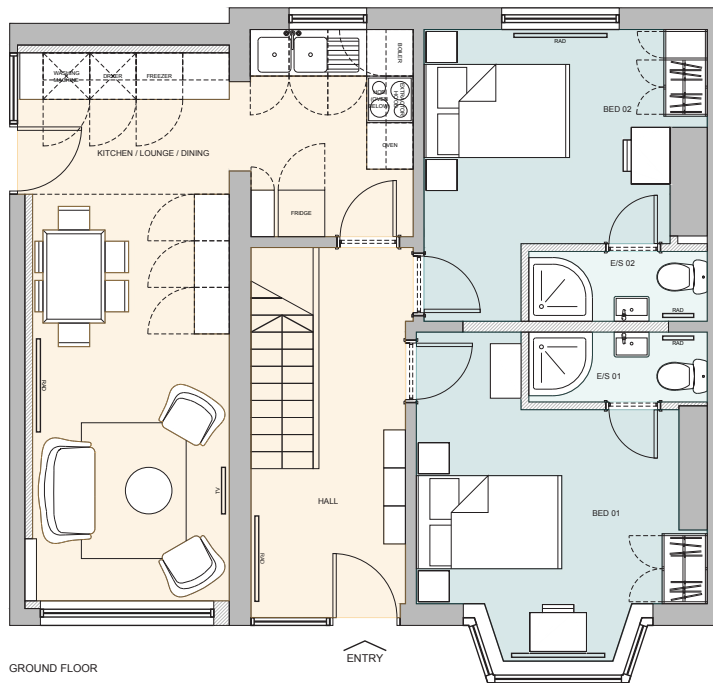
// Further en-suites for each bedroom

TIPS:

Ensure all room areas are in accordance to HMO licensing standards



CASE STUDY: SEMI-DETACHED HOUSE



DESIGN CONSIDERATIONS

// 5 bedroom, 5 en-suites (one off-suite)

// Garage converted to communal space

// Enlarge box-room to standard HMO guidance

CASE STUDY: SEMI-DETACHED HOUSE

LOOK AND FEEL

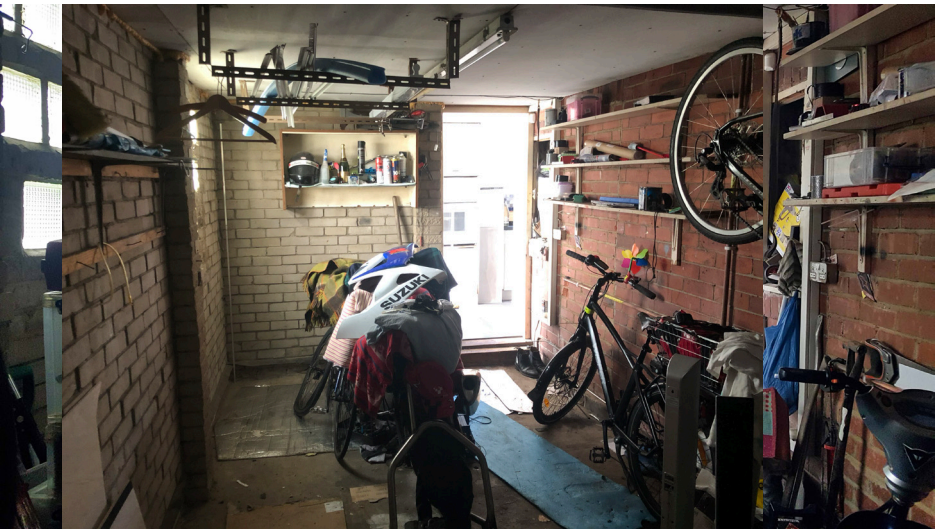
BEFORE



AFTER



BEFORE



AFTER



CASE STUDY: SEMI-DETACHED HOUSE

LOOK AND FEEL

BEFORE



AFTER



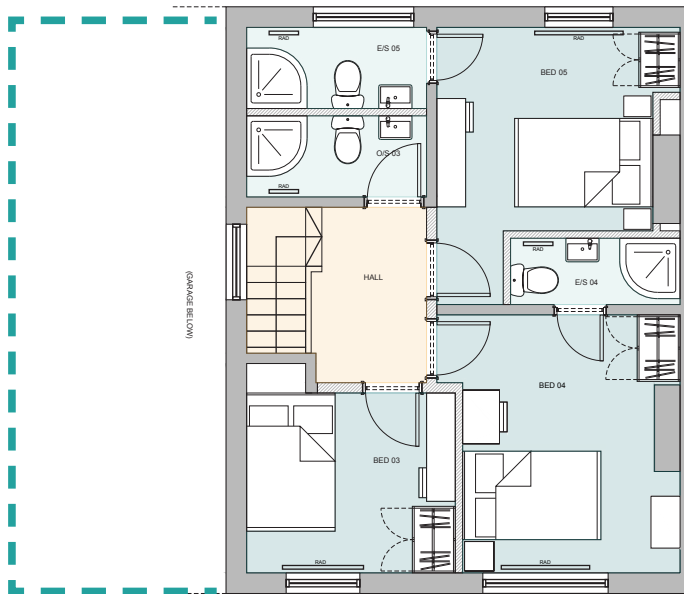


CASE STUDY 01B

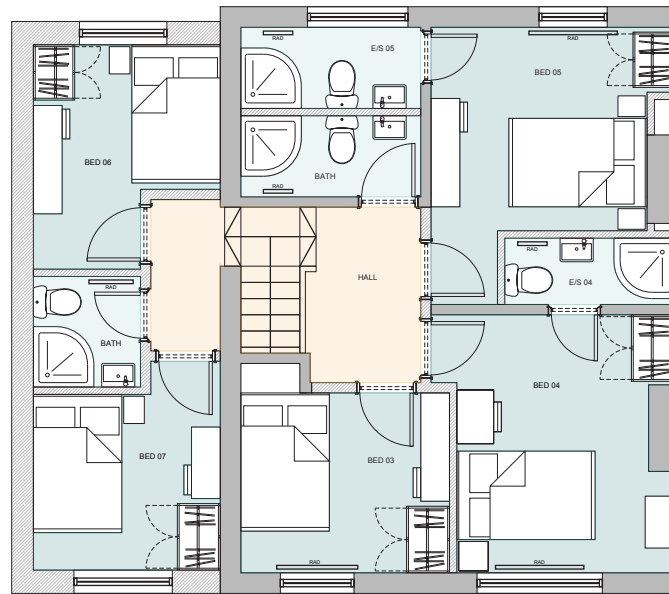
SEMI-DETACHED

7 BED / 6 BATH HMO

CASE STUDY: SEMI-DETACHED HOUSE



FIRST FLOOR



FIRST FLOOR

DESIGN CONSIDERATIONS

// Other opportunities

Extend over the garage to create a double story extension - depending on orientation and location this maybe done under permitted development

TIPS:

Ensure the communal areas meet the local HMO licencing requirements

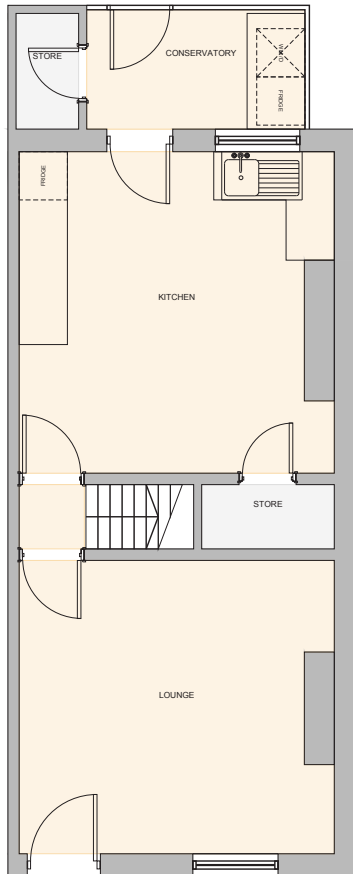


CASE STUDY 02A

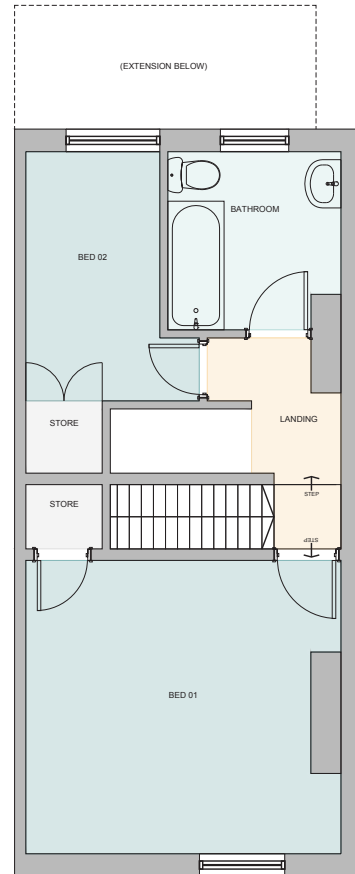
TERRACED HOUSE

4 BED / 3 BATH HMO

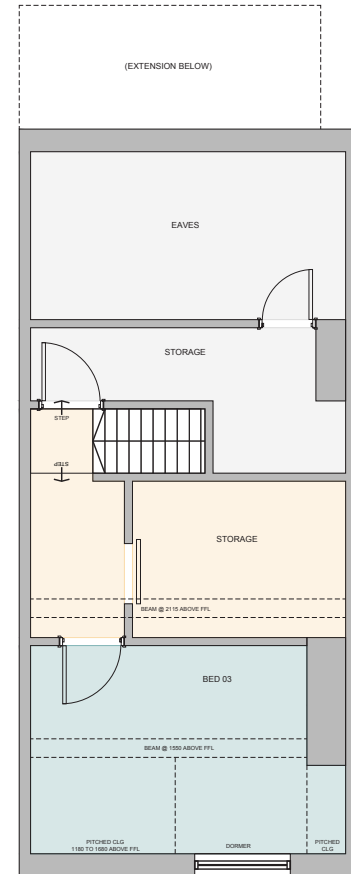
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

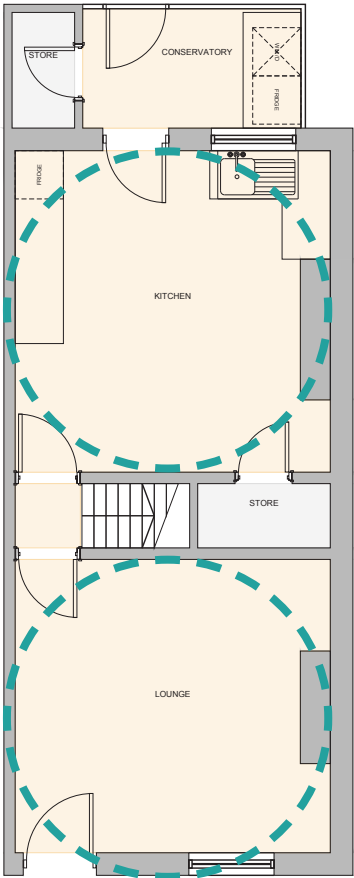
DESIGN CONSIDERATIONS

- // layout pros and cos
- // Target market
- // Building structure
- // Project budget
- // User experience
- // Identity and brand
- // Future proofing

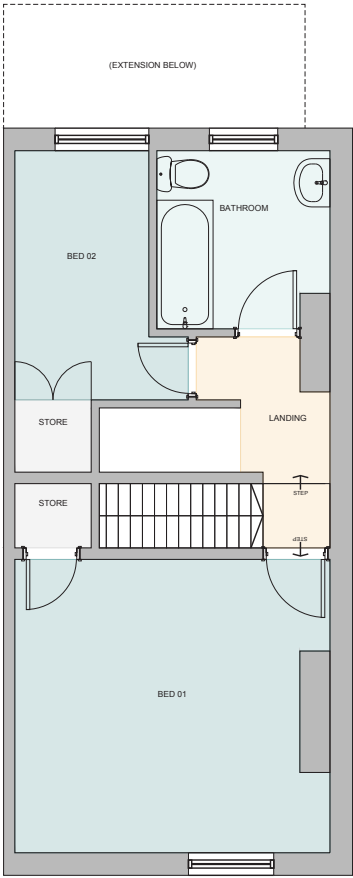
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

