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CONSULTATION ON POLICY

The Statutory Regulation of Tourist Accommodation



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This is a consultation on updating the statutory categories and criteria for visitor/tourist accommodation in Northern Ireland through proposed changes to:

1. The Categories of Tourist Establishment (Statutory Criteria) Regulations (Northern Ireland) 1992 [as amended in 2009 and 2011];
2. The Certified Tourist Establishments (Visitors Register) Regulations (Northern Ireland) 1992; and
3. The Certified Tourist Establishments (Display of Charges) Regulations (Northern Ireland) 1992.

Duration of this consultation:

This is a 12 week consultation.

Closing date for responses:

5pm on Tuesday 6th January 2026.



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BACKGROUND AND POLICY CONTEXT

Background to the certification of visitor/tourist accommodation in Northern Ireland

The arrangements for the statutory regulation of visitor/tourist accommodation in Northern Ireland are set out in **The Tourism (Northern Ireland) Order 1992**¹ (“the 1992 Tourism Order”) and its associated subordinate legislation.

Under the 1992 Tourism Order, all overnight visitor/tourist accommodation, offered by way of trade or business, in Northern Ireland is subject to regular inspection and compulsory certification within a statutory category of tourist accommodation in order to legally operate. Certification is administered by the Northern Ireland Tourist Board (trading as Tourism NI).

The 1992 Tourism Order, as amended, sets out the current eight statutory categories of tourist accommodation which all accommodation establishments are classified into, namely:



1. Hotels



2. Guest Houses



3. Bed and Breakfast Establishments



4. Self-Catering Establishments



5. Hostels



6. Bunk House



7. Campus Accommodation



8. Guest Accommodation

Each statutory category of tourist accommodation has individually specified criteria denoting the minimum level, quality and provision of standards, cleanliness, maintenance, safety, essential facilities and comfort etc. that an establishment must provide/achieve in order to be awarded a certificate by Tourism NI and operate.

These statutory criteria are set out in regulations, namely “**The Categories of Tourist Establishment (Statutory Criteria) Regulations (Northern Ireland) 1992**”², as amended by “**The Categories of Tourist Establishment (Statutory Criteria) (Amendment) Regulations (Northern Ireland) 2009**”³ and “**The Categories of Tourist Establishment (Statutory Criteria) (Amendment) Regulations (Northern Ireland) 2011**”⁴ (“the Categories Regulations”).

¹ [The Tourism \(Northern Ireland\) Order 1992.](#)

² [Categories of Tourist Establishment \(Statutory Criteria\) Regulations \(Northern Ireland\) 1992.](#)

³ [Categories of Tourist Establishment \(Statutory Criteria\) \(Amendment\) Regulations \(Northern Ireland\) 2009.](#)

⁴ [Categories of Tourist Establishment \(Statutory Criteria\) \(Amendment\) Regulations \(Northern Ireland\) 2011.](#)

To ensure compliance with these regulations:

- new establishments are inspected by Tourism NI before commencing operations; and
- existing businesses undergo a further statutory inspection at least once every four years.

Any establishment which is refused a certificate by Tourism NI cannot legally operate, and Tourism NI has enforcement powers to ensure compliance. Any person who:

- provides or offers to provide visitor/tourist accommodation in any establishment without being certified by Tourism NI; or
- describes or holds out, or permits any person to describe or hold out, that establishment as being certified within a statutory category of tourist accommodation when they are not,

shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 4 on the standard scale, or to imprisonment for a term not exceeding 6 months, or to both.

To enhance awareness within the tourism industry regarding the legal requirement for accommodation certification, and to reduce the need for Court Enforcement Action, Tourism NI maintains regular engagement with representatives from major online booking platforms, including Airbnb and Booking.com, amongst others.



These discussions aim to encourage alignment between the properties listed on their platforms and those certified by Tourism NI. As a result of this ongoing collaboration, Airbnb has introduced local law disclosure notices on their platform, whilst Booking.com highlight certification as a mandatory requirement. These notices inform local accommodation providers of the certification requirements, helping to promote compliance and improve transparency across the sector.

In addition to working with booking platforms, Tourism NI partners with Local Government Authorities to support the management and communication of legislative obligations which fall outside the scope of the Categories Regulations.

These include essential areas such as fire safety, building control, planning permission, noise pollution and anti-social behaviour. Whilst Tourism NI does not hold statutory authority over these and associated matters, compliance with these statutory requirements/regulations is a prerequisite for certification.

This collaborative approach ensures that accommodation establishments meet broader legal standards, contributing to a safer and more responsible tourism environment.

Policy context and the purpose of certification

The purpose of Tourism NI's Certification Scheme, and its associated regulatory requirements, is to support the delivery of one of Tourism NI's main statutory functions, i.e. **“to encourage the provision and improvement of tourist accommodation”**⁵.

The scope of the 1992 Tourism Order and Tourism NI's statutory/mandatory Certification Scheme is tightly defined, with Tourism NI's role limited to **inspecting each accommodation establishment to ensure that it meets a minimum standard of safety, cleanliness and provision of facilities**.

The mandatory Certification Scheme therefore is a key delivery tool for driving improved standards in visitor/tourist accommodation across Northern Ireland. Through its associated regulatory requirements, this Scheme helps:

- ensure that all visitor/tourist accommodation in Northern Ireland complies with defined minimum requirements/criteria relating to the nature, character and standard of accommodation and facility offerings to ensure a basic quality benchmark for all visitors;
- ensure consistency of standards across the visitor/tourist accommodation sector in Northern Ireland; and
- provide assurance to visitors that when they book and stay in accommodation in Northern Ireland, it has an assured minimum quality mark.

The Certification Scheme, and its associated Categories Regulations, therefore provide legal certainty to operators by providing a standards framework which sets out minimum quality controls to protect visitors from substandard or unsafe accommodation, as well as helping to drive up standards and ensure a level of consumer protection and trust in Northern Ireland's tourism/tourist accommodation sector.



Wider context

The regulation of short-term lets in Northern Ireland is a complex area to deliver change in, with policy and operational responsibilities spanning a number of Executive Departments, Councils and other agencies. For example:

5 Under Article 4(1) of the Tourism (Northern Ireland) Order 1992, the functions of the Northern Ireland Tourist Board (trading as Tourism NI) are:

- to encourage tourism;
- to encourage the provision and improvement of tourist accommodation and tourist amenities;
- to advise the Department [for the Economy] generally on the formulation and implementation of its policy in relation to the development of tourism; and
- such other functions as are conferred on the Northern Ireland Tourist Board (trading as Tourism NI) by or under this Order or any other statutory provision.

- **The Department for Communities (DfC)** is responsible for private tenancies legislation (though this excludes holiday lets) and housing supply generally.
- **The Department for the Economy (DfE)** is responsible for the regulatory arrangements regarding the quality standards of visitor/tourist accommodation, with **Tourism NI**'s remit/regulatory role focused on the implementation of the 1992 Tourism Order and inspecting/certifying all visitor/tourist accommodation at least once every four years.
- **Local Councils** have a role in granting planning permission (where applicable) for a property (whether a new build or change of use) to be let as short-term accommodation for visitors/tourists, albeit there is not a consistent approach or policy across the 11 Council areas.

The growth in Northern Ireland's tourism sector in recent years, plus lifestyle and other changes in market trends for visitor/tourist accommodation, has resulted in a significant increase in the number of properties (primarily self-catering) being certified by Tourism NI as visitor/tourist accommodation. This has led to an increased interest in how short-term lets/tourist accommodation interacts with local housing markets, and whether there is any correlation with housing supply generally.

As the 1992 Tourism Order and its associated regulations **do not provide any power for DfE or Tourism NI to limit, cap or control the number or spread of properties providing accommodation for visitors/tourists**, DfE and Tourism NI have little to no statutory or regulatory role concerning the impacts of housing supply in Northern Ireland.

However, to support the Executive's **Housing Supply Strategy**⁶, the Department for Communities (DfC), supported by officials from the Department for the Economy and Department for Infrastructure (DfI), will soon be commissioning research to gain a more informed assessment of the relative impact, if any, of short-term/tourist accommodation lets in Northern Ireland on the local housing market.

DfE and Tourism NI will support DfC wherever possible in the completion of this research to help inform the development of potential policy intervention(s) by Executive Departments in this area.

Please note: *This topic is outside of the scope of this consultation and the statutory remit of Tourism NI's Certification Scheme.*

6 [Housing Supply Strategy 2024 - 2039 | Department for Communities](#).

PURPOSE OF THIS CONSULTATION

The last review of the existing regulatory arrangements for the certification of visitor/tourist accommodation in Northern Ireland took place in 2011. In addition to making revisions to the statutory minimum criteria, the 2011 review also saw the creation of three additional statutory categories of tourist accommodation, i.e. Bunk House, Campus Accommodation and Guest Accommodation. These changes saw the total number of statutory categories of accommodation increase from five to eight.

Since then, there has been significant changes in market trends regarding the types of visitor/tourist accommodation being provided by industry, e.g. the rise in new and alternative accommodation offerings such as budget hotels, aparthotels, windowless bedrooms and glamping pods, as well as a change to the minimum standards and offerings visitors expect.



Feedback from the tourism industry has demonstrated that statutory regulation via Tourism NI's Certification Scheme has played an important part in benefiting establishments and improving the standard of visitor/tourist accommodation across Northern Ireland. However, in light of the changing nature of tourism, it is important that the statutory regulatory arrangements be updated and modernised to address the current and future needs of the tourism industry, as well as its domestic and international customers. By doing so, this will enable the Categories Regulations to better align with emerging and innovative trends to future proof the tourism industry's minimum standards and improve visitor satisfaction.

The Department for the Economy (DfE), in consultation with Tourism NI, has therefore undertaken a review of the statutory regulation of visitor/tourist accommodation, building on previous work and engagement with industry operators and stakeholders, which has identified that:

- statutory regulation should be retained as it has played an important part in improving the standard of visitor/tourist accommodation in Northern Ireland, as well as ensuring a minimum level of quality and consistency across the industry; and
- statutory regulation should be updated within the confines of DfE's and Tourism NI's statutory remits to address more appropriately the current and future needs of the industry and its customers, including reducing (where possible) the regulatory burden on visitor/tourist accommodation businesses.

To deliver this, these changes will require amendments to be made to the following regulations (subject to the approval of the Northern Ireland Assembly):

1. **The Categories of Tourist Establishment (Statutory Criteria) Regulations (Northern Ireland) 1992** [as amended in 2009 and 2011];
2. **The Certified Tourist Establishments (Visitors Register) Regulations (Northern Ireland) 1992**⁷; and
3. **The Certified Tourist Establishments (Display of Charges) Regulations (Northern Ireland) 1992**⁸.

In taking forward this review, DfE and Tourism NI has sought to identify changes which will ease (where possible) the regulatory burden on visitor/tourist accommodation businesses, whilst still ensuring that visitor/tourist accommodation in Northern Ireland continues to deliver and comply with basic requirements in terms of nature, character and standards. **The amendments proposed are intended to better align Northern Ireland's regulatory arrangements with contemporary tourism trends and needs.**

These proposed changes will also support the delivery of the Department's **Tourism Vision & Action Plan: 10 Year Plan**⁹ which was launched in January 2025 to provide a clear direction for industry and enhance the tourism sector in Northern Ireland, focusing on sustainable growth and promoting regional balance. A key activity identified within the Action Plan is to "review tourism delivery mechanisms required to meet the future needs of the tourism sector, including the 1992 Tourism Order, funding schemes and delivery structures." This consultation on proposed changes to the Categories Regulations seeks to address a key part of that activity.



