

## Housing Corporation definition of total floor area (taken from total cost indicators grant rates and administrative allowances 2004/2005 guidance notes)

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The total floor area of self-contained accommodation is measured to the finished internal faces of the main containing walls on each floor of the accommodation and includes the space, on plan, taken up by private staircases, partitions, internal walls (but not 'party' or similar walls), chimney breasts, flues and heating appliances. It includes the area of internal and/ or external essential storage space.

It excludes:

- (i) any space where the height to the ceiling is less than 1.5m (e.g. areas in rooms with sloping ceilings, external dustbin enclosures);
- (ii) any porch, covered way, etc., to open air;
- (iii) all balconies (private, escape and access) and decks;
- (iv) non-habitable basements, attics, thermal buffer zones or sheds;
- (v) external storage space in excess of 2.5m<sup>2</sup>;
- (vi) all space for purposes other than housing (eg garages, commercial premises etc.)