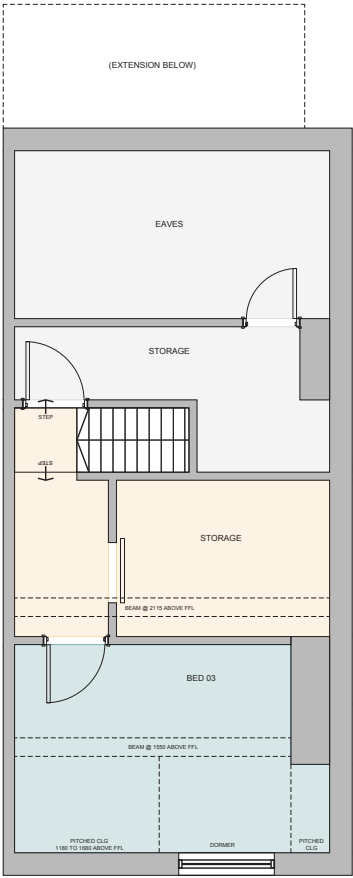
Pros:
// Two reception rooms



GROUND FLOOR



FIRST FLOOR



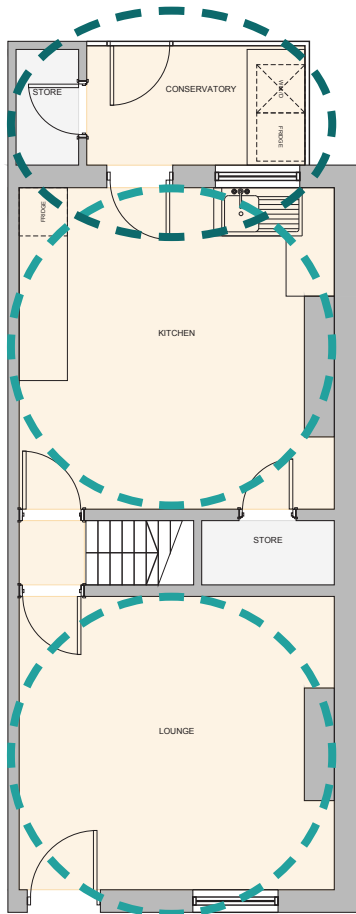
SECOND FLOOR

CASE STUDY: TERRACED HOUSE

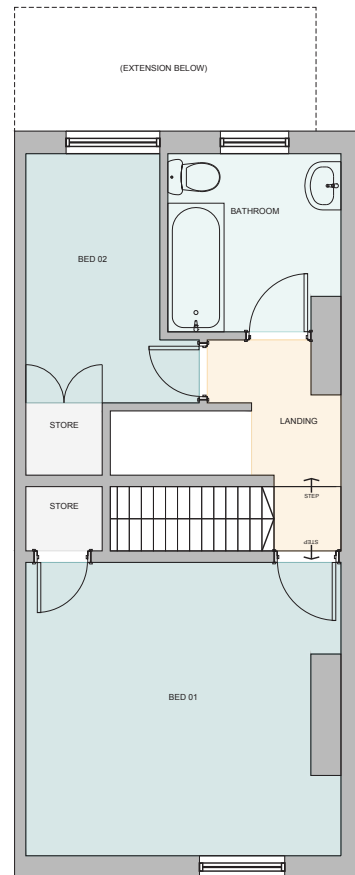
DESIGN CONSIDERATIONS

Pros:

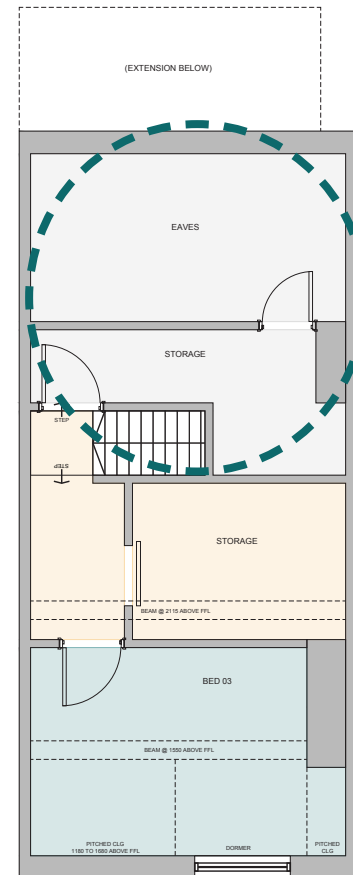
- // Two reception rooms
- // Opportunity of extension
- // Basement?



GROUND FLOOR



FIRST FLOOR



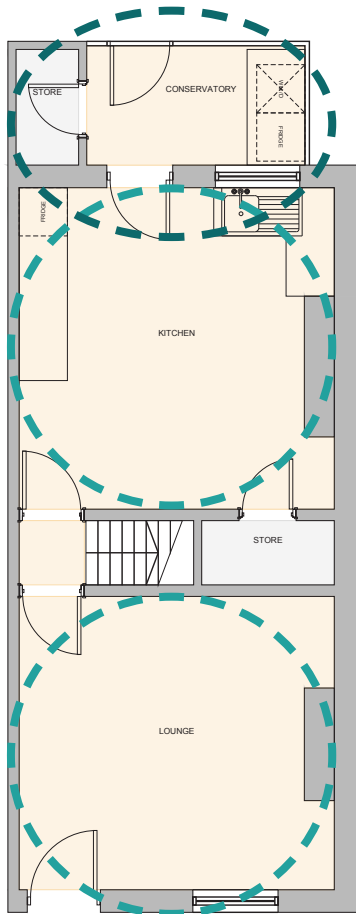
SECOND FLOOR

CASE STUDY: TERRACED HOUSE

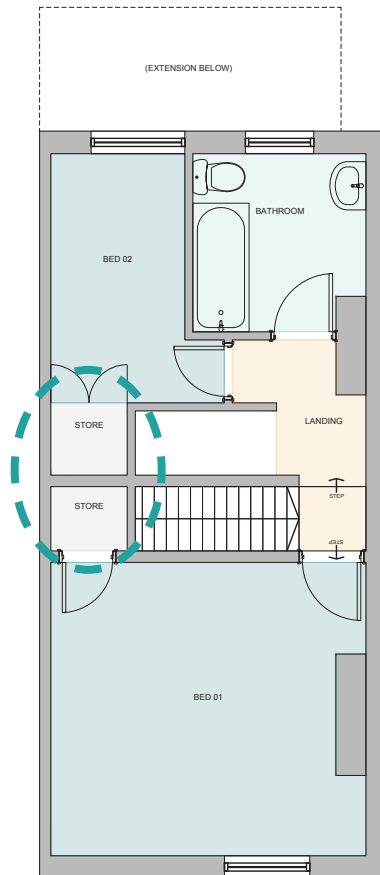
DESIGN CONSIDERATIONS

Pros:

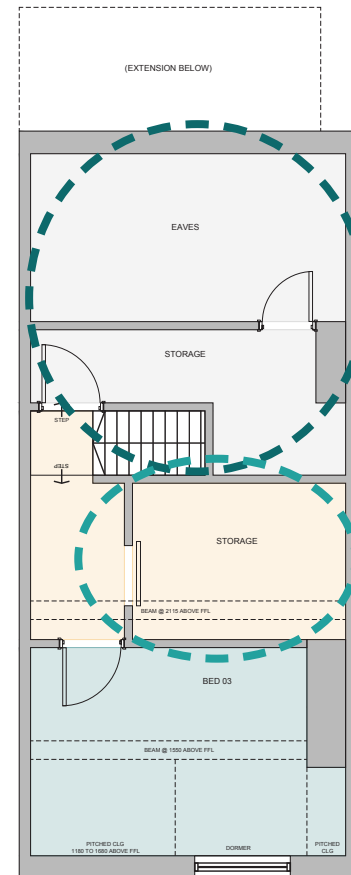
- // Two reception rooms
- // Opportunity of extension
- // Basement?
- // Storage spaces



GROUND FLOOR

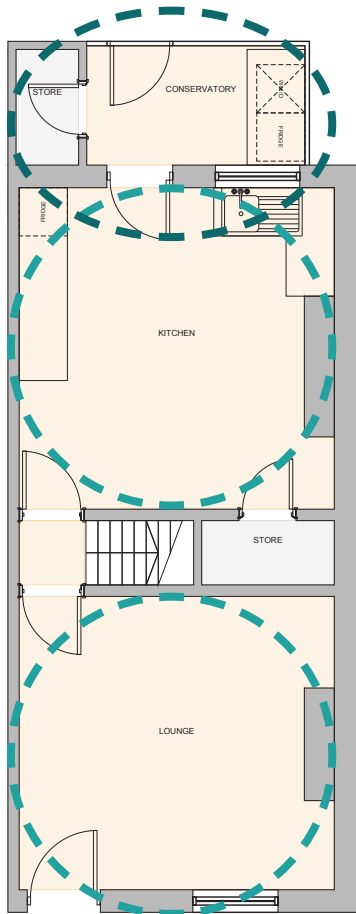


FIRST FLOOR

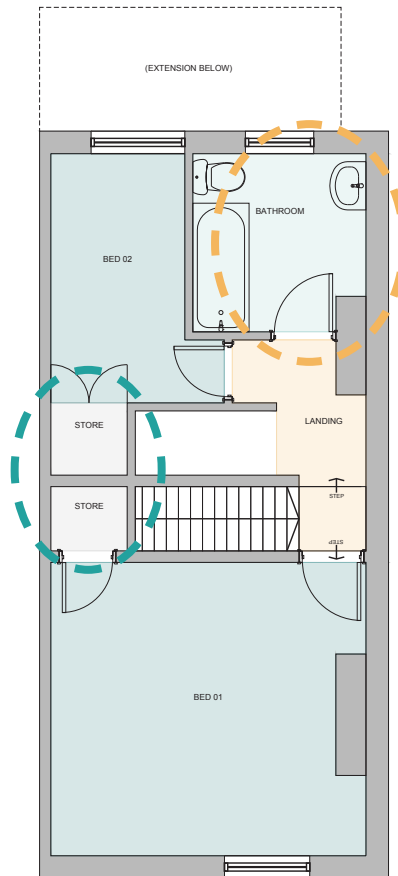


SECOND FLOOR

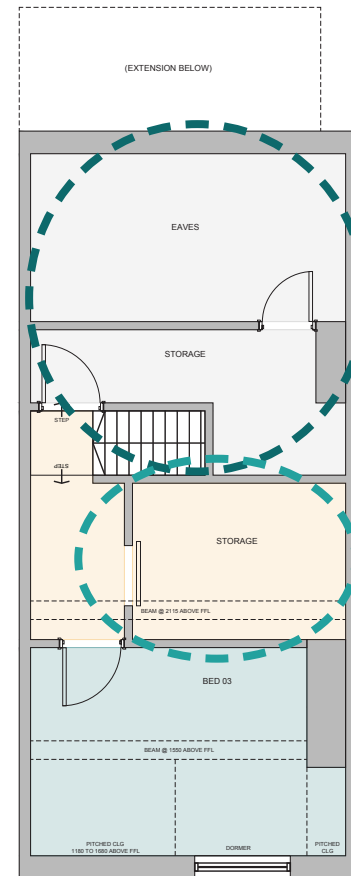
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

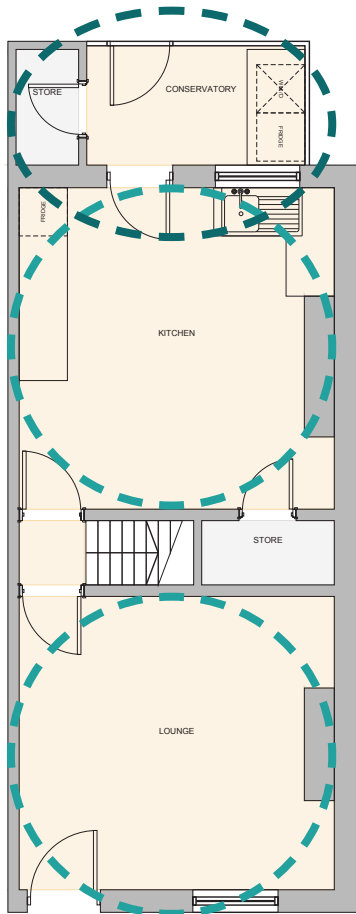
Pros:

- // Two reception rooms
- // Opportunity of extension
- // Basement?
- // Storage spaces

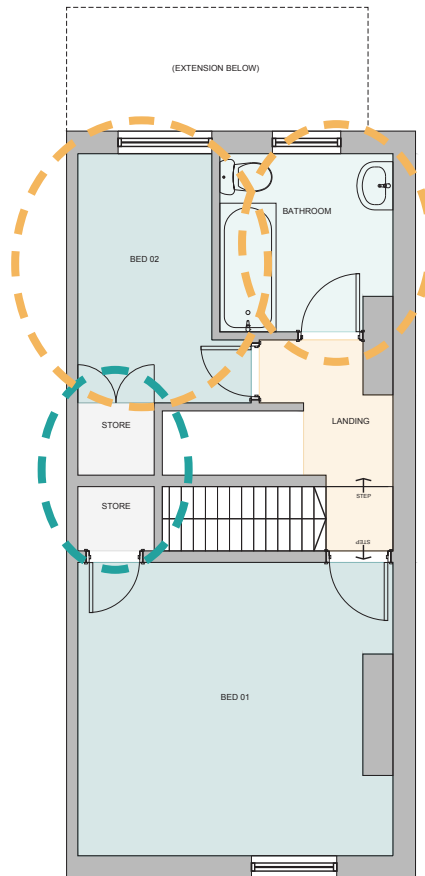
Cons:

- // Large bathroom

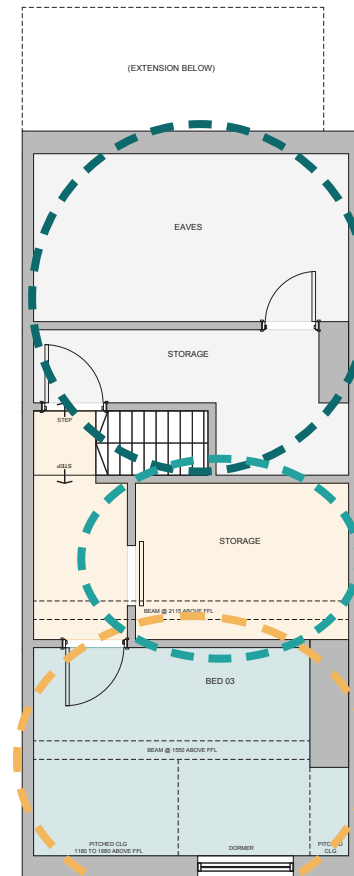
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

Pros:

- // Two reception rooms
- // Opportunity of extension
- // Basement?
- // Storage spaces

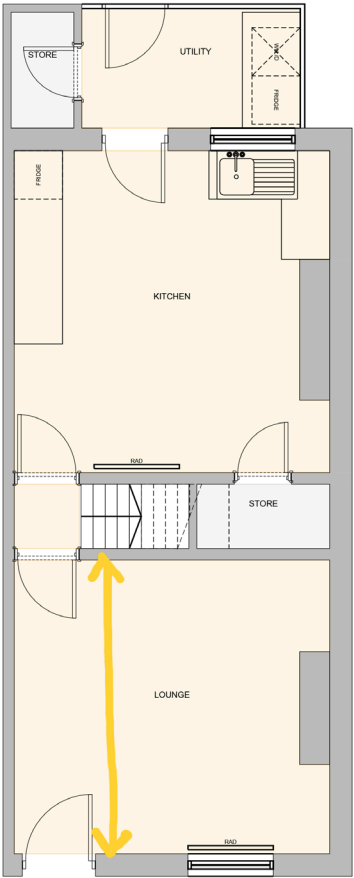
Cons:

- // Large bathroom
- // Small bedrooms

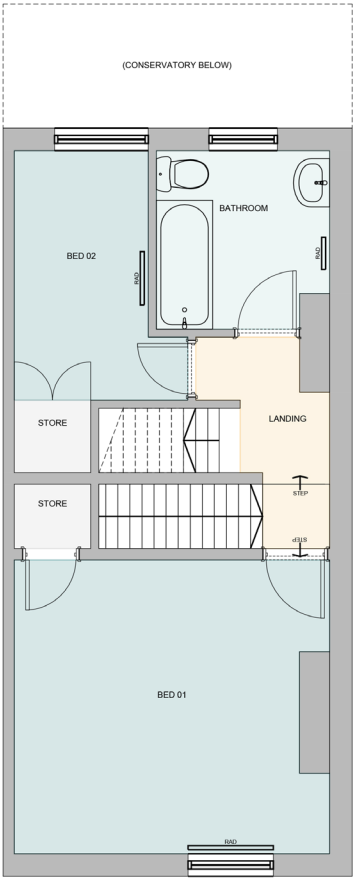
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

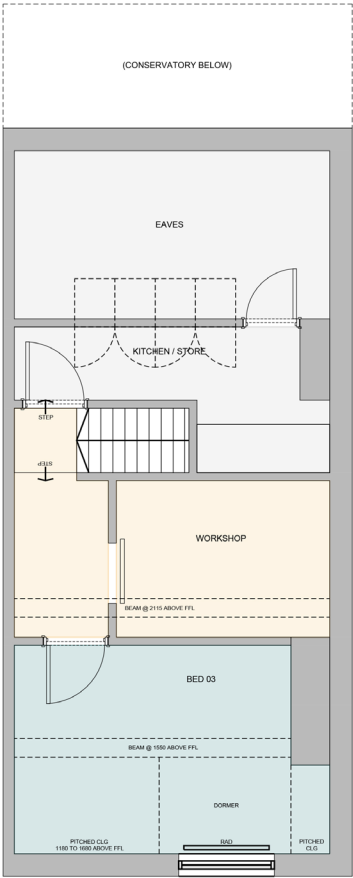
// Need for a corridor from the front door



GROUND FLOOR



FIRST FLOOR



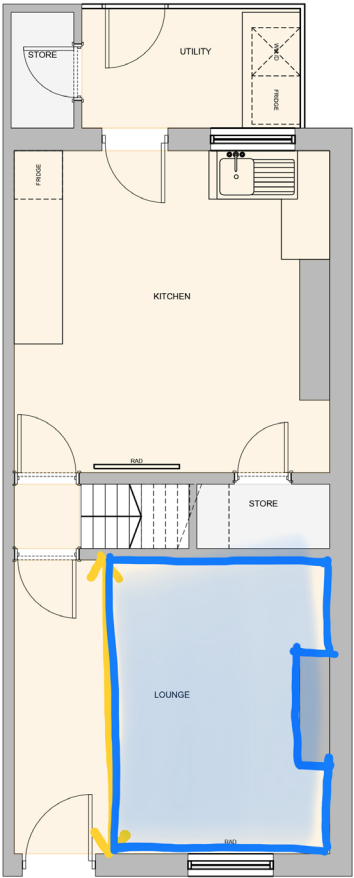
SECOND FLOOR

CASE STUDY: TERRACED HOUSE

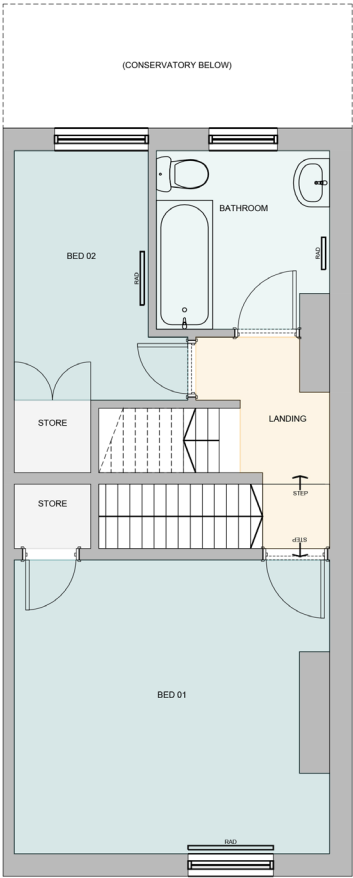
DESIGN CONSIDERATIONS

// Need for a corridor from the front door

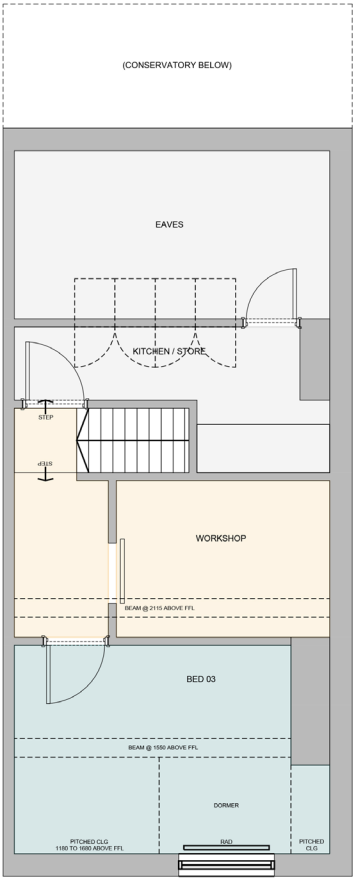
Partition wall from front door to stairs - create a bedroom



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

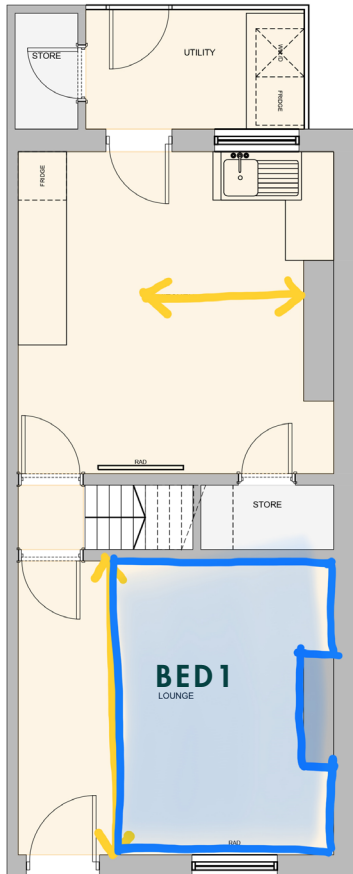
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

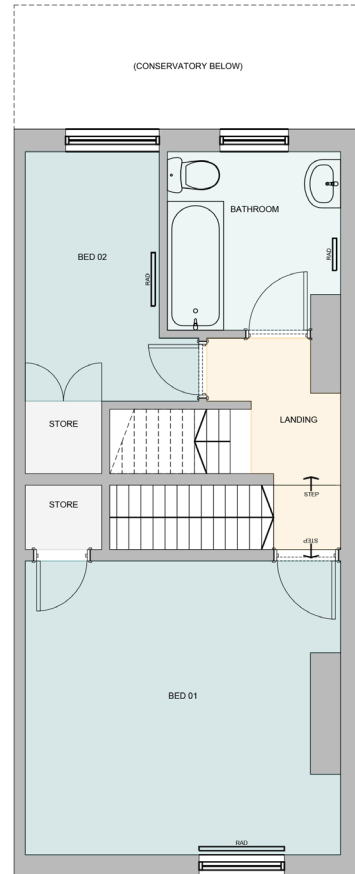
// Communal space requires zoning

Kitchen area too small for units as well as sitting area

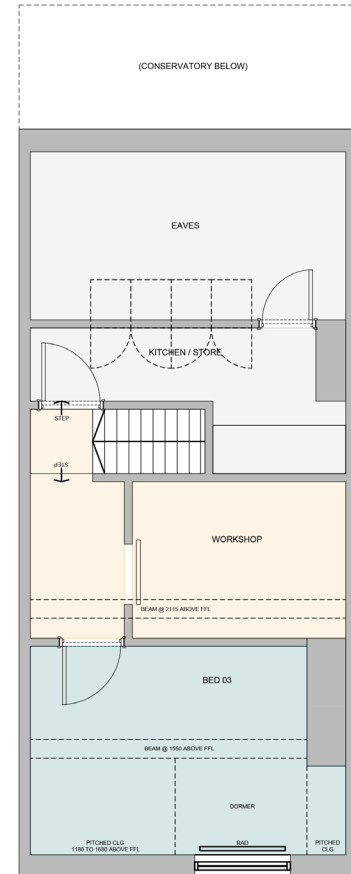
Partition wall to divide and allow for multi-function