It is hoped that the amendments proposed (Annexes A-E) are proportionate and balanced, and will:

1. ensure existing and emerging visitor/tourist expectations are met regardless of the type of accommodation being used, e.g. through updating and continuing to detail (where relevant) the basic furniture, equipment and facilities which are typically recognised as a universal standard to avoid any unpleasant surprises for visitors/tourists, whilst building in flexibility to allow establishments to be innovative in how they provide suitable alternatives to the 'traditional' furnishings and equipment etc. which they are legally required to provide by the Categories Regulations;

⁷ [The Certified Tourist Establishments \(Visitors Register\) Regulations \(Northern Ireland\) 1992.](#)

⁸ [The Certified Tourist Establishments \(Display of Charges\) Regulations \(Northern Ireland\) 1992.](#)

⁹ [Tourism Vision & Action Plan: 10 Year Plan.](#)

2. provide clarity for operators through removing ambiguity and providing clearer minimum requirements within the Categories Regulations to help new and existing establishments meet minimum quality standards, whilst still giving them increased flexibility in how they wish to design their products; and
3. provide consistency across the sector in terms of quality offerings, whilst not imposing uniformity.

The purpose of this public consultation is therefore to obtain the views of stakeholders, including industry groups, accommodation operators and the general public, on these proposed amendments to the regulatory arrangements and minimum quality standards of Northern Ireland's visitor/tourist accommodation sector.

These views will help ensure that the proposed amendments:

- **are robust and efficient enough to ensure minimum quality accommodation offerings across Northern Ireland which meet and surpass the expectations of modern-day visitors/tourists;**
- **promote regulatory clarity and flexibility to facilitate innovation; and**
- **better reflect contemporary tourism trends, visitor/tourist expectations and industry innovations/standards.**

In addition to seeking comments on the proposed changes, the Department also welcomes respondents providing additional suggestions for amending or adding to the minimum quality standards criteria for consideration.

Further Reviews

In addition to the legislative amendments proposed within this consultation, there are further reviews being conducted/planned relating to the policy and delivery of Tourism NI's statutory Certification Scheme. Some of these additional reviews, which fall outside of the scope of this consultation, are briefly mentioned below.

[Fees for statutory certification inspections](#)

The 1992 Tourism Order requires that fees be paid by visitor/tourist accommodation establishments in respect of their statutory certification inspections. These fees are laid out in The Statutory Inspection of Tourist Establishments (Fees) Regulations (Northern Ireland) 2011¹⁰.

Under Managing Public Money NI (MPMNI) and Article 20(2) of the 1992 Tourism Order, fees charged for these statutory certification inspections are required to be sufficient to cover the associated costs of the Certification Scheme.

As these certification fees have not been reviewed since 2011, the Department and Tourism NI are undertaking a comprehensive review to identify the full cost of certification, which may identify a requirement to increase the level of fees charged per category of accommodation.

¹⁰ [Statutory Inspection of Tourist Establishments \(Fees\) Regulations \(Northern Ireland\) 2011](#).

This review is still ongoing and any changes to the level of fees will be subject to the approval of the Northern Ireland Assembly. Tourism NI will also consult with industry operators and representative groups before updated fee regulations are prescribed. Any such increase in fees will continue to be in the context that most operators will pay a one-off fee, payable once every four years in respect of the statutory inspection.

[Review of the Certification Scheme, its objectives and operational delivery](#)

As noted, this consultation focuses on the regulatory framework for certifying and inspecting visitor/tourist accommodation to ensure compliance with minimum quality standards, as laid out in the Categories Regulations, and to review and update those standards going forward.

As part of the Department's and Tourism NI's review, it was identified that the current minimum quality criteria and standards need to be revised. Additionally, the scope and structure of the Certification Scheme itself should be reviewed.

It has been determined that updating the Categories Regulations should be the first step as this will enable timely and meaningful changes to what the Certification Scheme inspects in terms of quality standards.

Once the revised Categories Regulations are in place, the Department and Tourism NI will proceed to review the overall design and function of the Certification Scheme.

This will include examining its scope, the basis and frequency of statutory inspections (e.g. maintaining the current model or adopting a more risk based approach), and the potential for enhanced enforcement powers for Tourism NI (e.g. to take action against online booking platforms to improve operator compliance). Industry and stakeholder consultation will be an integral part of this process.

Any such changes to Tourism NI's statutory Certification Scheme will require primary legislation to amend the relevant provisions within the 1992 Tourism Order.

Please note: *Both of the additional reviews mentioned above are outside of the scope of this consultation.*



Consultation

PROPOSED CHANGES TO THE STATUTORY REGULATORY ARRANGEMENTS FOR VISITOR/TOURIST ACCOMMODATION IN NORTHERN IRELAND UNDER THE TOURISM (NORTHERN IRELAND) ORDER 1992

This public consultation seeks to obtain the views of industry groups, accommodation operators and the general public on proposed amendments to the regulatory arrangements and minimum quality standards of Northern Ireland's visitor/tourist accommodation sector. These proposals have been divided into four sections:

1. Proposed amendments and modernisation of the existing statutory minimum criteria;
2. Proposed creation of an additional statutory category of visitor/tourist accommodation – “Alternative Accommodation”;
3. Proposed amendments to the regulatory requirements for keeping a “Visitors Register”; and
4. Proposed amendments to the regulatory requirements regarding the “Display of Charges”.

It is envisioned that these updated regulations will represent what would normally be expected as a matter of good practice for all accommodation establishments.

Once this consultation closes, the Department for the Economy and Tourism NI will review the responses and consider any of the further recommendations, amendments or clarification requests recorded by respondents. Once finalised, the revised Categories Regulations will be moved through the relevant legislative processes for consideration by the Northern Ireland Assembly before coming into operation.

Section 1: Proposed amendments and modernisation of the existing statutory minimum criteria

The current statutory minimum criteria prescribed for visitor/tourist accommodation establishments have not been updated since 2011. The Department for the Economy, in consultation with Tourism NI, has identified proposed changes to each of the existing eight statutory categories of visitor/tourist accommodation.

[Amendments and modernisation of criteria affecting all accommodation establishments](#)

Annex A contains proposed criteria which will apply to **all accommodation establishments**, regardless of the statutory category of accommodation they are certified under. Some of these proposals are already in place under the existing Categories Regulations but have been slightly amended to provide further clarity for operators. There are also new minimum requirements being proposed, e.g. around privacy, summoning assistance and the provision of safe access routes, appropriate and hygienic flooring, basic first aid equipment and effective means for the recycling of rubbish/waste etc. Annex A also includes a **list of definitions** being proposed to define certain words/terminology to provide additional clarity.



DfE also proposes giving Tourism NI the clear power to interpret any provision within the proposed revised Categories Regulations which has no objective standard or criteria specified given that they are the responsible body for enforcing these requirements. The purpose of having such provisions is to enable any revised Categories Regulations to have sufficient flexibility built in to adequately deal with any future market trends which this review cannot anticipate, and thus Tourism NI can suitably adapt their requirements in such areas without the need for legislative change. That being said, where any revised provisions are not explicit in setting a minimum standard, Tourism NI will develop and publish user-friendly guidance to sit alongside the finalised updated Certification Regulations to ensure transparency, understanding and compliance for industry operators, ensuring that any such flexible provisions are applied consistently across the sector.

[Amendments and modernisation of criteria affecting each individual statutory category of tourist accommodation](#)

The proposed changes to the minimum statutory criteria affecting each of the **existing individual statutory categories of accommodation** are provided in comparison tables at **Annex B** which outline where certain requirements are being removed or replaced with alternatives. Some of these proposals include:

- allowing for “suitable equivalents” to be provided in place of the traditional furnishings and equipment required under the existing Category Regulations, e.g. bedside tables and dressing tables, whilst not compromising quality or standard visitor expectations;

- consulting on whether Wi-Fi should be provided (where connectivity allows) as standard in some of the statutory categories of accommodation, e.g. Hotels, Guest Houses and Hostels;
- strengthening privacy, safety and cleanliness requirements in visitor bathrooms;
- extending the list of essential amenities to be provided in certain statutory categories of accommodation;
- consulting on whether Bed and Breakfast Establishments (B&Bs) should be given more flexibility as to the type of breakfast they must provide (currently they must provide, at a minimum, a cooked breakfast); and
- requiring the provision of a window in visitor bedrooms for some of the existing categories of accommodation, whilst balancing the emerging trend towards windowless bedroom offerings, e.g. in Hotels and glamping style offerings, by proposing suitable mitigating requirements in such circumstances.



Accessibility and Sustainability

It is a requirement within the Categories Regulations that all accommodation establishments must comply with all relevant statutory requirements, including those outside of the 1992 Tourism Order and the Categories Regulations, in order to be certified by Tourism NI. This includes statutory requirements around, but not limited to, planning, fire safety, accessibility, sustainability and food safety.

In light of this, the Categories Regulations do not generally include specific requirements around, e.g. accessibility and sustainability, as these are covered through other statutory bodies/legislation.



However, given that matters such as accessibility and sustainability are of a growing importance to visitors/tourists, DfE and Tourism NI are interested to understand if consideration should be given to including any relevant accessibility or sustainability related requirements within the revised Categories Regulations, e.g.:

- If a bed is designed for double occupancy, should access to both sides of the bed (for the purposes of visitor comfort, convenience and accessibility) be required?
- Should there be a requirement to use energy-efficient LED lighting in all visitor bedrooms and public/communal areas?

- Should all serviced accommodation establishments be required to have a suitable towel and linen reuse policy in place if visitors are staying for multiple consecutive nights to encourage more sustainable and eco-friendly practices etc.?

Any such suggestions outside of those currently proposed in Annexes A and B, e.g. our proposal to require the provision of effective means for the collection and recycling of rubbish/waste throughout the interior and immediate exterior of an establishment, and the inclusion of the *suggestion* that any soap, shampoo and body wash provided should be contained within refillable and appropriately labelled containers, should be relevant, localised to operational delivery and relate solely to further improving inclusivity and visitor experiences (i.e. not overlap with the statutory responsibilities of other statutory bodies).

Any such additional requirements proposed by respondents would need to be reasonable, enforceable and proportionate, as well as applicable to all establishments, i.e. any such requirements must be achievable for small, medium and larger establishments alike; take into consideration the type and seasonality of establishments; and be a realistic minimum obligatory requirement as opposed to setting environmental/sustainability measures which are more appropriately set by other statutory bodies in this area.

Please note: *Tourism NI do not have a statutory role in enforcing statutory requirements outside of the 1992 Tourism Order or the Categories Regulations, however, they may seek evidence of compliance with other statutory obligations at any time as part of their inspection and certification processes.*

QUESTIONS

1. **Do you agree with the proposed changes/new criteria which shall be applicable to all accommodation establishments as set out in Annex A?**
2. **Do you agree with the new criteria/proposed changes to the existing criteria for the current eight statutory categories of tourist accommodation as set out in Annex B?** Please clearly state which table/statutory category of tourist accommodation your response(s) relate to, e.g. Table 1 – Hotels, Table 4 – Self-Catering Establishments etc.
3. **Are there any other aspects of the current statutory minimum criteria, outside of the proposals set out in Annexes A and B, which you consider should also be changed, modernised or added to?**

Section 2: Proposed creation of an additional statutory category of visitor/tourist accommodation – “Alternative Accommodation”

Under existing legislation, all establishments proposing to offer overnight sleeping accommodation to visitors/tourists must apply to Tourism NI to be certified within one of the existing eight statutory categories of tourist accommodation – Hotels, Guest Houses, Bed and Breakfast Establishments, Self-Catering Establishments, Hostels, Bunk House, Campus Accommodation and Guest Accommodation.

It is proposed by DfE and Tourism NI that the statutory categories of tourist accommodation should be extended to include **Alternative Accommodation**.

