

# Guidelines for Workers Housing

The following Guidelines are based on the **Workers' Minimum Standards of Housing and Amenities Act 1990 (MSHA)** and its Regulations.

Housing for families have specifications that differ from housing for single workers.

## **FAMILIES**

Each family should have a separate, self-contained dwelling which provides;

- a) protection against heat, cold, damp, noise, fire, and disease-carrying animals/insects
- b) adequate sanitary and washing facilities, ventilation, cooking and storage facilities and natural and artificial lighting;
- c) a minimum degree of privacy both--
  - i. between individual persons within the household; and
  - ii. against undue disturbance by external factors; and
- d) is separated from quarters for animals and / or the storage of dangerous or hazardous tools/ chemicals.

The structural requirements are described in the table below.

## **GENERAL LIVING**

Each block of dwellings to contain a maximum of 4 dwellings -Regulation 8

Each dwelling house to be at least 27 sq meters and contain a minimum of two bedrooms, dining and living space, a kitchen and sanitary and washing facilities- Regulation 5

The dwelling should be situated at least 6 meters from a road -Regulation 6.

Where the front entrance of dwellings face each other, they should be 8 meters apart and in all other cases, 6 meters apart -Regulation 7

## Bedrooms -Regulation 15

<b>Bedsteads</b>	Space of not less than 1.7 square meters per adult
<b>Cupboard</b>	Shelves of a minimum surface area of not less than 2.3 square meters
<b>Room size</b>	At least 8 sq meters with sides of at least 2.5 sq meters and have a window and ventilation opening into the open air

## Kitchen - Regulation 16

<b>Size</b>	Min 5 sqm
	Min side of 2 m
	Min 2.4 m high
	Roof made of water proof and fire resistant material
<b>Ventilation</b>	min 20% of floor area
	constructed not to permit smoke from entering habitable area
<b>Cooking facilities</b>	Fireplace with hood and flue or
	Kerosene / gas stove with min 2 burners
<b>Furniture</b>	Working table of sufficient surface area
	Food cupboard min 1.7 sqm {no requirement for refrigerator}
<b>Fittings</b>	Cement rendered concrete floor with drainage
	Tap
	Potable piped water
	Sink
	Door leading to living area
	min 1 powerpoint

## Bathroom – Regulation 17

<b>Size</b>	min 1.7 sqm / 2sqm if combined with latrine
	min side of 1 m
<b>Structure</b>	walls 1.3m above ground made of brick
	permanent openings for ventilation constructed to prevent direct vision into the bathroom
<b>Bathing Facilities</b>	Water trough
	Piped water supply
	Cement rendered concrete floor with drainage
	Overhead water tank of 270 - 360 litres

## Sanitary – Regulation 18

<b>Size</b>	Size as approved by the Medical Officer for Health
<b>Amenities</b>	1 septic tank type latrine of min 700 liters per dwelling plus 70 litres for every adult in excess of 5 adults using the latrine*
	Be provided with arrangements for flooding, discharging into a septic tank or any other form of sewage disposal, and for disposal of effluent; and
	* dwellings may also be provided with aqua privy, pit or bore-hole type latrines and there are specifications for those in regulation 17

## Single Workers

International law requires that where accommodation for single workers or workers separated from their families is collective, in addition to the above, there should be;

- a) a separate bed for each worker;
- b) separate accommodation of the sexes; and
- c) common dining rooms, canteens, rest and recreation rooms and health facilities, where not otherwise available in the community.

### Bathroom (Individual) Regulation 17

<b>Size</b>	Min 1.5 sqm
<b>Structure</b>	Concrete floor
	Outlet leading to drain, soak away or other disposal
	walls ensuring privacy

### Bathroom (Communal) Regulation 28

<b>Size</b>	Min 7.6 sqms
<b>Structure</b>	Max 46 meters from the buildings it serves
	Min 1 washing space of min 1.5 sqm for every two dwellings.

**Kitchen Individual / Temporary**

Regulation 27 &amp; 30(1)(d)

<b>Size</b>	4.5 sqm
	Min side of 1.5 m
	Min 2.5 sqm high
	Roof made of water proof and fire resistant material
<b>Ventilation</b>	Min 20% of floor area
	Constructed not to permit smoke from entering habitable area
	Sufficient food cupboard
<b>Cooking facilities</b>	Fireplace with hood and flue or
	Kerosene / gas stove with min 2 burners
<b>Furniture</b>	Working table / concrete table
	Food cupboard min 1.7 sqm {no requirement for refrigerator}
	Shelves min 1.5 sqm
<b>Fittings</b>	Cement rendered concrete floor with with drainage
	Tap
	Potable piped water
	Sink
	Door leading to living area
	Min 1 powerpoint
	Min 1 sqm per worker in the dwelling
	Min 2.5 m high
	Roof made of water proof and fire resistant material

### Communal Kitchen (optional)

<b>Cooking facilities</b>	Fireplace with hood and flue or
	Kerosene / gas stove with min 2 burners for every 3 workers
	Follow single worker requirement unless they cook individually, in which case provide
<b>Furniture</b>	1 Working Table / Concrete Table for every 3 workers
	Sufficient tables, benches
	Sufficient shelves min 1.5 sqm
	Sufficient food cupboard
<b>Fittings</b>	Cement rendered concrete floor with with drainage
	Tap
	Potable piped water
	Sink
	Door leading to living area
	Min 1 powerpoint

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