GROUND FLOOR

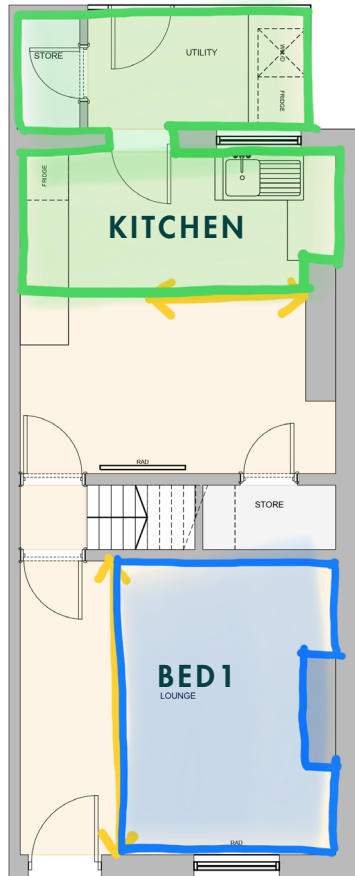


FIRST FLOOR

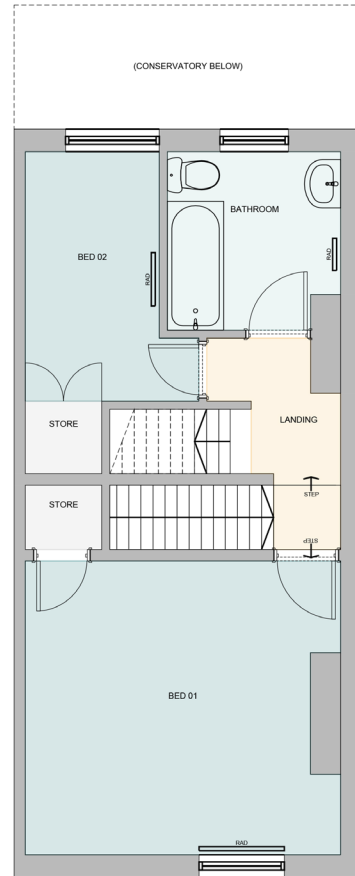


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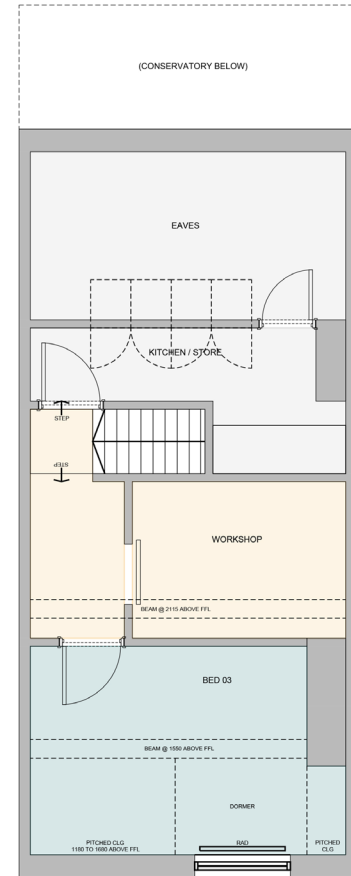
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

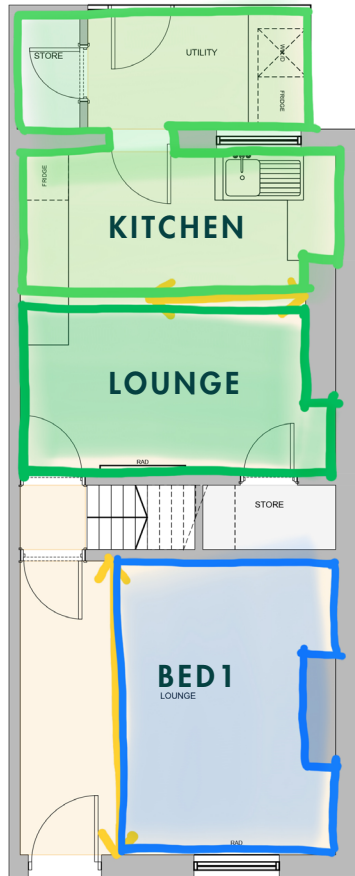
DESIGN CONSIDERATIONS

// Communal space requires zoning

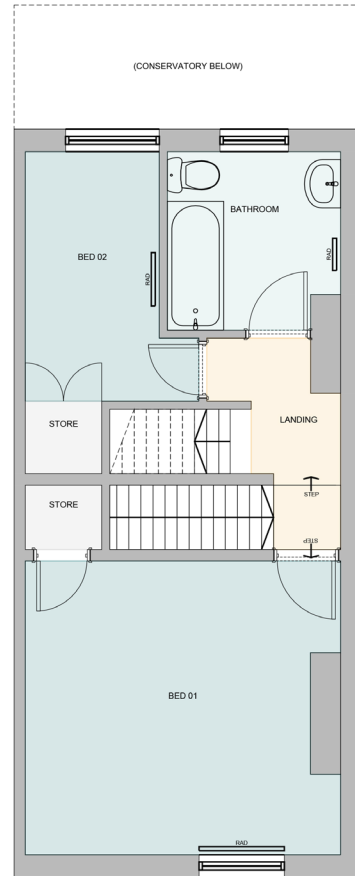
Kitchen area too small for units as well as sitting area

Partition wall to divide and allow for multi-function

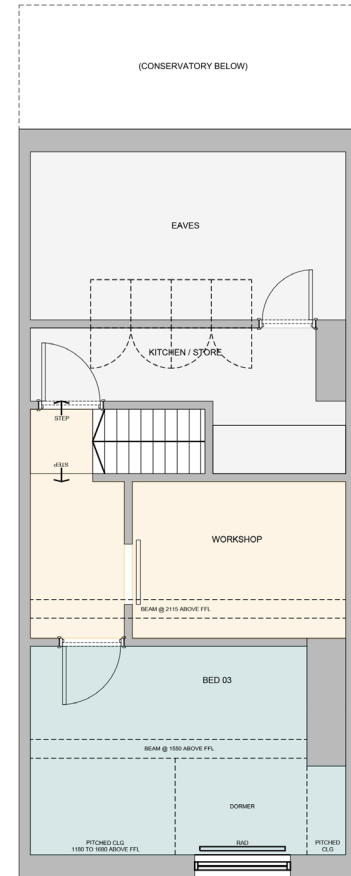
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

// Communal space requires zoning

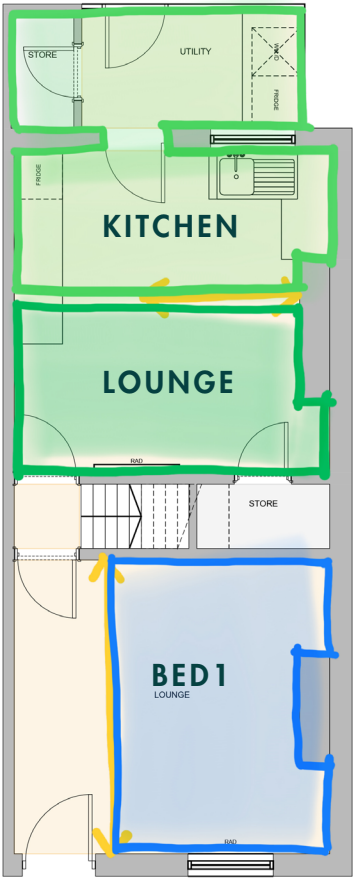
Kitchen area too small for units as well as sitting area

Partition wall to divide and allow for multi-function

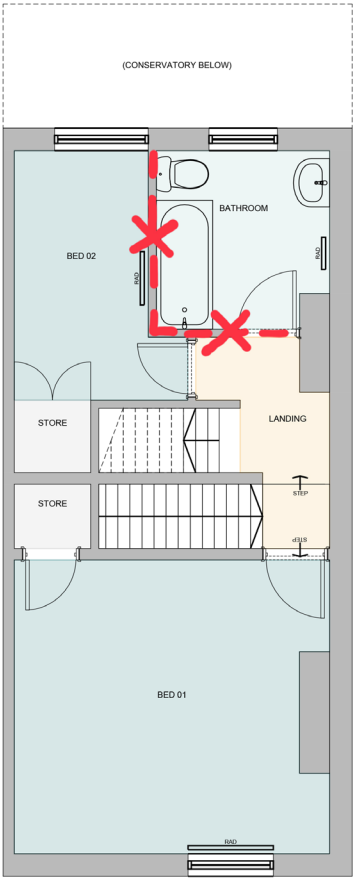
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

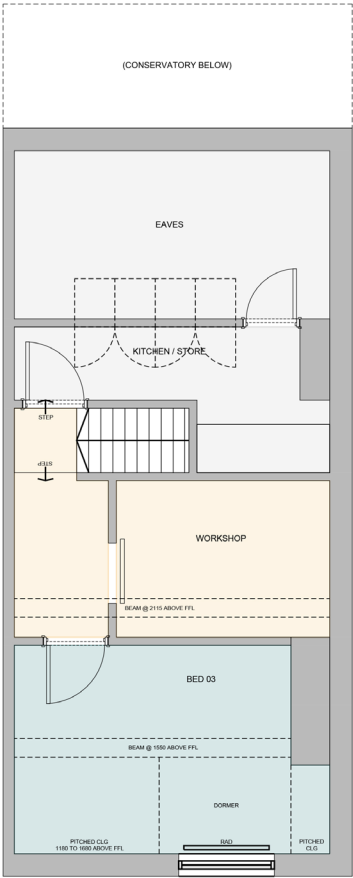
// Remove bathroom partition walls



GROUND FLOOR

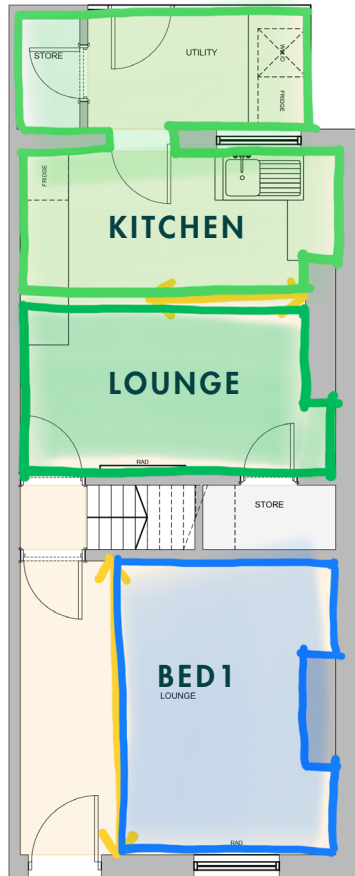


FIRST FLOOR

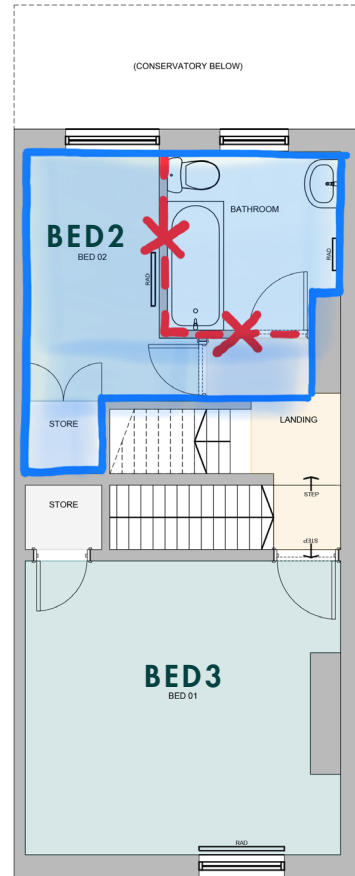


SECOND FLOOR

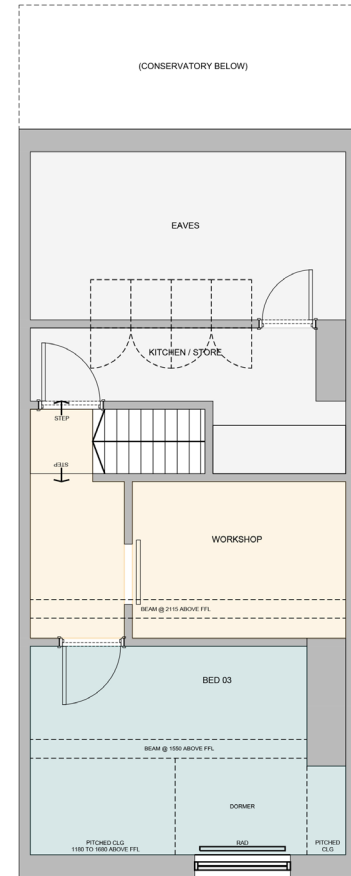
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

// Remove bathroom partition walls

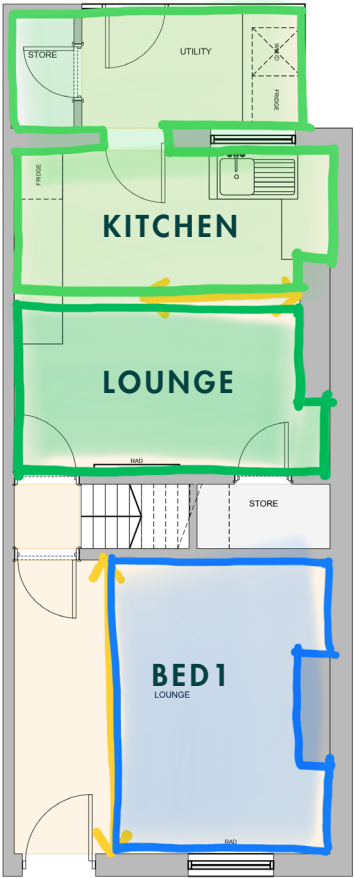
Allows small bedroom next to bathroom to enlarge