[Why is there a need for a new statutory category of accommodation?](#)

Tourism NI has certified various types of alternative accommodation establishments, such as **glamping pods**, **treehouses** and **shepherd huts**, under the existing statutory categories of accommodation, largely Self-Catering Establishments and Guest Accommodation.

However, as new and emerging trends continue to develop, it has become evident that some of these new and innovative alternative/unconventional/non-standard types of properties/establishments fall outside of the scope of Tourism NI’s current Certification Scheme and its existing criteria/requirements as set out in the Categories Regulations.



As such, in order to better support the number of providers offering, or wishing to offer, new and alternative forms of overnight sleeping accommodation, the Department for the Economy proposes the creation of a new stand-alone statutory category of accommodation named **Alternative Accommodation**.

[What will this proposed statutory category of accommodation cover?](#)

The **Alternative Accommodation** category has been designed to cover establishments which:

- are non-standard and either purpose-built or suitably adapted for the purposes of this statutory category, e.g. non-brick dwellings;
- are unconventional in style and build; and
- contain a private bathroom for visitors.

This will include accommodation such as **glamping pods**, **bubble domes**, **treehouses**, **eco-lodges** and **shepherd huts**. Establishments certified under this proposed new statutory category of accommodation will not be able to use their Tourism NI certificate to apply for a liquor licence.

Indicative minimum criteria for the proposed Alternative Accommodation category are

attached at **Annex C**. This indicative criteria has been designed to strike a balance between innovation, visitor safety, host accountability and minimum quality assurance, in particular around sanitation facilities. The introduction of this statutory category will also make the inspection and application process more transparent for visitor/tourist accommodation providers going forward.

Tourism NI and the Department also feel that the creation of this new statutory category will better support the growth, and potential growth, in demand for these types of unique, non-traditional and alternative accommodation offerings, and address the limitation of the existing Categories Regulations in this regard. It also seeks to increase Tourism NI's enforcement ability to take action against rogue operators in this area.

The introduction of this new statutory category of tourist accommodation will also enable Tourism NI to **better promote and support providers** wishing to offer such types of alternative styles accommodation, e.g. through advertising their properties on the Discover NI website.

The creation of this proposed new statutory category of tourist accommodation is required to be debated in the Northern Ireland Assembly before it can be enacted.

QUESTIONS

4. Do you agree with the inclusion of Alternative Accommodation as a statutory category of tourist accommodation?
5. Have you any views on the indicative minimum criteria for Alternative Accommodation outlined in Annex C?
6. Do you have any views regarding the naming of the Alternative Accommodation category, i.e. do you feel another category name would provide a more appropriate description of the styles of properties/establishments proposed to be certified under it?

Section 3: Proposed amendments to the regulatory requirements for keeping a “Visitors Register”

[What do these regulations cover?](#)

Under Article 24(1) of The Tourism (Northern Ireland) Order 1992, the proprietor of a certified tourist establishment, e.g. Hotels, B&Bs etc., is required to keep a register of the visitors using the sleeping accommodation provided at that establishment. Such a register is referred to as a “Visitors Register”.

The keeping of a Visitors Register helps support the regulation and monitoring of visitor/tourist accommodation in Northern Ireland, and also serves regulatory and inspection functions such as enabling police or authorised persons to verify guest records.

The Certified Tourist Establishments (Visitors Register) Regulations (Northern Ireland)

1992¹¹ prescribes the particulars to be contained within a Visitors Register and the means by which it is to be kept.

Under the existing regulations, each Visitors Register shall:

- contain:
 - ▶ the full name, permanent address and nationality of each person using the sleeping accommodation provided at that establishment; and
 - ▶ that person’s date of arrival at, and date of departure from, the establishment.
- be kept in a written or printed form.

Under Article 24(3) of The Tourism (Northern Ireland) Order 1992, any person who fails to keep a Visitors Register, and/or fails to comply with the Visitors Register regulations, is guilty of an offence and liable on summary conviction to a fine not exceeding level 1 on the standard scale.

[What changes are being proposed?](#)

The current regulatory requirements regarding Visitors Registers, which proprietors of a certified tourist establishment must keep in relation to each visitor using the sleeping accommodation provided at that establishment, have been in place since 1992. Given the significant changes in data protection, the Department for the Economy, in consultation with Tourism NI, propose changes to the existing regulatory arrangements to better reflect modern data privacy.

Therefore, it is proposed that the existing requirement for a Visitors Register to be kept “in a written or printed form” be replaced to reflect the emergence of GDPR and that printed forms are no longer considered the primary method for storing personal information/data.

11 [The Certified Tourist Establishments \(Visitors Register\) Regulations \(Northern Ireland\) 1992](#).

As such, it is proposed by the Department and Tourism NI that this existing requirement be replaced with the requirement for a Visitors Register to “be kept in a suitable electronic or written form, and shall—

- (a) be securely stored;
- (b) have access restricted to authorised personnel only (as determined by the proprietor/management of the establishment); and
- (c) be available for inspection by the Northern Ireland Tourist Board on request.”

In addition, it is proposed by the Department and Tourism NI that the existing requirements around the particulars to be contained within a Visitors Register be replaced, where each Visitors Register instead “shall contain—

- (a) the total number of visitors for each stay;
- (b) the full name and permanent address (including country of residence) of each visitor; and
- (c) each visitor’s date of arrival at, and date of departure from, the establishment.”

It is therefore proposed that the existing requirement for a Visitors Register to contain/record a visitors nationality be removed to reflect that a visitor may have one or more nationality.

Through these proposed legislative changes, the regulatory requirements around the keeping of a Visitors Register will better reflect the modern digital collection and secure storage of such information using secure platforms, enabling easier compliance and alignment with GDPR. These changes will also limit data collection to minimum necessary details.

The proposed updated regulations in this area can be read in full at **Annex D**.

QUESTION

- 7. Do you agree with the proposed changes to the regulatory requirements around the keeping of a Visitors Register by visitor/tourist accommodation establishments as set out in Section 3 of this consultation and Annex D?**

Section 4: Proposed amendments to the regulatory requirements regarding the “Display of Charges”

[What do these regulations cover?](#)

The Certified Tourist Establishments (Display of Charges) Regulations (Northern Ireland) 1992¹² require the proprietor of any certified tourist establishment, e.g. Guest Houses, Guest Accommodation etc., to display a copy of their current scale of charges (defined as the “Display of Charges”) in respect of any accommodation and/or other services provided in/by the establishment.

Under these regulations, an establishment’s Display of Charges must state:

- (a) whether any accommodation in the establishment is provided inclusive of any meal(s) and/or other services; and
- (b) whether any increases or reductions are applicable to any of the scale of charges.

Where Value Added Tax (VAT) is payable in respect of any accommodation and/or other services provided in/by an establishment, the scale of charges shown for such accommodation and/or other services must be expressed so as to be inclusive of VAT as per these regulations.

The establishment must be conducted in accordance with, and must not exceed, the scale of charges specified in their Display of Charges.

Under Article 22(2) of The Tourism (Northern Ireland) Order 1992, any person who fails to comply with these Display of Charges regulations is guilty of an offence and liable on summary conviction to a fine not exceeding level 4 on the standard scale.

[Why are these regulations necessary?](#)

These regulations are important as they help provide:

- **transparency** through ensuring that visitors/guests, or potential visitors/guests, of an establishment can clearly and easily identify how much they’ll be charged for accommodation and/or services within an establishment, thus reducing potential misunderstandings or unwanted surprises;
- **consumer protection** through safeguarding against hidden fees or misleading pricing practices; and
- **legal accountability** as non-compliance with these regulations carries the right of court enforcement action and fines, motivating establishments to maintain clear pricing information.

¹² [The Certified Tourist Establishments \(Display of Charges\) Regulations \(Northern Ireland\) 1992](#).

What changes are being proposed?

The current regulatory requirements regarding the Display of Charges by visitor/tourist establishments have been in place since 1992, and given the significant changes in modern booking and pricing practices, e.g. the rise of online bookings and dynamic pricing, the Department for the Economy, in consultation with Tourism NI, propose changes to the existing regulatory arrangements to better reflect modern practices.

It is proposed that the existing requirement for the Display of Charges to be located in a conspicuous place within an establishment be removed to reflect that bookings are no longer primarily made directly within an establishment and that pricing is often dynamic. As such, there will no longer a need for charges to be displayed, e.g. at a reception area or near a public entrance.

To replace this, it is proposed that proprietors be given greater flexibility in how to advertise/market their display of charges whilst still ensuring that they are accurate and prominently displayed/easily identifiable on any and all forms of listings used, including online.

As such, it is proposed by the Department and Tourism NI that the current requirements around the location/place of the display of charges be amended.

The current regulations regarding the location/place of an establishments display of charges are as follows:

“(1) The display of charges relating to each establishment shall, subject to paragraph (2), be—

- (a) in a conspicuous place at each reception area of the establishment; or
- (b) if there is no reception area, at or near each public entrance so as to be visible by any person before or immediately after he enters it.

(2) If an establishment has no reception area and contains tourist accommodation which is so arranged that access may be gained thereto without passing through a specific public entrance, the display of charges relating to that establishment shall be affixed to the interior of the entrance door of each self-contained unit providing tourist accommodation in the establishment.

(3) In this regulation ‘self-contained unit’ means any structure or part thereof (including houses, cottages, apartments or rooms, bungalows, chalets, cabins or caravans) provided by the proprietor of an establishment for the exclusive use of a visitor or party of visitors.”

The Department and Tourism NI proposes that these existing regulations be replaced with the following:

“The display of charges relating to each establishment shall be—

- (a) prominently displayed/easily identifiable on any and all listings used to advertise/market the accommodation and/or other services provided in/by an establishment, including online (e.g. on the establishment’s website), on any publication/advertisement (either printed or otherwise), or on any equivalent; and
- (b) made available on site, either in printed or electronic form, if requested.”

Through these proposed legislative changes, the regulatory requirements around the displaying of charges will extend from solely covering physical displays within the premises of an establishment, which was the historical norm, to include the clear displaying of charges on all advertisements and publications, either in printed or other form, to prevent discrepancies and reflect that most consumers book accommodation online.

The proposed updated regulations in this area can be read in full at **Annex E**.

QUESTION

- 8. Do you agree with the proposed changes to the regulatory requirements around the Display of Charges by visitor/tourist accommodation establishments as set out in Section 4 of this consultation and Annex E?**

IMPACT ASSESSMENTS

The Department for the Economy has completed the relevant Impact Assessments relating to this consultation and the proposed changes to the existing statutory regulatory arrangements for visitor/tourist accommodation contained therein. Below is a summary of the Impact Assessments findings.

Equality Screening: A draft Section 75 Equality Screening document has been published along with this consultation. The proposal is currently screened out without mitigation as not having any adverse impact on any of the categories/groups stipulated in Section 75 of The Northern Ireland Act 1998, however, DfE welcomes any additional information or feedback on this proposal that would be relevant to the screening. We will update the draft Section 75 Equality Screening following the consultation.

Rural Needs Impact Assessment (RNIA): A draft RNIA has been completed alongside the development of this consultation. The proposal does not currently identify any adverse effect on rural communities/those who live in rural areas. We will consider any response to the consultation that indicates a rural impact or evidence that is relevant to this proposal, and we will review the proposal in light of any new information. We will update the draft RNIA following the consultation.

Privacy Notice: Before respondents submit a response to this consultation, they should read the Privacy Notice published along with this document which shows how we will use personal information as part of the processing of responses.

If any potential issues are raised as part of this consultation process, we will review our impact assessments at that stage and amend if required.

HOW TO RESPOND TO THIS CONSULTATION

The Department for the Economy, and Tourism NI, welcome your views on the above proposals which we will consider to help inform our proposal for legislative change.

We would ask that you respond to the consultation using the online survey which can be assessed at the “Consultation on Policy: The Statutory Regulation of Tourist Accommodation” page on the NI Direct website.