3 bedrooms created

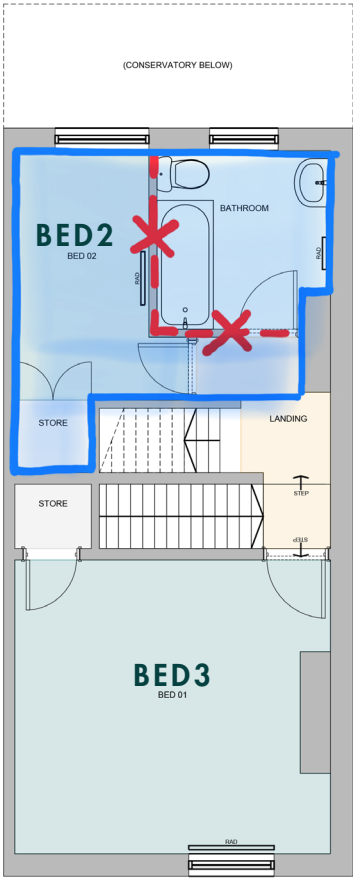
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

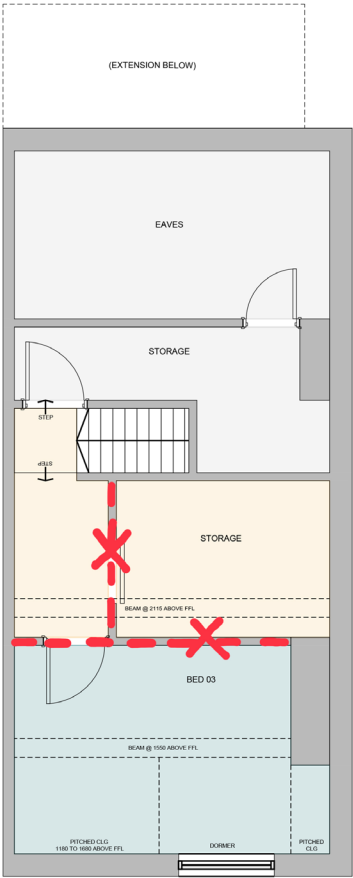
// Remove partition between storage space and bedroom within eaves space



GROUND FLOOR

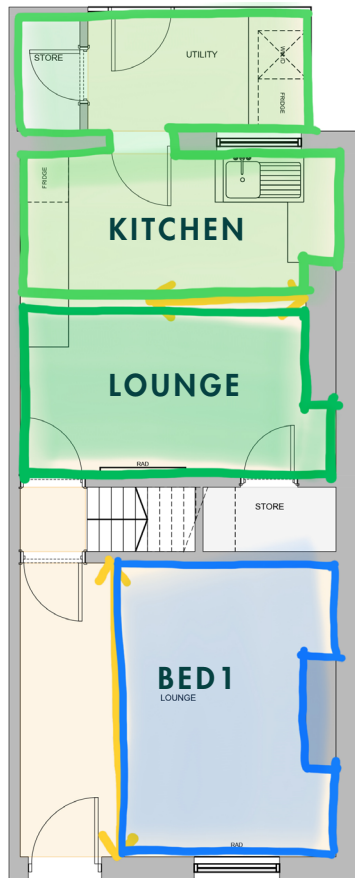


FIRST FLOOR

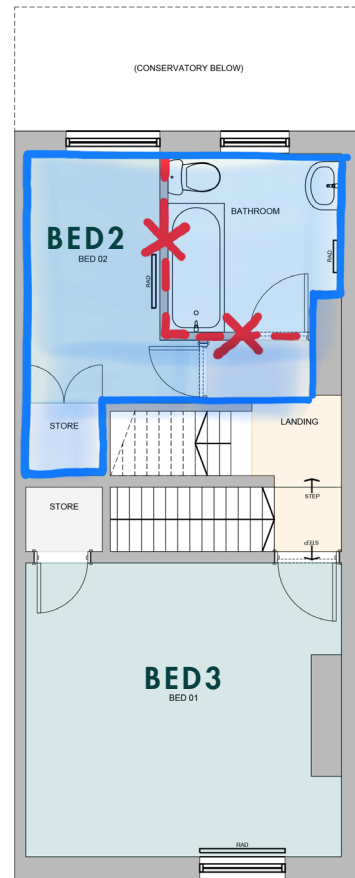


SECOND FLOOR

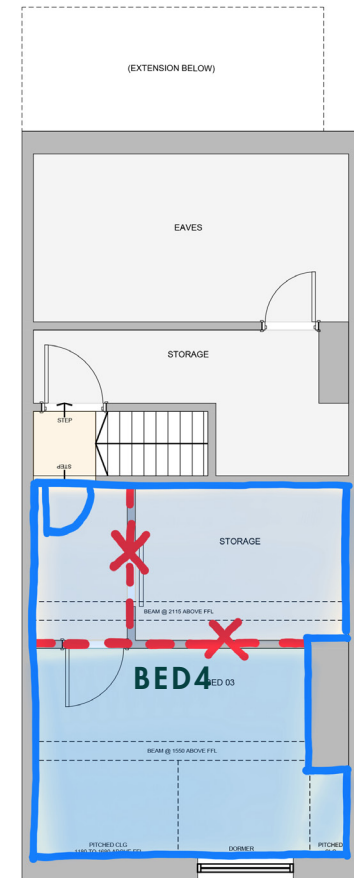
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



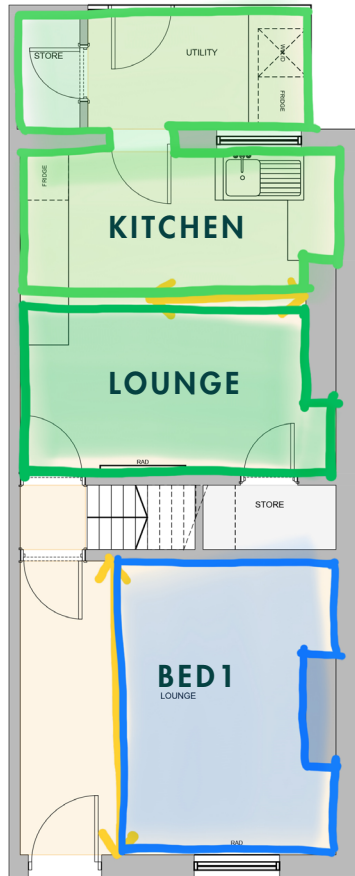
SECOND FLOOR

DESIGN CONSIDERATIONS

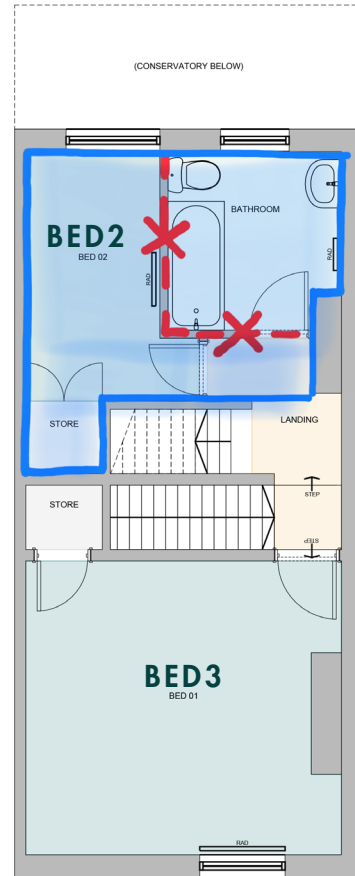
// Remove partition between storage space and bedroom within eaves space

Allows small bedroom to become much larger

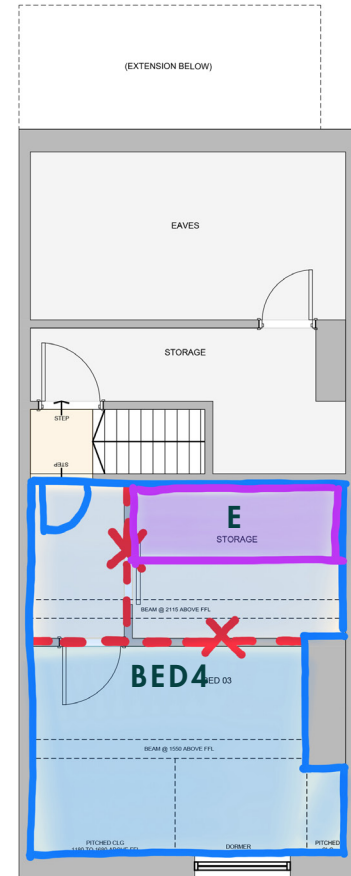
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

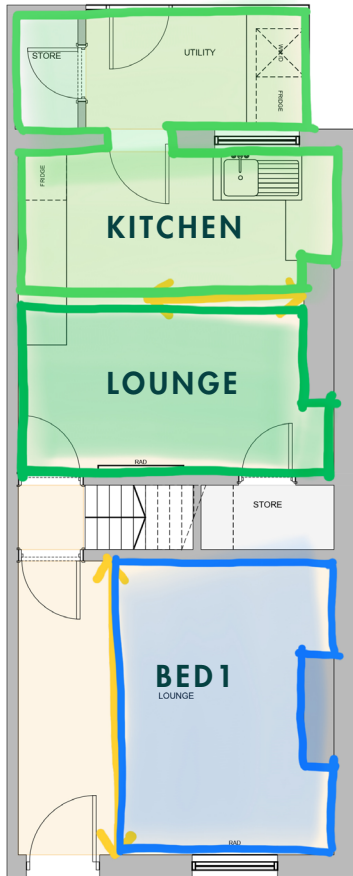
DESIGN CONSIDERATIONS

// Create en-suite as bedroom floor area is large enough now

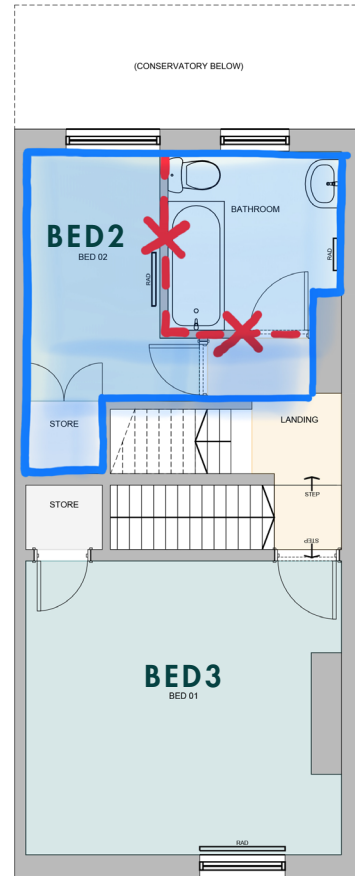
TIPS:

Ensure walls removed are non-structural

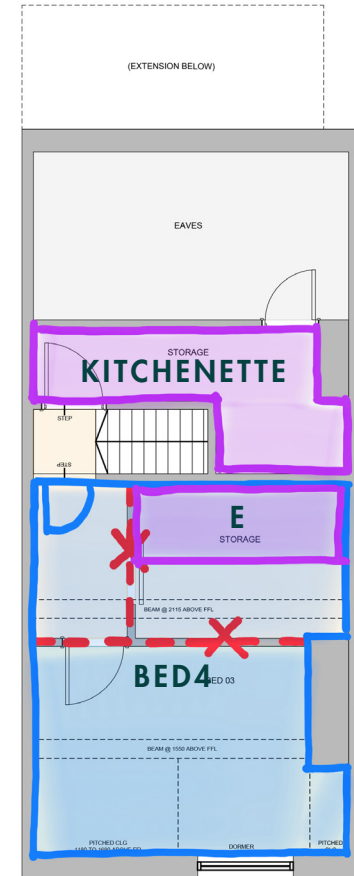
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

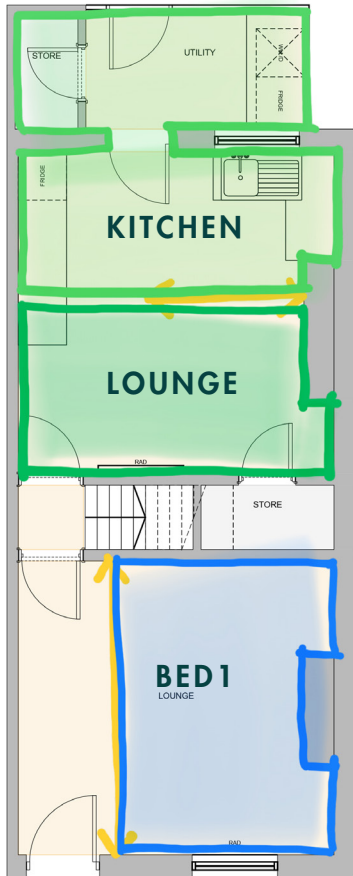
DESIGN CONSIDERATIONS

// Create en-suite or kitchenette to replace the existing storage area.

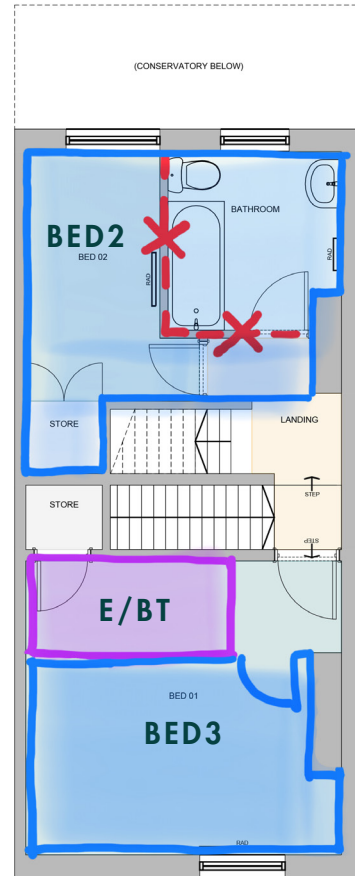
TIPS:

Ensure the floor joists are strong enough for occupation

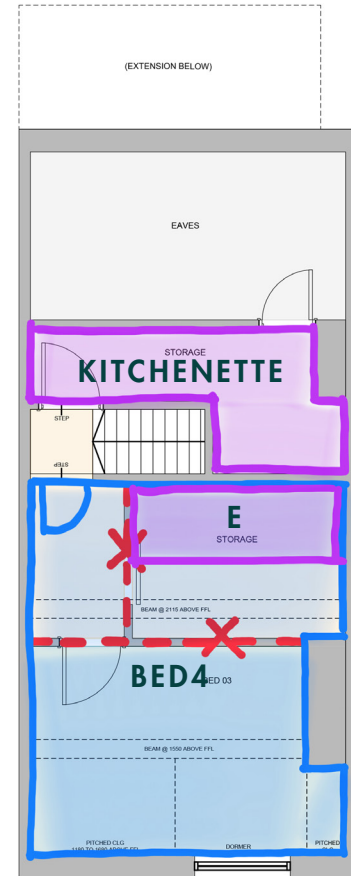
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

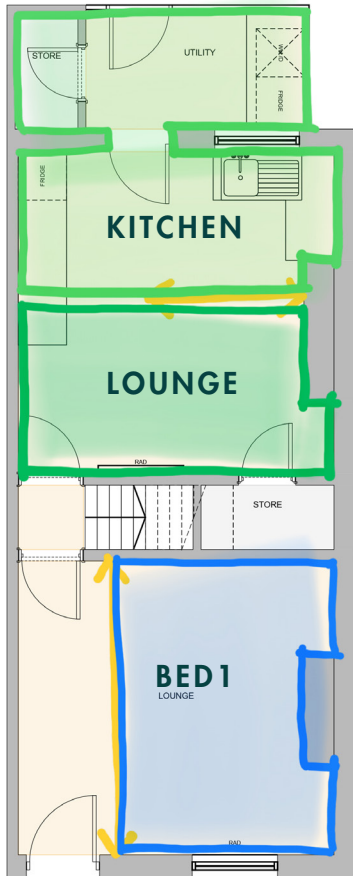
DESIGN CONSIDERATIONS

// Add bathroom or en-suite over bedroom 3 as the floor area is large enough

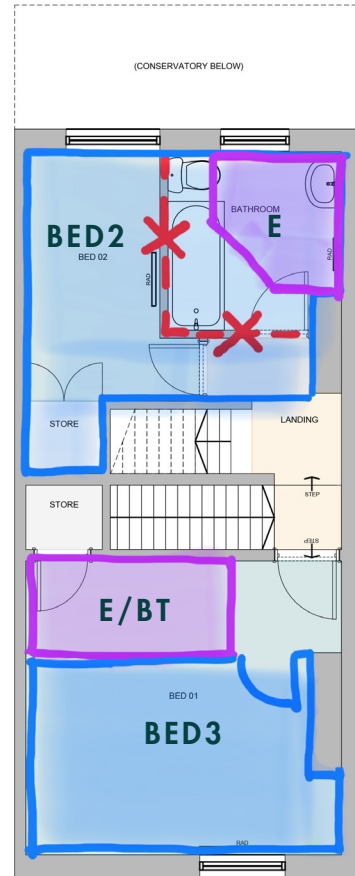
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

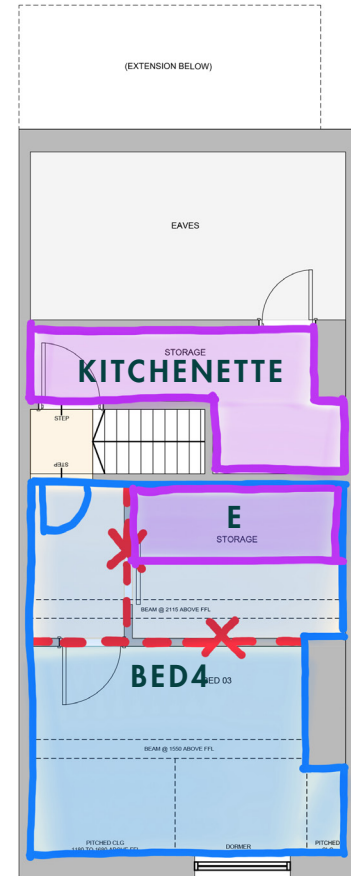
// Add en-suite to bedroom 2 as the floor area is large enough



GROUND FLOOR

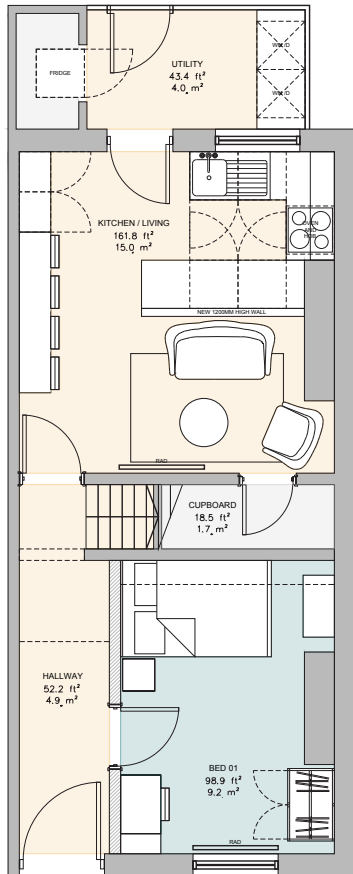


FIRST FLOOR

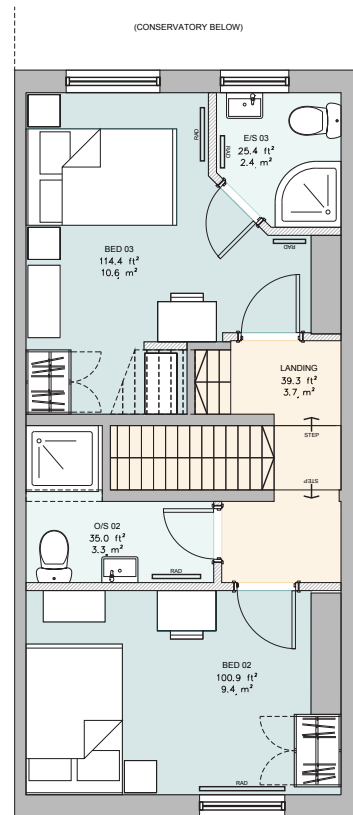


SECOND FLOOR

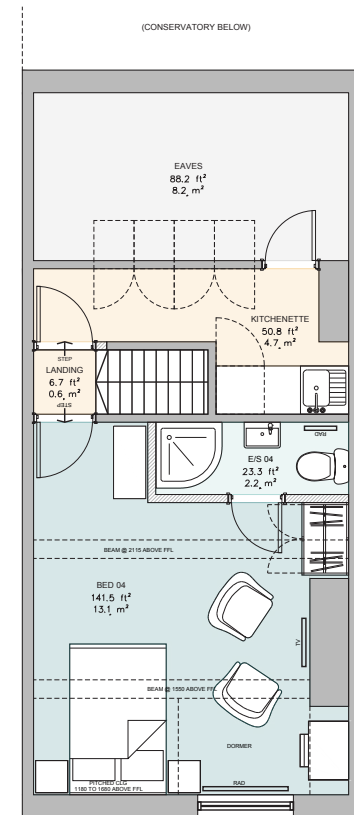
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

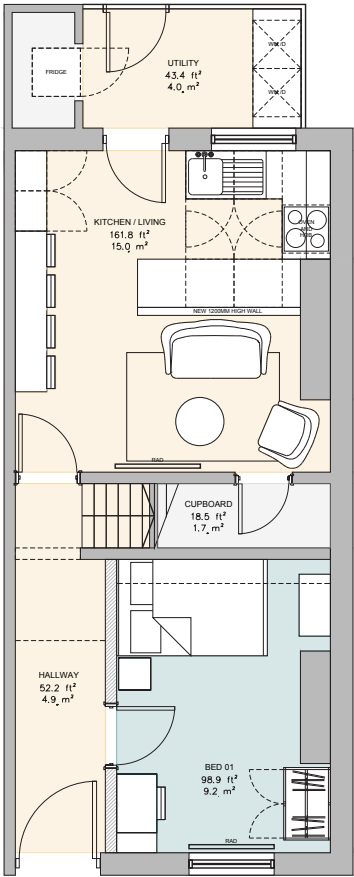
// Bedroom created on the Ground floor

// Communal area zoning to fit kitchen and lounge

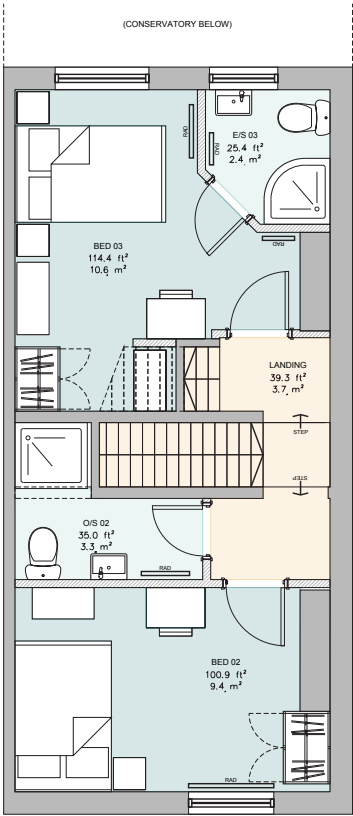
// 3 Bathrooms - can be 4 en-suites if preferred

// Top floor converted into a unit with bathroom and kitchenette for higher rent

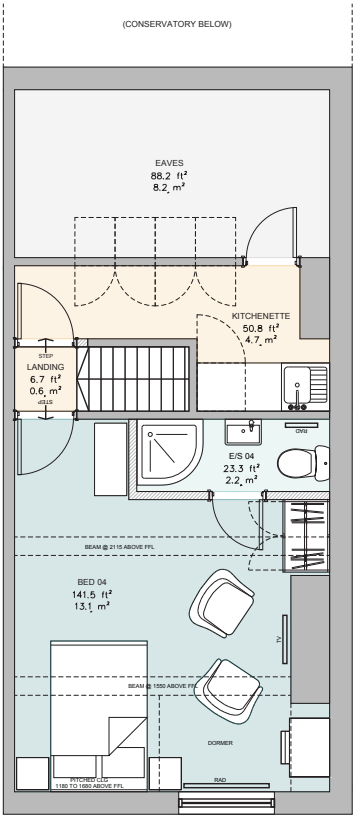
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CASE STUDY: TERRACED HOUSE