If you are unable to respond using the online consultation facility, you can email your response using the response template provided at the DfE consultation page to tourismlegislationconsultation@economy-ni.gov.uk.

Alternately, you may post your response to the Department for the Economy at:

FAO: Ryan Crawford
Tourism Legislation Branch
Economic Partnership and Delivery Division
Department for the Economy
Adelaide House
39 - 49 Adelaide Street
Belfast
BT2 8FD

If you require documents to be provided in an alternative format, please contact us by emailing tourismlegislationconsultation@economy-ni.gov.uk.

Before you submit a response, please read the **Privacy Notice** published alongside the consultation documents on the DfE consultation page which shows how we will use personal information as part of the processing of responses.

Following the end of the consultation, DfE may publish direct quotes from your consultation response. In addition, we may make responses available to the Northern Ireland Assembly.

Please note: Regardless of the format you choose to respond to this consultation, please indicate whether you are responding as an individual or representing the views of an organisation. If you are responding on behalf of an organisation, please make it clear who the organisation represents by selecting the appropriate box on the consultation form and, where applicable, how the views of members were assembled.

Your response will be most useful if it is framed in direct response to the questions asked, though further comments and evidence are also welcome.

Help with queries

If you have any questions concerning the consultation document, or if you require documents to be provided in an alternative format, please contact us by emailing tourismlegislationconsultation@economy-ni.gov.uk.

Confidentiality and Data Protection

A summary of all relevant responses to this consultation will be published on the Department for the Economy's website before the proposed legislative amendments come into force. This summary may also include excerpts of responses received from organisations and anonymised excerpts from individuals which add context to the consultation subject matter.

This may include a list of the organisations that responded but will not include the names of any individuals responding on their own behalf or on behalf of an organisation. No names or addresses of individuals will be published.

For further information about how we process your personal data, please see our **Privacy Notice** which has been published alongside this document.



Annexes



ANNEX A: PROPOSED CRITERIA WHICH SHALL BE APPLICABLE TO ALL VISITOR/TOURIST ACCOMMODATION ESTABLISHMENTS

The proposed criteria set out below will apply as general requirements which all establishments, regardless of the statutory category of accommodation they fall into, must adhere too. Additional requirements will be outlined in the revised Categories Regulations (See Annex B) which are localised to each individual statutory category of accommodation an establishment falls under.

The below definitions are included to provide additional clarity for the reader/operators when reading the proposed regulatory requirements.

Interpretation/Definitions

1. In these Regulations—
 - (a) “the Tourism Order” means The Tourism (Northern Ireland) Order 1992 (as amended);
 - (b) an “establishment” means a “tourist establishment” (as defined by the Tourism Order) which is located on a single site and may comprise of a range of buildings, structures, self-contained units, outdoor spaces, services, amenities and facilities for visitor and others use;
 - (c) a “visitor” means a person or “tourist” (as defined by the Tourism Order) who lets/uses the overnight sleeping accommodation provided by an establishment;
 - (d) a “diner” means a visitor or other person who uses the public/communal dining area(s) provided by an establishment, if any, for the service/consumption of meals at tables;
 - (e) “throughout”, with the exception of regulation 2(3)(c), means all relevant areas under the control of the establishment within the interior and immediate exterior of an establishment, including any outdoor/surrounding areas, walkways, grounds, access roads and car parking areas provided; and
 - (f) where a particular standard or criteria is laid down in respect of the physical or other aspect of an establishment, and no objective standard or criteria is specified, the standard or criteria in question is one determined in the discretion of the Northern Ireland Tourist Board (“the Board”).

General Requirements

2. (1) The establishment shall—
 - (a) comply with all relevant statutory requirements, including but not limited to planning, fire safety and food safety, relating thereto for the time being in force, where—
 - (i) the proprietor/management of the establishment has the sole responsibility for ensuring compliance at all times;
 - (ii) a signed declaration in writing confirming that the establishment is in full compliance must be presented to the Board at the application/renewal stage; and
 - (iii) the Board reserves the right and discretion to seek evidence of compliance at any time;
 - (b) be described accurately (updating when necessary), and include its Tourism NI Certification ID Number, online and on any advertisement, publication or listing (printed or otherwise) used for promotional or descriptive purposes, including but not limited to—
 - (i) any photographs or descriptions of the facilities/amenities provided; and
 - (ii) advising whether any CCTV is in operation throughout the establishment;
 - (c) prominently and clearly make visitors and others aware of—
 - (i) any rules and regulations the proprietor/management wishes to be observed/followed whilst in the establishment;
 - (ii) if any CCTV is in operation throughout the establishment (both when making a booking and through prominently displayed signage in all suitable/applicable areas within the establishment); and
 - (iii) any other applicable/useful information, e.g. the Wi-Fi code, check-in/check-out times/information and the opening times/availability of its facilities/services;
 - (d) have suitable arrangements in place for the reception, including the check-in and check-out, of arriving and departing visitors and others at all such reasonable hours which are clearly stated and adhered to, e.g. a dedicated reception area/desk or suitable self-check in and out arrangements;
 - (e) contain reasonable provision(s) to secure any door(s) which gives access to the interior of the establishment, e.g. visitor entrances/exits at night, so as to afford adequate privacy and protection for visitors, staff and others; and
 - (f) provide and clearly display in all public/communal and visitor sleeping accommodation areas the relevant contact information which will effectively enable visitors, staff and others to summon assistance, both day and night, in the event of an emergency, including medical assistance, the police and the person(s) responsible for the management of the establishment.
- (2) The establishment shall—
 - (a) have a safe access route to all entrances of the establishment, unit or visitor sleeping accommodation as applicable, including using external lighting if required;
 - (b) if it comprises of more than one building, structure or equivalent—
 - (i) share common access and egress; and
 - (ii) be linked by a clear and well-lit route which enables easy access to the main, or other suitable, entrance of the establishment;
 - (c) contain appropriate and sufficient furnishings, fittings, fixtures, equipment and essential amenities throughout which are—
 - (i) suitable to meet the intended purpose(s), and reasonable visitor and staff need(s), of each applicable room/area to ensure a comfortable stay for visitors; and
 - (ii) suitably laid out so as to enable easy movement/circulation around;

- (d) be kept throughout at all times—
 - (i) in good repair and decorative order;
 - (ii) safe from obstruction; and
 - (iii) clean and well maintained;
 - (e) conform to a satisfactory standard of visitor care, orderliness and safety at all times;
 - (f) have adequate and secure storage facilities for any onsite cleaning materials, bed linen and other applicable household articles; and
 - (g) have basic first aid equipment available for visitor and staff use.
- (3) An establishment shall have—
- (a) appropriate and sufficient lighting throughout, including in any visitor sleeping accommodation, by effective natural and/or artificial means, so as to ensure adequate safety and comfort for visitors, staff and others at all times;
 - (b) effective means of direct, mechanical and/or natural ventilation throughout, including in any visitor sleeping accommodation, bathroom, shower room or toilet facility provided, so as to ensure the proper circulation of air at all times;
 - (c) effective and safe means of heating throughout all relevant areas within its interior which is capable of maintaining room temperatures, if/when required, of at least 18.5 degrees Celsius for the comfort of visitors and staff;
 - (d) appropriate flooring throughout which is of a suitable type, structure and design so as to meet the intended purpose(s) of each applicable room/area, including hygienic flooring in all kitchen/cooking areas and bathroom/shower room/toilet facilities provided, e.g. tiles;
 - (e) proper, clear and well positioned directional signage throughout (where applicable); and
 - (f) effective means for the collection and recycling of rubbish/waste throughout which are regularly disposed of/removed from the premises.
- (4) All buildings, structures, outdoor spaces/surroundings, facilities, furnishings, fittings, fixtures, equipment and amenities provided by an establishment shall be, at all times—
- (a) fit for their intended purpose(s);
 - (b) of good quality and working condition; and
 - (c) well maintained and in good repair.
- (5) As applicable, all WC units, urinals, showers/baths (or combinations thereof) and wash hand basins/sinks provided by an establishment shall be fixed and equipped with all the necessary plumbing, including for the—
- (a) continuous supply of hot and cold running water which is capable of coping with peak demands; and
 - (b) disposal of waste water.

Visitor Sleeping Accommodation General Requirements

3. (1) All visitor sleeping accommodation provided by an establishment shall contain such furnishings, fittings, fixtures, equipment and essential amenities which are suitable and adequate for the purposes of—
- (a) sleeping;
 - (b) storing luggage and belongings, including the hanging and laying flat of visitors' clothing; and
 - (c) general visitor rest and comfort.
- (2) Subject to paragraph 1, the overnight sleeping accommodation provided by an establishment for visitors shall include—
- (a) suitable bed(s) for each visitor the applicable visitor bedroom or sleeping area is intended to hold, complete with comfortable mattress(es) (or suitable equivalent);
 - (b) an adequate supply of clean linen and bedding which can be easily removed and are washed regularly, including—
 - (i) duvets and duvet covers (or suitable equivalents);
 - (ii) mattress protectors and bed sheets (or suitable equivalents); and
 - (iii) pillows (minimum of two per visitor), pillow protectors and pillow covers (or suitable equivalents);
 - (c) if applicable, window curtains and/or blinds which are sufficient to ensure privacy and the full exclusion of light;
 - (d) a waste bin; and
 - (e) a sufficient number of plug outlets which are suitable for the attachment of electrical equipment, commensurate with the number of electrical appliances provided plus an adequate number of additional free, conveniently situated and easily accessible plug outlets which are sufficient to meet visitors own requirements, e.g. for device recharging.

[Please note that there are additional requirements to the above in relation to the visitor sleeping accommodation provided by an establishment outlined in the existing and proposed updated Categories Regulations, varied by the individual statutory category of accommodation an establishment falls under as referenced in Annexes B and C.]

Visitor Bathrooms, Shower Rooms and Toilets General Requirements

4. (1) All bathroom, shower room or toilet facilities provided by an establishment for visitor or others use shall—
- (a) be separated from all other areas by properly constructed floors, ceilings and opaque walls (or suitable equivalent partitions) to ensure sufficient privacy;
 - (b) have suitable non-slip surface treatment on any shower, bath or combination thereof provided;
 - (c) be equipped with the usual accessories, including mirrors, clothes hooks and facilities for holding toiletries, e.g. a toiletry shelf;
 - (d) contain a lidded bin, e.g. a sanitary disposal bin; and
 - (e) be kept in a clean and hygienic condition at all times.

(2) Subject to paragraph 1, each bathroom (whether ensuite or otherwise) provided by an establishment for visitors shall contain a—

- (a) stand-alone shower or bath with shower facility;
- (b) toilet, including a WC unit and hygienic toilet seat; and
- (c) wash hand basin.

(3) Subject to paragraphs 1 and 2, each bathroom/toilet provided by an establishment shall be equipped with a clean and ample supply of appropriate toilet requisites for each visitor, staff or other persons use, including—

- (a) suitable hand drying facilities/equipment;
- (b) appropriate toiletries, including hand soap (e.g. contained in refillable and appropriately labelled containers);
- (c) toilet paper attached to a suitable toilet roll holder; and
- (d) any other necessary accessories and equipment.

(4) Any window located within a bathroom, shower room or toilet facility provided by an establishment, whether for visitor, staff or other persons use, shall contain adequate privacy, e.g. through the use of frosted glass or privacy film.

5) Subject to paragraphs 1-4, the establishment shall clearly advertise and communicate to visitors when making a booking the type of bathroom facilities (e.g. private ensuite, shared or other suitable equivalent) being provided in connection with the visitor sleeping accommodation being booked.

[Please note that there are additional requirements to the above in relation to the visitor bathroom facilities provided by an establishment outlined in the existing and proposed updated Categories Regulations, varied by the individual statutory category of accommodation an establishment falls under as referenced in Annexes B and C.]