LOOK AND FEEL

BEFORE



AFTER



BEFORE



AFTER



CASE STUDY: TERRACED HOUSE

LOOK AND FEEL



BEFORE

AFTER





CASE STUDY 02B

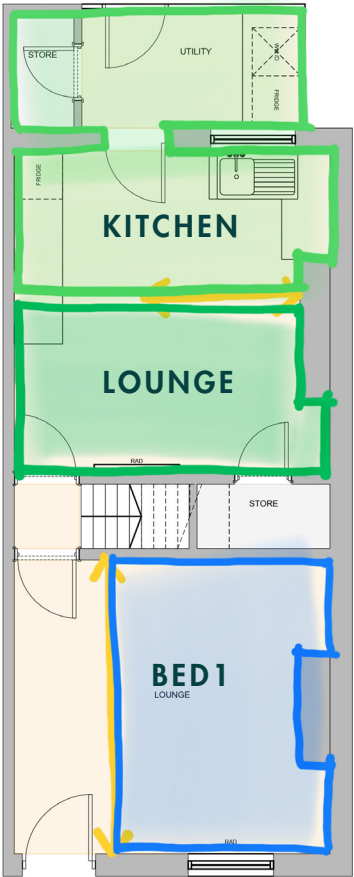
TERRACED HOUSE

5 BED / 4 BATH HMO

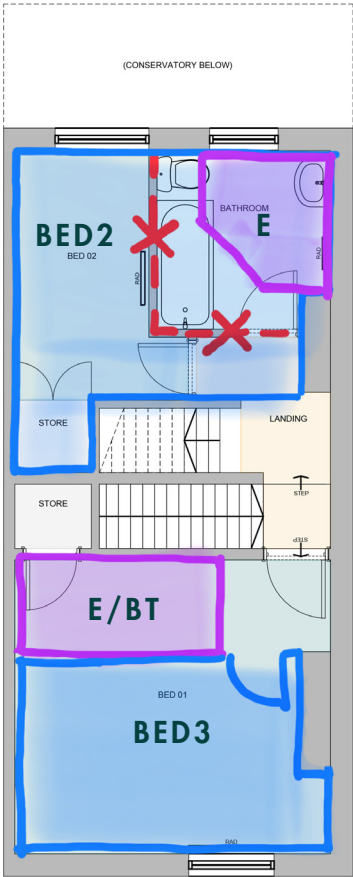
CASE STUDY: TERRACED HOUSE

DESIGN CONSIDERATIONS

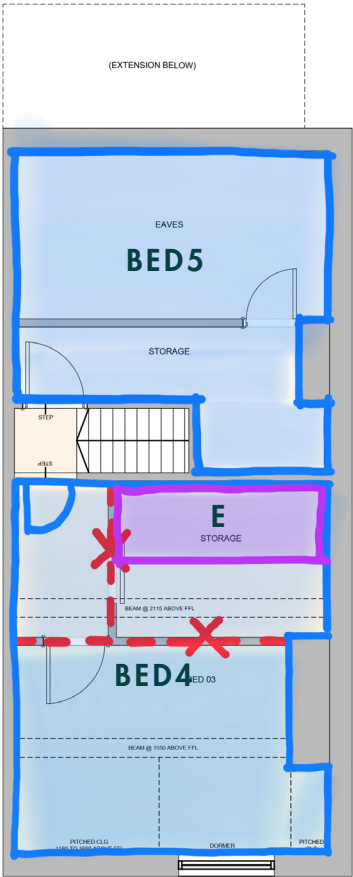
// Conversion of back eaves space into bedroom



GROUND FLOOR



FIRST FLOOR



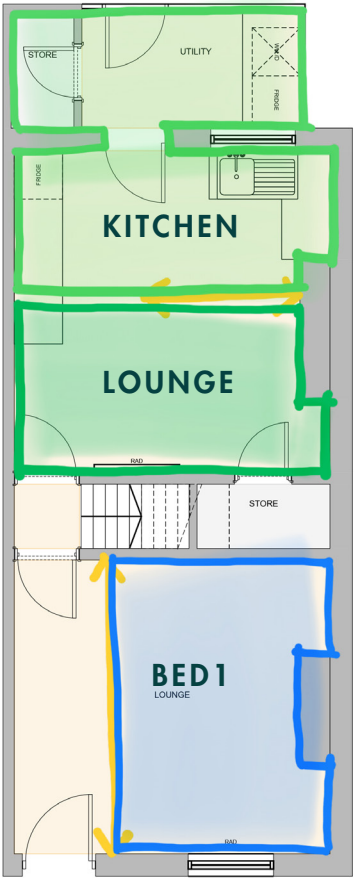
SECOND FLOOR

CASE STUDY: TERRACED HOUSE

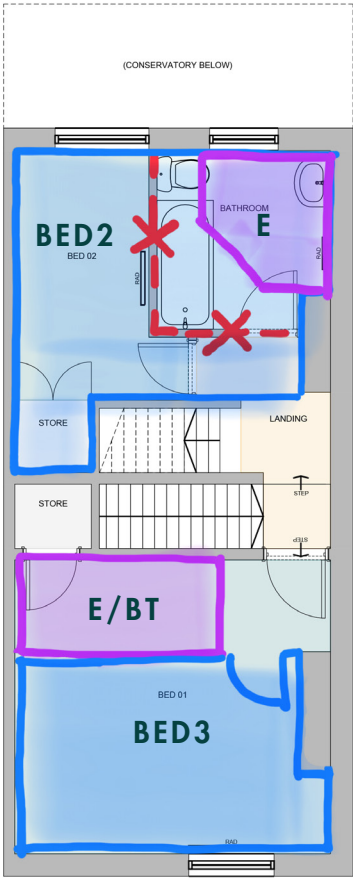
DESIGN CONSIDERATIONS

// Conversion of back eaves space into bedroom

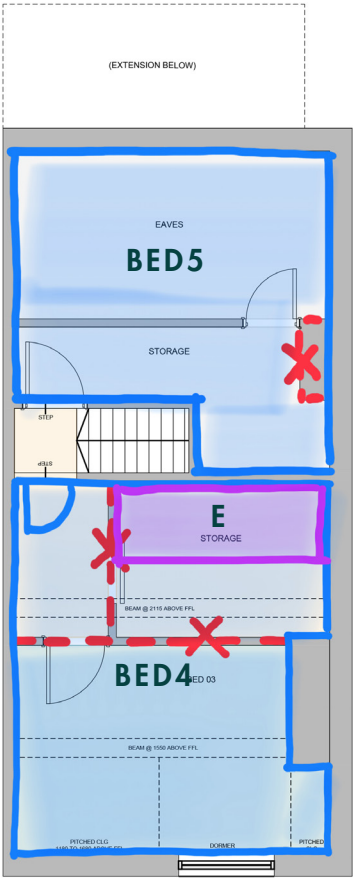
Remove top of chimney to allow larger floor area



GROUND FLOOR

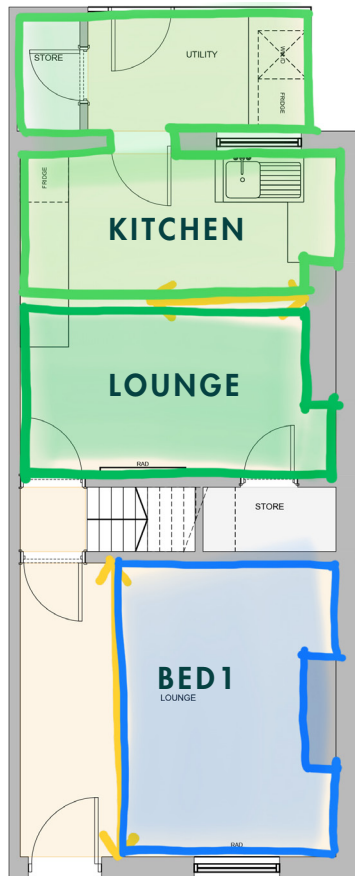


FIRST FLOOR

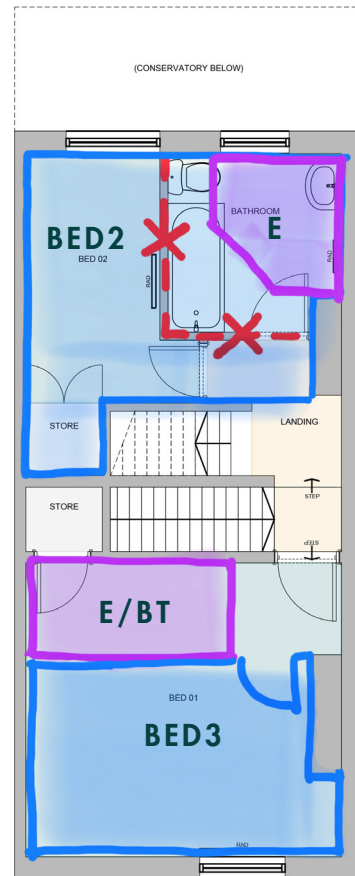


SECOND FLOOR

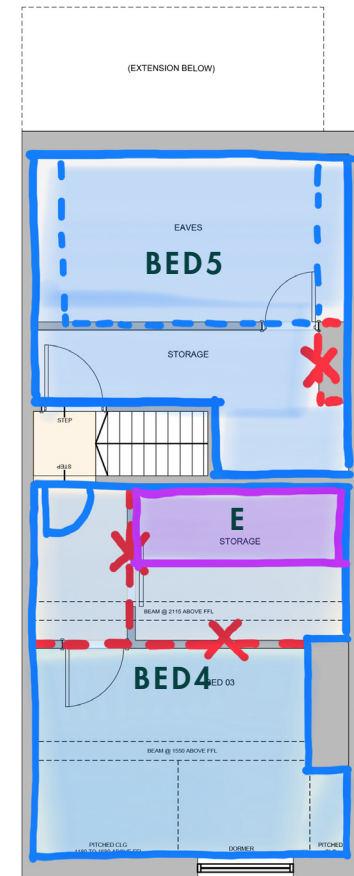
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

// Conversion of back eaves space into bedroom

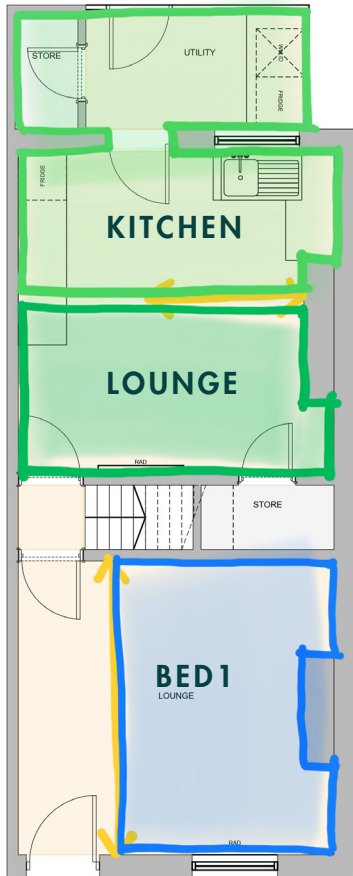
Remove top of chimney to allow larger floor area

Introduce dormer to enable enough head height and floor area

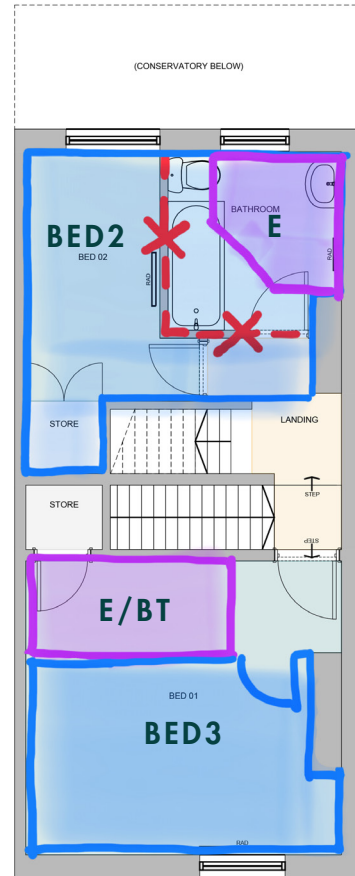
TIPS:

You may require party wall agreement to remove Chimney breasts if connected to the neighbour. You also require structural advice and guidance for the dormer extension and chimney removal

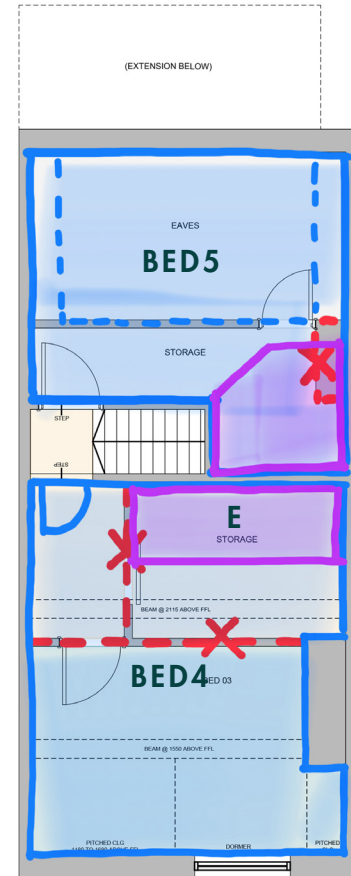
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