Owners Accommodation/Staff Facilities

- 5. Any areas within the establishment, including dining areas, kitchen/cooking areas, lounges/common rooms, sleeping accommodation areas and bathroom/toilet facilities, which are separate from those intended for visitor, diner or other persons use, shall be clearly identified as being for the sole use of the proprietor, members of their family and/or any staff resident/employed therein.



ANNEX B: PROPOSED CHANGES TO THE EXISTING EIGHT STATUTORY CATEGORIES OF TOURIST ACCOMMODATION CRITERIA

Please Note: The proposed changes and additions outlined in the eight tables below are in addition to the criteria proposed in Annex A and the unaltered existing criteria as laid out in the existing Categories Regulations.

Table 1: Hotels

A Hotel is a service-led offering which provides overnight sleeping accommodation for visitors/ tourists in not less than 15 double rooms, all of which must be ensuite. Meals and refreshments are available at all reasonable hours on a daily basis.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The requirement for “the daily cleaning of bedrooms” is to be extended to also include “the daily cleaning of all public/communal areas”, when visitors are resident, so as to keep them all in a clean and orderly condition.	All
	Establishments shall provide for visitors “access to the internet, e.g. Wi-Fi, in all public/communal areas and visitor bedrooms (where connectivity allows)”.	All
Construction	Establishments shall “if it has two or more storeys, have sufficient and appropriately positioned: (a) service lift(s) to allow for the transfer of goods away from visitor/ public areas; and (b) visitor lift(s) to transfer visitors between floors”.	New
	The requirement for an establishment to provide an effective system for communicating with the management or staff “in the public rooms” is to be removed.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:																			
Entrance Hall/ Reception Area	The establishments conveniently located entrance hall (or suitable equivalent) shall “contain a reception area (or suitable equivalent) for the check-in and check-out of visitors” and “contain facilities for the short-term storage of visitors’ luggage in a designated and secure area”.	All																			
	Establishments shall “ensure that all visitors, once registered, have access to the establishment (by such means as may be stipulated by the establishment) at all times”.	All																			
	In addition to the current requirements around having a service entrance, for any new establishment, any service entrance must also be “suitably located at the main operational area(s) of the establishment”.	New																			
Dining Area	The current minimum floor area requirements of an establishment’s dining area is laid out in the table below, where an establishment which provides the number of bedrooms mentioned in columns 1 and 3 shall provide a dining area which has a floor area not less than that specified opposite thereto in columns 2 and 4:	All																			
	<table><tr><th>Column 1 Number of Bedrooms</th><th>Column 2 Dining Area</th><th>Column 3 Number of Bedrooms</th><th>Column 4 Dining Area</th></tr><tr><td>Up to 50</td><td>50 square metres</td><td>81 to 90</td><td>90 square metres</td></tr><tr><td>51 to 60</td><td>60 square metres</td><td>91 to 100</td><td>100 square metres</td></tr><tr><td>61 to 70</td><td>70 square metres</td><td>101 to 125</td><td>125 square metres</td></tr><tr><td>71 to 80</td><td>80 square metres</td><td>126 or more</td><td>150 square metres</td></tr></table>		Column 1 Number of Bedrooms	Column 2 Dining Area	Column 3 Number of Bedrooms	Column 4 Dining Area	Up to 50	50 square metres	81 to 90	90 square metres	51 to 60	60 square metres	91 to 100	100 square metres	61 to 70	70 square metres	101 to 125	125 square metres	71 to 80	80 square metres	126 or more
	Column 1 Number of Bedrooms	Column 2 Dining Area	Column 3 Number of Bedrooms	Column 4 Dining Area																	
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61 to 70	70 square metres	101 to 125	125 square metres																		
71 to 80	80 square metres	126 or more	150 square metres																		
It is proposed that the above requirements be replaced with the requirement for each dining area provided for visitors and diners to “be of sufficient size to cater adequately for the number of visitors/ diners who may reasonably be expected to use it at any one time”.																					
This takes into consideration the fact that Hotels often operate at less than maximum occupancy and, depending on their business model, do not always place a significant emphasis on their dining facilities, e.g. Budget Hotels. As such, this change to the minimum floor area requirements would leave it up to the proprietor of a Hotel to decide on what size of dining area they wish to provide, however, Tourism NI will still need to be satisfied that there is sufficient space to cater for the maximum number of visitors and diners the proprietor advises they wish to be capable of seating in each dining area provided at any one time.																					
Kitchen Area	The requirement for dining tables to be “solidly made and either: (a) completely covered with suitable good quality tablecloths; or (b) surfaced with polished hardwood or a good facsimile thereof or with material of a comparable quality”, is to be replaced with the requirement that they are “suitable to meet their intended purpose(s)”.	All																			
	Kitchen areas within an establishment shall “contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked”.	All																			

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:																		
General Toilets	The current minimum number of toilets to be provided for general visitor and other persons use is laid out in the table below, where an establishment which provides the number of bedrooms mentioned in column 1 shall provide for men the sanitary fittings specified opposite thereto in column 2, and provide for women the sanitary fittings specified opposite thereto in column 3:	All establishments certified as a Hotel on or after 1 st April 1992																		
	<table><tr><th><u>Column 1</u> <u>Number of Bedrooms</u></th><th><u>Column 2</u> <u>Toilets for Men</u></th><th><u>Column 3</u> <u>Toilets for Women</u></th></tr><tr><td>Up to 20</td><td>1 WC, 1 urinal, 1 wash hand basin</td><td>1 WC, 1 wash hand basin</td></tr><tr><td>21 to 50</td><td>1 WC, 2 urinals, 1 wash hand basin</td><td>2 WCs, 2 wash hand basins</td></tr><tr><td>51 to 100</td><td>2 WCs, 2 urinals, 2 wash hand basins</td><td>3 WCs, 3 urinals, 3 wash hand basins</td></tr><tr><td>101 to 200</td><td>3 WCs, 3 wash hand basins</td><td>4 WCs, 4 wash hand basins</td></tr><tr><td>201 or more</td><td>4 WCs, 4 urinals, 4 wash hand basins</td><td>5 WCs, 4 wash hand basins</td></tr></table>		<u>Column 1</u> <u>Number of Bedrooms</u>	<u>Column 2</u> <u>Toilets for Men</u>	<u>Column 3</u> <u>Toilets for Women</u>	Up to 20	1 WC, 1 urinal, 1 wash hand basin	1 WC, 1 wash hand basin	21 to 50	1 WC, 2 urinals, 1 wash hand basin	2 WCs, 2 wash hand basins	51 to 100	2 WCs, 2 urinals, 2 wash hand basins	3 WCs, 3 urinals, 3 wash hand basins	101 to 200	3 WCs, 3 wash hand basins	4 WCs, 4 wash hand basins	201 or more	4 WCs, 4 urinals, 4 wash hand basins	5 WCs, 4 wash hand basins
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201 or more	4 WCs, 4 urinals, 4 wash hand basins	5 WCs, 4 wash hand basins																		
It is proposed that the above requirements be replaced with the requirement that “the general toilets provided by the establishment shall be of sufficient size and quantity to cater adequately for the number of visitors and other persons who may reasonably be expected to use them at any one time, including a minimum of: (a) two WC units and two wash hand basins, or one WC unit, two urinals and two wash hand basins, provided for men; and (b) two WC units and two wash hand basins provided for women”.																				
The requirement for each toilet to contain suitable WC units “in separate compartments” is to be replaced with the requirement for the general toilets provided by the establishment to “be clearly designated and in the form of: (a) two or more rooms, provided separately for men and women, containing individual compartments/cubicles (or suitable equivalent) which are capable of being suitably locked from within so as to afford sufficient privacy; or (b) separate individual rooms consisting of single occupancy facilities for the use of men or women”.		All																		

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Visitor Bedrooms	The requirement for visitor bedrooms to have access from a corridor, lobby or another bedroom is to be replaced with the requirement to have separate access from a corridor, hall, lobby, exterior wall or suitable equivalent.	All
	The existing minimum floor area requirements of an establishment's visitor bedroom, excluding any ensuite bathroom, is: (a) in the case of a single bedroom, not less than 7.5 square metres; or (b) in the case of a double bedroom, not less than 13 square metres. It is proposed, in addition to the above requirements, that the minimum guideline floor area requirements, excluding any ensuite bathroom, of an establishment's visitor bedroom shall also include: (c) in the case of a triple, or a double/single combination, bedroom, not less than 16 square metres; or (d) in the case of a quadruple, or a double-double combination, bedroom or larger, not less than 21 square metres.	Points (a) and (b) – All Points (c) and (d) – New
	The requirement to have “two locking devices from within and a single locking device from without on any door opening onto a corridor” is to be replaced with the requirement to “have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain: (a) two suitable locking devices from within; (b) a single suitable locking device from without; and (c) a door viewer with a suitable internal cover (or suitable equivalent)”.	All, with the exception of point (c) which will apply to New only
	For each bed provided for visitors by an establishment, it shall include: (a) a headboard (or suitable equivalent); (b) bedside tables (or suitable equivalent); and (c) bedside lighting or access to a light control switch within close proximity.	All
	Each visitor bedroom shall provide a hairdryer and drinking glasses (or suitable equivalents), and provide access to an iron and ironing board (or suitable equivalents) on request.	All
	The requirement to provide: • “blankets” is to be removed; • a dressing table, bedside chairs and a mirror is to be replaced with the requirement to provide “a dressing table with chair” and a “full length mirror”; and • “luggage racks” is to be replaced with the requirement to provide “access to a luggage rack (or suitable equivalent) on request”.	All
	If any visitor sleeping accommodation provided by an establishment has no external window fitted: (a) it shall contain adequate ambient and/or daylight mimicking lighting (or suitable equivalent); (b) it shall be clearly and accurately described as such on any advertisement, publication or listing; and (c) visitors shall be made aware of this characteristic when they are making a booking and checking in so as to ensure their understanding and contentment.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	All visitor bedrooms provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) in the case of a visitor opting out of the daily cleaning service, be cleaned and serviced at least once every seven days.	All
	In order to expressly cover Aparthotels, an establishment in this statutory category of accommodation may provide kitchen/ kitchenette and in-room dining facilities in visitors' bedrooms for the sole use of said visitors if: (a) they are provided in addition to the kitchen(s) and general dining area(s) required under this category of accommodation to provide and serve meals to visitors and diners; and (b) sufficient space is still available to hold the furnishings, fittings, fixtures, equipment and essential amenities required for the purposes of: (i) sleeping; (ii) storing luggage and belongings, including the hanging and laying flat of visitors' clothing; and (iii) general visitor rest and comfort.	All
	The establishment shall provide visitors with access, at all such reasonable times, to facilities for making tea and coffee (or other suitable/equivalent hot beverages), e.g. in the visitor bedrooms provided or in a suitable public/communal area within the establishment.	All
Visitor Bathrooms	All bathrooms provided by an establishment for visitors shall: (a) have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within so as to afford sufficient privacy for visitors; (b) if a bath with shower facility is provided, have a shower curtain/ splash screen (or suitable equivalent) fitted which is regularly washed/cleaned (or in the case of an ensuite bathroom, washed/ cleaned in advance of each new visitor) so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); (ii) a washable bath mat (or suitable equivalent); (iii) hand and bath towels for each visitor; and (iv) shampoo and body wash (e.g. contained in refillable and appropriately labelled containers).	All
	The requirement for a "wash light" and "shaver point" in any bathroom or toilet facility is to be removed.	All
	A visitor bedroom shall contain at least one private ensuite bathroom directly attached for every six visitors, or proportion thereof, for whom said visitor bedroom is intended to hold.	New

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Staff Facilities	The current staff facilities requirements are laid out in column 1 of the table below. It is proposed that these requirements be replaced with the requirements as laid out in column 2 of the table below:	
	<u>Column 1</u> There shall be staff facilities provided which may be located separately from the kitchen area and, if appropriate, outside but adjacent to the main building.	<u>Column 2</u> The establishment shall provide facilities for the sole use of staff, which shall: (a) be located separately and adjacent to, or easily accessible from: (i) the main working area of the establishment; or (ii) if staff meals are provided, the applicable kitchen/food preparation area so that any person bringing food from one to the other does not have to enter any visitor/public facing areas; (b) be of sufficient size and quantity to cater adequately for the number of staff who may reasonably be expected to use them at any one time; (c) contain such furnishings, fittings, fixtures, equipment and essential amenities which are adequate to cater for the number of staff who may reasonably be expected to use them at any one time; and (d) be kept in a clean and hygienic condition at all times.
	Staff facilities shall include adequate toilets with hand washing facilities, changing areas with locker provision and a combined lounge and dining area.	Such staff facilities shall contain: (a) a dining area and common room/lounge area, or combination thereof; and (b) suitable and adequate: (c) staff toilets (including a WC unit with hygienic toilet seat and a wash hand basin); (i) staff changing areas (which afford sufficient privacy); and (ii) provisions for the secure storage of staff belongings.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Management and Staff	The current requirements state that “those employed in the management of the establishment shall be trained and experienced in hotel management and operate a routine which provides regular and direct supervision of all persons employed in the hotel” and “the establishment shall be staffed by persons adequate in number and training to maintain the appropriate standards of service for visitors at all times”. It is proposed that these requirements be replaced with the requirement that “the establishment shall be managed, supervised and staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all times”.	All
	A manager/supervisor of the establishment shall be reachable at all times in case of an issue or emergency.	All
	The requirement for the staff of the establishment to “be neat and clean in their appearance” is to be removed as this is considered to be an operational matter.	All

Currently a Hotel is required to provide “midday refreshments”. In addition to the above, the Department and Tourism NI are interested to gain your views as to whether this requirement should be removed, thus leaving it up to the proprietor of a Hotel as to whether they wish to offer midday refreshments as part of their business model, or whether it should remain (PN - It shall remain a legal requirement to provide breakfast and an evening meal)?

Additionally, in recent years there has been an emergence in some Hotels opting to provide visitor bedrooms which do not contain an external window. In light of this, the Department and Tourism NI are interested to gain your views as to whether it should remain an operational decision as to whether a proprietor of a Hotel provides an external window in a visitor bedroom for the provision of natural light, or should consideration be given to making it a legal requirement for at least:

- one external window to be fitted for the provision of natural light in all visitor bedrooms within a Hotel; or
- (i) 50%; (ii) 75%; or (iii) any other percentage of the total number of visitor bedrooms provided by a Hotel shall contain an external window for the provision of natural light?

(PN - In any case, if any visitor sleeping accommodation provided by an establishment has no external window fitted:

- (a) it shall contain adequate ambient and/or daylight mimicking lighting (or suitable equivalent);
- (b) it shall be clearly and accurately described as such on any advertisement, publication or listing; and
- (c) visitors shall be made aware of this characteristic when they are making a booking and checking in so as to ensure their understanding and contentment.)

Table 2: Guest Houses

A Guest House offers comfortable overnight sleeping accommodation for visitors/tourists in separate bedrooms, providing a breakfast and evening meal. They differ slightly from a B&B in that they are usually larger and may also apply to be licensed to serve alcoholic beverages.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The requirement for all visitor bedrooms provided by an establishment to be ensuite is to be replaced with the requirement that all visitor bedrooms provided shall contain a private bathroom [See the Visitor Bathrooms sub-section for more detail].	All
	The requirement for “the daily cleaning of rooms” is to be replaced with the requirement for “the daily cleaning of all public/communal areas and visitor bedrooms, when visitors are resident, so as to keep them in a clean and orderly condition”.	All
	Establishments shall provide for visitors “access to the internet, e.g. Wi-Fi, in all public/communal areas and visitor bedrooms (where connectivity allows)”.	All
Entrance Hall/ Reception Area	The requirement for the establishment to have an entrance hall, which affords easy access by means of internal or enclosed corridors and stairways to the public rooms and bedrooms of the establishment, is to be replaced with the requirement to “have a conveniently located entrance hall (or suitable equivalent) which shall contain a reception area (or suitable equivalent) for the check-in and check-out of visitors”.	All
	Establishments shall “ensure that all visitors, once registered, have access to the establishment (by such means as may be stipulated by the establishment) at all such reasonable hours which are clearly stated and adhered to”.	All
	An establishment shall “contain a service entrance for the reception of goods necessary for the operation of the establishment”.	New
Dining Area	The requirements for dining tables to be “solidly made and be completely covered with a clean table cloth or surfaced with polished hardwood or a good facsimile thereof or with approved material of a comparable quality”, and for seats to be “comfortable and of strong construction”, is to be replaced with the requirement that they are “suitable to meet their intended purpose(s)”. The expressed requirement to provide “napkins” is also to be removed.	All
	All dining areas provided by an establishment for the use of visitors and diners shall “be suitably designed and laid out so as to: (a) enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (b) permit visitors, diners and staff to circulate easily”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Kitchen Area	The requirement for a kitchen to be located adjacent to the dining area is to be replaced with the requirement for the kitchen, together with any associated service areas, to “be located adjacent to, or easily accessible from, the associated dining area(s)”.	All
	The requirements for: - the kitchen to “be adequate in size to provide cooked meals at any one time for the number of visitors for whom the sleeping accommodation is provided”; and - the kitchen and any associated service areas to “contain facilities, equipment and fittings for the storage, refrigeration, preparation, cooking and service of food and for the storage and cleaning of utensils used for these purposes”, are to be replaced with the requirement to “contain such furnishings, fittings, fixtures, equipment and essential amenities which are: - constructed of materials which are easily cleaned; - adequate for the storage, refrigeration, preparation, cooking and service of sufficient hot and cold food, commensurate with the maximum number of visitors/diners capable of being seated in the associated dining area(s) at any one time; and - adequate for the storage and cleaning of all utensils used in connection therewith, including cookware, cutlery and crockery”.	All
	The kitchen area(s) shall: “have adequate ventilation which ensures that no odour from the kitchen area(s) is perceptible”; and “contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked”.	All
	The requirement for a separate laundry/utility room to be provided in the establishment is to be removed as it is considered to be an operational decision as to how linen etc. should be washed.	All
Lounge Area	The requirement for the lounge area(s) provided by the establishment to be “physically separated from the dining area or areas” is to be replaced with the requirement that any lounge area provided shall “be physically separated from any kitchen/cooking areas or visitor bedrooms provided”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Visitor Bedrooms	The requirement for visitor bedrooms to have “separate access from a corridor” is to be replaced with the requirement for them to “have separate access from a corridor, hall, lobby or suitable equivalent”.	All
	The visitor bedrooms provided by an establishment shall have: • “properly constructed and suitably sound resistant walls, floors and ceilings separating them from other areas, including corridors, bathrooms and other visitor bedrooms”; and • “have at least one external window fitted for the provision of natural light”.	All
	The requirement to “have a suitable locking device on any door opening onto a corridor” is to be replaced with the requirement to “have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain: (a) two suitable locking devices from within; and (b) a single suitable locking device from without”.	All
	For each bed provided for visitors by an establishment, it shall include: (a) a headboard (or suitable equivalent); (b) bedside tables (or suitable equivalent); and (c) bedside lighting or access to a light control switch within close proximity.	All
	Each visitor bedroom shall provide a hairdryer (or suitable equivalent), and provide access to an iron and ironing board (or suitable equivalents) on request.	All
	The requirement to provide: • “blankets” is to be removed; and • a “dressing table with mirror” and “a bedside chair” is to be replaced with the requirement to provide “a dressing table with chair” and a “full length mirror”.	All
	The requirement for a wash hand basin to be fitted within each visitor bedroom with a mirror, wash light and other accessories, unless one is already contained within an ensuite bathroom, is to be removed.	All
	All visitor bedrooms provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) in the case of a visitor opting out of the daily cleaning service, be cleaned and serviced at least once every seven days.	All
	The establishment shall provide visitors with access, at all such reasonable times, to facilities for making tea and coffee (or other suitable/equivalent hot beverages), e.g. in the visitor bedrooms provided or in a suitable public/communal area within the establishment.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Visitor Bathrooms	The requirement from 11th November 2009 onwards that all visitor bedrooms provided by an establishment shall be ensuite is to be replaced with the requirement that all visitor bedrooms provided by an establishment certified under this statutory category of accommodation shall provide visitors with access to a private bathroom. As such, the existing requirements around bathrooms and toilets under this category of accommodation is to be removed and replaced with the below: “The private bathrooms provided by an establishment for visitors shall be either in the form of: (a) ensuite bathrooms directly attached to the visitor bedrooms provided; or (b) non-ensuite bathrooms reserved for the exclusive/sole use of visitors within a single visitor bedroom. Any private non-ensuite bathroom provided by an establishment for visitors shall be: (a) suitably located within close proximity to the associated visitor bedroom; and (b) accessible via internal corridors (or suitable equivalent) which are away from public view/closed off from any adjacent public/visitor areas, e.g. by means of a door or suitable equivalent”.	All
	Further to above, all bathrooms provided by an establishment for visitors shall: (a) have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within so as to afford sufficient privacy for visitors; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is washed/cleaned in advance of each new visitor so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); (ii) a washable bath mat (or suitable equivalent); and (iii) hand and bath towels for each visitor”.	All
Management and Staff	The requirement for the establishment to: (a) be under the supervision of the proprietor, trained or experienced in guest house management; and (b) be staffed by persons adequate in number and training to maintain the appropriate standards of service for visitors at all reasonable times, is to be replaced with the requirement for the establishment to be: (a) under the supervision of the proprietor or their agent; and (b) staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all reasonable times.	All
	The proprietor of the establishment, or their agent, shall be reachable at all times in case of an issue or emergency.	All