// Conversion of back eaves space into bedroom

Remove top of chimney to allow larger floor area

Introduce dorma to enable enough head height and floor area

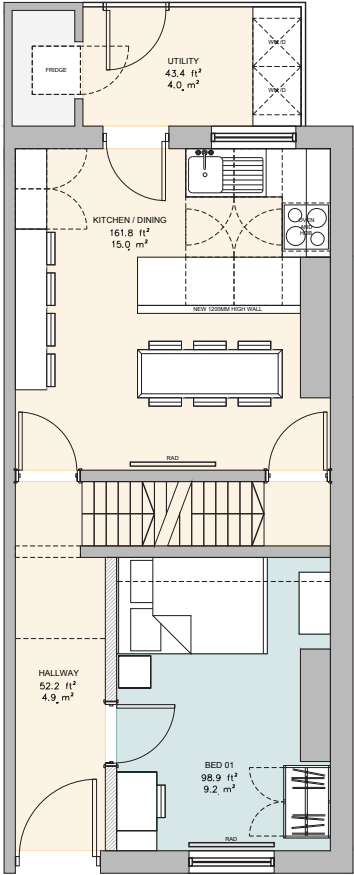
Add an en-suite

CASE STUDY: TERRACED HOUSE

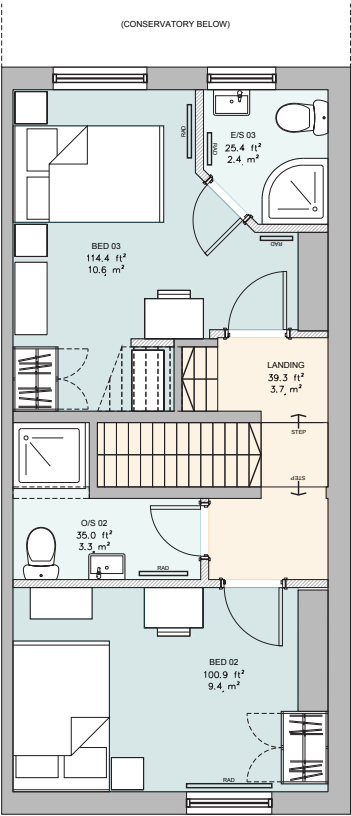
DESIGN CONSIDERATIONS

TIPS:

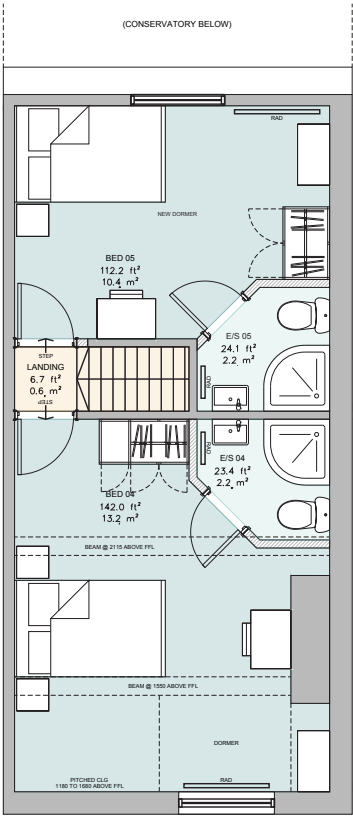
Now review communal space floor area to ensure it meets HMO regulations - see next case studies that shows enlargement options



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

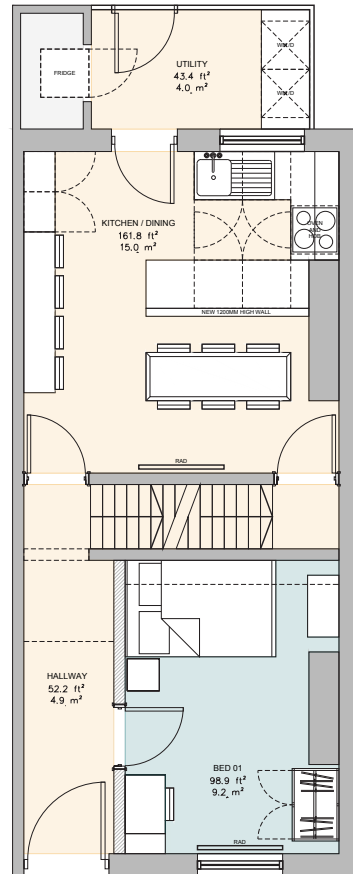
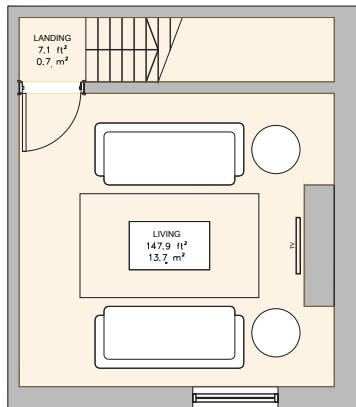


CASE STUDY 02C

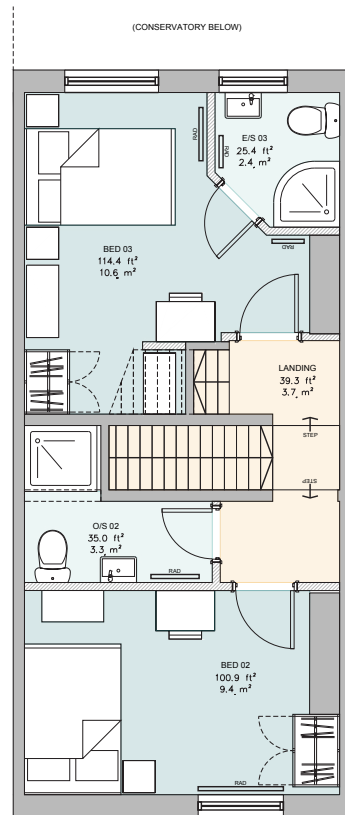
TERRACED HOUSE

5 BED / 4 BATH HMO

CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR

DESIGN CONSIDERATIONS

// Opportunity to convert basement

This may require tanking and digging down if head height is restricted

Ensure you have a window

**(Second floor same as previous option
- refer to option 02B to see bedrooms
4 and 5)**

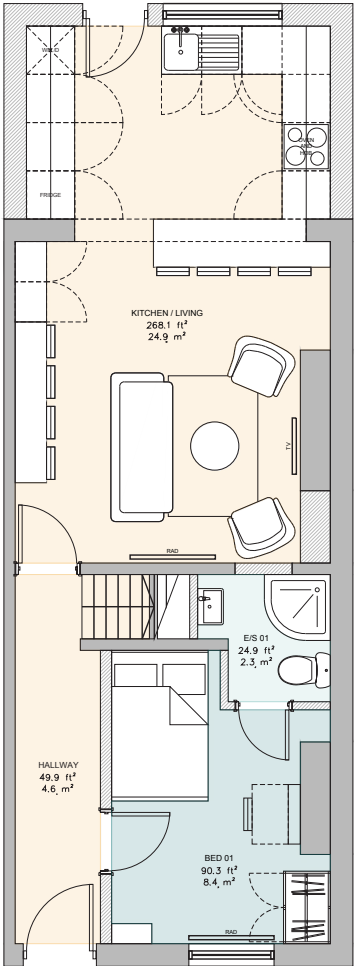


CASE STUDY 02D

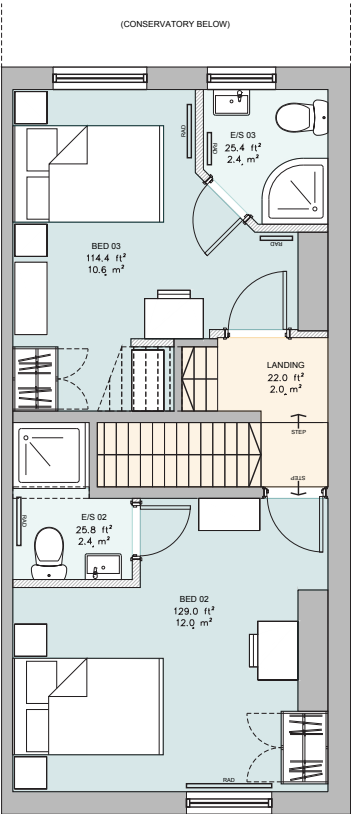
TERRACED HOUSE

5 BED / 4 BATH HMO

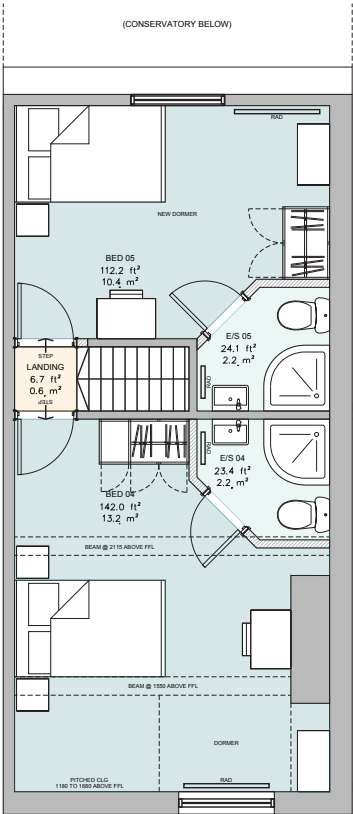
CASE STUDY: TERRACED HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

DESIGN CONSIDERATIONS

// Opportunity to create a single story extension

TIPS:

Ensure this meets planning and is considered permitted development in your area



INTERIOR DESIGN INSPIRATION

VARIOUS HMO SIZES

MODERN SCANDI STYLE HMO



HIGH END STUDENT HMO



PROFESSIONAL LUX HMO



HOW WE CAN HELP YOU

Designing Beautiful Co-living Homes!

DESIGN SERVICES

We provide a range of interior and architectural services for investors;

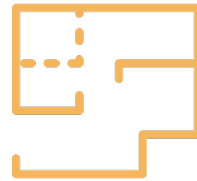
- // Interior Design
- // Floor Plan Optimisation
- // 1-2-1 Design Consultation
- // Design Clinic
- // Architectural Support
- // Planning / Building Control

DESIGN CONSIDERATIONS

Each design takes the following into consideration;

- // End User Experience
- // Target Market
- // Building and History
- // Project Budget
- // Client Identity and Brand

We offer many different interior design and staging services tailor made to client requirements.



FLOOR PLAN OPTIMISATION

Found an opportunity but not sure how to maximise it?

This is where we can help, using our architecture and investor knowledge to help you get the most out of your property and floor plan.

We take your existing plans and explore how best to optimise your layout through a series of different options to meet your brief.



ARCHITECTURE

Need planning approval, building regulations sign-off or help with construction drawings?

We cover all of that and will work with you to ensure you stand the best chance of getting approval.

We design with an investor mindset and will work with you to create a high-quality, but cost effective solutions.



INTERIOR DESIGN

Want your property to stand out from the crowd but don't know where to start with design?

We will work with you to create an interior design that matches your ethos, gets your properties noticed + increases demand.

We offer a range of interior design services and can tailor the package to suit your needs.



1-2-1 CONSULTATIONS

Whatever you need help with, we can offer guidance and beautiful solutions.

Topics we could discuss:

- // Optimising Layouts
- // Deal Analysis
- // Planning
- // Building Regulations
- // HMO Licensing
- // Design Ideas
- // Specification of Finishes
- // Kitchen Design
- // Furniture Selection

INVESTOR SERVICES

We provide a range of investment opportunities for select investors;

// Asset backed angel investment

OPPORTUNITIES

We currently have projects you can invest in including;

- // HMOs + Co-living houses
- // Commercial to resi projects

TESTIMONIALS

"I'd highly recommend them. They are great to work with, have fantastic ideas and came up with layouts that we had never considered but show they are at the top of their architecture and design game."

Mike // Clay Properties

"We had a brand and colour palette we were used to working with but partnering with elite elevated our design to a unique and professional look which is exactly what we wanted."

Kim // KOMO Properties

"We spent little extra on interior enhancement of our 11 bedroom high-end property and it has generated an additional £6.5k of rent pa which is 130% ROI."

Saif // Mauve Property



**“ WE USED ANDREW AND MARY FOR THE
FEASIBILITY DRAWINGS AND INTERIOR DESIGN
FOR OUR FIRST HMO AND THEY WERE
OUTSTANDING TO WORK WITH.**

**WE’RE OVER THE MOON WITH THE END RESULT
AND EVEN THE VALUER COMMENTED THAT IT**

”



CONTACT US

GET IN TOUCH, WE ARE HERE TO HELP

If you would like to contact us about any of our services do not hesitate to get in contact via the channels below:

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design@elitedwellings.co.uk

// **PHONE**
+44 (0)752 6310 488

// **WEBSITE**
www.elitedwellings.co.uk

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