Table 3: Bed and Breakfast Establishments

B&B's offer comfortable overnight sleeping accommodation for visitors/tourists in separate bedrooms, inclusive of breakfast. Most B&Bs are run by people who have had no formal training, but have a genuine flair for household management, honest cooking and good people skills – offering a true Northern Ireland hospitality.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The requirement “for the daily cleaning of rooms” is to be replaced with the requirement for “the daily cleaning of all public/communal areas and visitor bedrooms, when visitors are resident, so as to keep them in a clean and orderly condition”.	All
Entrance Hall/ Reception Area	The requirement for the establishment to provide “an entrance hall of size to cater adequately for the number of visitors for whom sleeping accommodation is provided” is to be amended to permit “the conveniently located entrance hall to be of sufficient size to cater adequately for the number of visitors and others who may reasonably be expected to use it at any one time”.	All
	The establishment shall ensure that all visitors, once registered, have access to the establishment (by such means as may be stipulated by the establishment) at all such reasonable hours which are clearly stated and adhered to.	All
Dining Area	The requirements for tables to be “solidly made and be completely covered with a clean table cloth or surfaced with polished hardwood or a good facsimile thereof or with approved material of a comparable quality”, and for seats to be “comfortable and of strong construction”, is to be replaced with the requirement that they are “suitable to meet their intended purpose(s)”. The expressed requirement to provide “napkins” is also to be removed.	All
	All dining areas provided by an establishment for the use of visitors shall “be suitably designed and laid out so as to: (a) enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (b) permit visitors, diners and staff to circulate easily”.	All
Kitchen Area	The kitchen(s) used for the provision of meals to visitors shall “contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Lounge Area	The requirement for the lounge area(s) provided for visitors to “be of adequate size to cater for the number of visitors for whom sleeping accommodation is provided” is to be amended to permit the lounge area(s) to be “of sufficient size to cater adequately for the number of visitors and others who may reasonably be expected to use it at any one time”. Any lounge area provided shall also be “physically separated from any visitor bedroom provided”.	All
Visitor Bedrooms	The requirement for visitor bedrooms to have “separate access from a corridor” is to be replaced with the requirement for them to “have separate access from a corridor, hall, lobby or suitable equivalent”.	All
	The visitor bedrooms provided by an establishment shall: • have properly constructed and suitably sound resistant walls, floors and ceilings separating them from other areas, including corridors, bathrooms and other visitor bedrooms; • have at least one external window fitted for the provision of natural light; and • contain at least two free, conveniently situated and easily accessible plug outlets to meet visitors own requirements.	All
	The requirement to “have a suitable locking device on any door opening onto a corridor” is to be replaced with the requirement to “have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain: (a) two suitable locking devices from within; and (b) a single suitable locking device from without”.	All
	For each bed provided for visitors by an establishment, it shall include: (a) a headboard (or suitable equivalent); (b) bedside tables (or suitable equivalent); and (c) bedside lighting or access to a light control switch within close proximity.	All
	Each visitor bedroom shall provide a hairdryer (or suitable equivalent), and provide access to an iron and ironing board (or suitable equivalents) on request.	All
	The requirement to provide: • “blankets” is to be removed; and • a “dressing table with mirror” and “a bedside chair” is to be replaced with the requirement to provide “a dressing table with chair” and a “full length mirror”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	All visitor bedrooms provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) in the case of a visitor opting out of the daily cleaning service, be cleaned and serviced at least once every seven days.	All
	The establishment shall provide visitors with access, at all such reasonable times, to facilities for making tea and coffee (or other suitable/equivalent hot beverages), e.g. in the visitor bedrooms provided or in a suitable public/communal area within the establishment.	All
Visitor Bathrooms	The establishment shall provide sufficient and appropriate bathroom facilities for the sole use of visitors, either in the form of: (a) private ensuite bathrooms directly attached to the associated visitor bedroom(s) provided; (b) private non-ensuite bathrooms reserved for the exclusive/sole use of visitors within a single visitor bedroom; or (c) shared bathroom facilities for the use of visitors from within two or more visitor bedrooms.	All
	Any shared or private non-ensuite bathroom provided by an establishment for visitors shall be: (a) suitably located within close proximity to the associated visitor bedroom(s); and (b) accessible via internal corridors (or suitable equivalent) which are away from public view/closed off from any adjacent public/visitor areas, e.g. by means of a door or suitable equivalent.	All
	All bathroom facilities provided by an establishment for visitors shall: (a) have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within so as to afford sufficient privacy for visitors; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is regularly washed/cleaned (or in the case of a private (ensuite or non-ensuite) bathroom, washed/cleaned in advance of each new visitor) so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); (ii) a washable bath mat (or suitable equivalent); and (iii) hand and bath towels for each visitor.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Owners Accommodation/ Staff Facilities	The requirement for “sleeping accommodation, which is separate from that for visitors and clearly identified, shall be provided in the establishment for the use of the proprietor, members of his family or any staff resident therein” to be replaced by the requirement that “all visitor bedrooms shall be suitably private from any sleeping accommodation used by the proprietor, members of their family or any staff resident therein”.	All
Management and Staff	The requirement for the establishment to “be under the supervision of the proprietor, trained or experienced in management of a bed and breakfast establishment and shall be staffed by persons adequate in number and training to maintain the appropriate standards of service for visitors at all reasonable times” is to be replaced with the requirement for the establishment to be: (a) “under the supervision of the proprietor or their agent; and (b) staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all reasonable times”.	All
	The proprietor of the establishment, or their agent, shall be reachable at all times in case of an issue or emergency.	All

Currently, B&Bs are required to provide a cooked breakfast. The B&B model is everchanging, as well as some operators wanting to streamline operations. As such, with regards to the minimum standards of breakfast provisions for B&Bs in Northern Ireland, the Department and Tourism NI are interested to gain your views as to whether B&B establishments/operators should:

- (a) continue to offer the status quo as a minimum requirement, i.e. provide a cooked breakfast;
- (b) be given flexibility to offer whatever form of breakfast they wish, i.e. cooked, continental, or a combination of both; or
- (c) only be required to provide a cooked breakfast during certain parts of the year, e.g. peak season, with operators having flexibility for any other parts?

(PN - It should be emphasised that if the requirement around breakfast is made more flexible, e.g. where offering continental breakfast only is acceptable, operators can still choose to offer more options above the set minimum requirement.

If a decision is taken to remove the minimum legal requirement of offering a cooked breakfast, B&Bs will be required to clearly advertise and communicate to visitors whether the breakfast offered is cooked, continental or a combination of both when making a booking.)



Table 4: Self-Catering Establishments

A self-catering establishment should offer clean and comfortable furnished accommodation where visitors/tourists have the ability to cater for themselves. Self-catering holiday houses/units offer real living spaces instead of just a place to sleep. It can be a cottage in a rural setting, an apartment in a city centre, a house in a suburban location, or other suitable equivalents. Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The establishment shall be comprised of one or more self-contained units, all located on one site.	All
	The requirement for each self-contained unit to be provided with “a maid service at least once a week” is to be replaced with the requirement for “the regular cleaning of each self-contained unit so as to keep it in a clean and orderly condition”.	All
	This regular cleaning requirement shall include, for all self-contained units provided by an establishment: (a) “being properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); (b) being cleaned and serviced at least once every seven days; and (c) containing suitable and adequate cleaning materials/equipment for visitor use, including an iron and ironing board (or suitable equivalents)”.	All
	The establishment shall ensure that all visitors, once registered, have access to the establishment/self-contained unit at all times.	All
	The requirement for the sleeping accommodation provided by the establishment to be available for visitors between 1 st April and 30 th September in any year is to be removed as it is considered an operational decision as to when an establishment operates.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Construction	All self-contained units provided by an establishment shall: (a) be of suitable design and construction for the purposes of providing self-catering accommodation/enabling visitors to manage their stay independently; (b) contain a sufficient number of plug outlets within all applicable areas of the unit, including the kitchen/cooking, lounge and visitor sleeping areas, which are suitable for the attachment of electrical equipment, commensurate with the number of electrical appliances provided plus an adequate number of additional free, conveniently situated and easily accessible plug outlets which are sufficient to meet visitors own requirements; (c) be numbered, lettered or otherwise designated so as to easily identify/locate each unit; and (d) have a suitable door on any entryway which gives access to the interior of the unit, which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain: (i) two suitable locking devices from within; and (ii) a single suitable locking device from without.	All
	The requirement for the establishment, and all self-contained units therein, to provide access to laundry facilities (from 11th November 2009 onwards) is to be replaced with the requirement for the all self-contained units provided by an establishment to “have access to a suitable laundry area, utility room or suitable equivalent, which: (a) is of sufficient size; (b) contains sufficient facilities for visitors to wash, dry and otherwise clean clothing and linen; and (c) is located either onsite or within close proximity to the establishment/self-contained unit”.	All, except for any establishment which was first certified prior to 11 th November 2009
Dining Area	The dining area(s) provided within each self-contained unit shall: (a) be of sufficient size to cater adequately for the maximum number of visitors for whom sleeping accommodation is provided; (b) have adequate ventilation which ensures that no odour from the kitchen/cooking area(s) is perceptible; and (c) be suitably designed and laid out so as to permit visitors to circulate easily.	All
Kitchen/ Cooking Area	The kitchen/cooking area provided within each self-contained unit for visitors to prepare their own means shall: (a) be of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time; and (b) contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	All kitchen/cooking areas provided by an establishment for visitors to prepare their own meals shall contain: (a) adequate cookware and electrical cooking equipment for the boiling, roasting, frying and grilling of food, including an oven, toaster, microwave and kettle (or suitable equivalents); and (b) suitable and adequate cleaning materials/equipment for visitor use, including a sufficient number of hand and tea towels for the drying of hands and cooking utensils.	All
Lounge Area	The lounge area(s) provided for visitors sole use within each self-contained unit shall be of sufficient size to cater adequately for the maximum number of visitors for whom sleeping accommodation is provided.	All
Visitor Sleeping Accommodation	The overnight sleeping accommodation provided by an establishment for visitors in each self-contained unit shall: (a) be of sufficient size to cater adequately for the number of visitors it is intended to hold; (b) contain at least two free, conveniently situated and easily accessible plug outlets to meet visitors own requirements; and (c) have at least one external window fitted for the provision of natural light.	Points (a) and (b) – All Point (c) - New
	All overnight sleeping accommodation provided by an establishment for visitors in each self-contained unit shall include for each bed provided: (a) a headboard (or suitable equivalent); (b) bedside tables (or suitable equivalent); and (c) bedside lighting or access to a general light control switch within close proximity.	All
	All self-contained units provided by an establishment shall contain at least one: (a) dressing table with chair (or suitable equivalent); (b) full length mirror; and (c) hairdryer (or suitable equivalent), for visitors use.	All
Visitor Bathrooms	All self-contained units provided by an establishment shall provide sufficient and appropriate bathroom facilities for the sole use of visitors, which are accessible via internal corridors (or suitable equivalent).	All
	Each self-contained unit shall provide at least one bathroom for every six visitors, or proportion thereof, for whom sleeping accommodation is provided.	New

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	All bathrooms provided within a self-contained unit for visitors shall: (a) have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within so as to afford sufficient privacy for visitors; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is washed/cleaned in advance of each new visitor so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); (ii) a washable bath mat (or suitable equivalent); and (iii) hand and bath towels for each visitor.	All
Static Caravans	When a self-contained unit refers to a static caravan, it shall: (a) provide duvets, mattress protectors, pillows (minimum of two per visitor) and pillow protectors (or suitable equivalents); and (b) remove and wash regularly any linen provided for visitors, e.g. towels, duvet covers, bed sheets and pillow covers, including: (i) in advance of each new visitor; and (ii) at least once every seven days.	All
	Each static caravan shall have a suitable door on any entryway which gives access to the interior of the caravan, which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain a single suitable locking device from within and without.	All
	When the establishment contains a self-contained unit in the form of a static caravan, the establishment shall clearly advertise and communicate to visitors whether hand/bath towels and any other appropriate linens are provided or not when making a booking.	All
Management and Staff	The requirement for the establishment, and all self-contained units therein, to “be under the supervision of a person capable of the efficient management and supervision of self-catering operations” is to be replaced with the requirement for it to “be managed and supervised by the proprietor or their agent so as to maintain the appropriate standards of service for visitors and others at all reasonable times”.	All
	The proprietor of the establishment, or their agent, shall be reachable at all times in case of an issue or emergency.	All

Table 5: Hostels

A Hostel is a form of accommodation that is the letting of single beds. These beds, or bunks, can be in bedrooms or dormitory rooms, with shared or ensuite bathroom facilities. Hostels all have common kitchens, lounges and laundry facilities. As a result of these common facilities, visitors/tourists tend to interact with each other more than in other forms of accommodation.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The establishment shall provide for visitors: (a) the daily cleaning of all public/communal areas (e.g. dining areas, kitchen/cooking areas, common rooms and bathroom/shower/toilet areas) and visitor sleeping areas, when resident, so as to keep them in a clean and orderly condition; and (b) access to the internet, e.g. Wi-Fi, in all public/communal areas and visitor sleeping areas (where connectivity allows).	All
Construction	The requirement to have a suitable room provided for visitors to wash and dry or otherwise clean clothing is to be replaced with the requirement to “have onsite access to a suitable laundry area, utility room or suitable equivalent, which is of sufficient size and contains sufficient facilities for visitors to wash, dry and otherwise clean clothing and linen”.	All
Entrance Hall/ Reception Area	The requirement for the establishment to have an entrance hall, which affords easy access by means of internal or closed stairways or corridors to public rooms, to toilets and to bedrooms of the establishment, is to be replaced with the requirement to “have a conveniently located entrance hall (or suitable equivalent) which shall: (a) contain a reception area (or suitable equivalent) for the check-in and check-out of visitors; and (b) contain facilities for the short-term storage of visitors’ luggage in a designated and secure area”.	All
	The requirement for the entrance hall of the establishment to be of sufficient size to cater adequately for the number of visitors for whom sleeping accommodation is provided is to be amended to permit the entrance hall to be “of sufficient size to cater adequately for the number of visitors and others who may reasonably be expected to use it at any one time”.	All
	All visitors, once registered, shall have access to the establishment (by such means as may be stipulated by the establishment) at all such reasonable hours which are clearly stated and adhered to.	All
	The requirement for the establishment to have at least one telephone, suitably placed so as to afford privacy, for the use of visitors is to be removed.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Dining Area	The establishment shall provide one or more dining areas for the use of visitors, which shall: (a) be physically separated by a suitable wall (or other suitable partition) from any public or visitor sleeping areas; and (b) be suitably designed and laid out so as to: (i) enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (ii) permit visitors and staff to circulate easily.	All
	The requirement for the dining area(s) to “have at least one window or roof light, the glass area of which is not less than one-tenth of the floor area and, where there is no adequate mechanical system of ventilation, at least half of which shall be capable of being opened” is to be replaced with the requirement that it shall “have adequate ventilation which ensures that no odour from the kitchen/cooking area(s) is perceptible”.	All
Kitchen/ Cooking Area	The establishment shall have one or more suitable kitchen/cooking areas for visitors to prepare their own meals, which shall: (a) be of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time; (b) be physically separated by a suitable wall (or other suitable partition) from any public or visitor sleeping areas; and (c) have adequate ventilation which ensures that no odour from the kitchen/cooking area(s) is perceptible.	All
	The requirements for “properly constructed garbage disposal units suitably located” to be provided and for “garbage not be stored in the kitchen, and be removed from the premises at least twice weekly”, is to be replaced with the requirement that each kitchen/cooking area provided shall “contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked”.	All
	Adequate cookware and electrical cooking equipment for the boiling, roasting, frying and grilling of food, including an oven, toaster, microwave and kettle (or suitable equivalents), shall be provided.	All
Common Room Area	The establishment shall provide one or more common rooms for visitors, which shall be: (a) physically separated from any kitchen/cooking or visitor sleeping areas provided; and (b) of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	Presently, each common room provided shall contain sufficient furnishings, fittings and equipment to cater for the number of visitors for whom sleeping accommodation is provided, and shall include: (a) upholstered chairs, armchairs, sofas or settees; (b) occasional tables; and (c) a television. These requirements are to be replaced with the requirement to “contain such furnishings, fittings, fixtures, equipment and essential amenities, including sofas and occasional tables (or suitable equivalents), which are: (a) adequate to cater for the number of visitors who may reasonably be expected to use them at any one time; (b) suitably designed so as to enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (c) suitably laid out so as to permit visitors and staff to circulate easily”.	All
	The requirement that each common room shall “have at least one window or roof light, the glass area of which is not less than one-tenth of the floor area and, where there is no adequate mechanical system of ventilation, not less than half of which is capable of opening” is to be replaced with the requirement to “have at least one external window fitted for the provision of natural light”.	All
Visitor Sleeping Accommodation	The overnight sleeping accommodation provided by an establishment for visitors shall: (a) have the capacity to be provided separately for male and female visitors; (b) have separate access from a corridor, hall, lobby or suitable equivalent; (c) have properly constructed walls, floors and ceilings separating them from other areas, including corridors, bathrooms/shower rooms/toilets and other visitor sleeping areas; and (d) be numbered, lettered or otherwise designated so as to easily identify/locate them.	All
	The requirement to “have at least one window with a glass area of at least one-tenth of the floor area and where there is no adequate mechanical system of ventilation not less than one-half of which shall be capable of opening” to be replaced with the requirement to “have at least one external window fitted for the provision of natural light”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	The requirement to “have at least one electrical socket for every 10 visitors or proportion thereof the room is intended to hold” to be replaced with the requirement to “contain at least one free and easily accessible plug outlet for every two visitors, or proportion thereof, the visitor sleeping area is intended to hold in order to meet visitors own requirements, which shall be conveniently situated within close proximity to each of the associated bed(s)”.	New
	The requirement to “have a suitable door which is capable of being locked” is to be replaced with the requirement to “have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain a single suitable locking device from within and without”.	All
	All visitor sleeping areas provided by an establishment shall include: (a) for each bed provided, bedside lighting or access to a general light control switch within close proximity; (b) a full length mirror; and (c) access to an iron and ironing board (or suitable equivalents) on request.	All
	Each bed provided by the establishment for visitors shall be positioned a minimum of one metre apart so as to provide sufficient space between each bed/bunk space to enable easy movement/circulation around the visitor sleeping area(s) for visitors and staff.	All
	All visitor sleeping areas provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) in the case of a visitor sleeping area being exclusively used by a particular visitor or party of visitors, and they opt out of the daily cleaning service, be cleaned and serviced at least once every seven days.	All
Visitor Bathrooms, Shower Rooms and Toilets	The establishment shall provide sufficient and appropriate bathroom facilities for visitors, which shall be: (a) suitably located within close proximity to the associated visitor sleeping area(s); (b) accessible via internal corridors (or suitable equivalent) which are away from public view/closed off from any adjacent public/visitor areas, e.g. by means of a door or suitable equivalent; and (c) if non-ensuite, clearly designated and provided separately for men and women.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	Where the bathroom facilities provided by an establishment for visitors are in the form of separate shower rooms and toilet facilities, these shall: (a) have a suitable door on any entryway to the general area of these facilities so as to afford sufficient privacy for visitors; and (b) be in the form of: (i) two or more separate rooms containing showers/baths (or combinations thereof) and toilets, provided separately for men and women, containing individual compartments/cubicles (or suitable equivalent) so as to afford sufficient privacy for visitors; or (ii) separate individual rooms consisting of single occupancy shower or toilet facilities for the use of men or women.	All
	All bathroom facilities provided by an establishment for visitors shall, as applicable: (a) be capable of being suitably locked or secured so as to afford sufficient privacy for visitors, i.e.: (i) in the case of a bathroom (ensuite or otherwise), have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within; (ii) in the case of an individual shower/bath (or combination thereof) compartment/cubicle (or equivalent), have a suitable door (or suitable equivalent) which is capable of being suitably locked from within; (iii) in the case of an individual toilet compartment/cubicle (or equivalent), have a suitable toilet door which is capable of being suitably locked from within; and (iv) in the case of an individual room consisting of single occupancy shower and/or toilet facilities, have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is regularly washed/cleaned so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); and (ii) shampoo and body wash (e.g. contained in refillable and appropriately labelled containers).	All
	The establishment shall clearly advertise and communicate to visitors whether hand/bath towels and any other appropriate linens are provided or not when making a booking.	All
Management and Staff	The establishment shall be managed, supervised and staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all times.	All
	The proprietor or a manager/supervisor (or suitable equivalent) of the establishment shall be reachable at all times in case of an issue or emergency.	All

Table 6: Bunk House

A Bunk House is a basic, hostel-style accommodation, usually located in a remote or rural location where facilities and services may be limited. Bunk Houses can be booked by groups or individuals, and include the option to self-cater.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The establishment shall provide for visitors overnight sleeping accommodation in: (a) a village or rural location; and (b) premises constructed or suitably adapted for the purposes of this category of accommodation, which retains its character, and original internal and external features, wherever possible.	All
	The requirement for the establishment to be kept clean is to be replaced with the requirement for “the regular cleaning of all public/communal areas (e.g. dining areas, kitchen/cooking areas, common rooms and bathroom/shower/toilet areas) and visitor sleeping areas, when visitors are resident, so as to keep them in a clean and orderly condition” in order to clarify this requirement’s intent.	All
Construction	The establishment shall: (a) be of suitable design and construction, including being: (i) of a substantial and durable structure; (ii) fully enclosed; and (iii) weatherproof (including wind and watertight); (b) have access to clean and potable water (e.g. piped or stored), including hot water; and (c) provide a suitably secure/lockable facility, or suitable equivalent, for the storage of appropriate visitor belongings/equipment, e.g. bicycles and other reasonable valuables.	All
	The requirement to provide “sufficient coat hooks, a mop and bucket and cleaning materials” is to be replaced with the requirement to “contain suitable and adequate cleaning materials/equipment for visitor use”.	All
Entrance Hall/ Reception Area	The establishment shall: (a) have a conveniently located entrance hall (or suitable equivalent) of sufficient size to cater adequately for the number of visitors and others who may reasonably be expected to use it at any one time; and (b) ensure that all visitors, once registered, have access to the establishment (by such means as may be stipulated by the establishment) at all times.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Dining Area	The establishment shall provide one or more dining areas for the use of visitors, which shall: (a) be of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time; (b) have adequate ventilation which ensures that no odour from the kitchen/cooking area(s) is perceptible; and (c) be suitably designed and laid out so as to: (i) enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (ii) permit visitors and staff to circulate easily.	All
	The requirement for the dining area(s) to be separated from the sleeping area(s) by either a partition wall or by a space is to be removed.	All
Kitchen/ Cooking Area	The establishment shall have one or more suitable kitchen/cooking areas for visitors to prepare their own meals, which shall: (a) be of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time; (b) contain such furnishings, fittings, fixtures, equipment and essential amenities which are: (i) constructed of materials which are easily cleaned; (ii) adequate for the storage, refrigeration, preparation, cooking and service of sufficient hot and cold food, commensurate with the maximum number of visitors capable of being seated in the associated dining area(s) at any one time; and (iii) adequate for the storage and cleaning of all utensils used in connection therewith, including cookware, cutlery and crockery; and (c) have adequate ventilation which ensures that no odour from the kitchen/cooking area(s) is perceptible.	All
	All kitchen/cooking areas provided by an establishment for visitors to prepare their own meals shall contain: (a) storage rooms, compartments or racks (or suitable equivalents) for the suitable storage of perishable and non-perishable food; and (b) adequate cookware and electrical cooking equipment, including a toaster, microwave and kettle (or suitable equivalents).	All
	The requirement for the cooking area to be separated from the sleeping area by either a partition wall or by a space is to be replaced with the requirement that the kitchen/cooking(a) shall “be located adjacent to, or easily accessible from, the associated dining area(s)”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	The requirements for the establishment to provide covered waste disposal bins and bin liners, and ensure that garbage is not stored in the kitchen, are to be replaced with the requirement to “contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked”.	All
Common Room Area	The establishment shall provide one or more common rooms for visitors, which shall: (a) be of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time; and (b) contain such furnishings, fittings, fixtures, equipment and essential amenities, including sofas and occasional tables (or suitable equivalents), which are: (i) suitably designed so as to enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (ii) suitably laid out so as to permit visitors and staff to circulate easily.	All
Visitor Sleeping Accommodation	The visitor sleeping areas provided by an establishment shall: (a) be numbered, lettered or otherwise designated so as to easily identify/locate them; and (b) have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain a single suitable locking device from within and without.	All
	The requirement that the visitor sleeping area shall “have at least one external window supplying ventilation and natural light” is to be replaced with the requirement to “have at least one external window fitted for the provision of natural light”.	All
	The requirement that the visitor sleeping area shall “have sufficient space between bed spaces to ensure ease of movement for the number of visitors accommodated and for storage of belongings” is to be replaced with the requirement that “each bed provided by the establishment for visitors shall be positioned a minimum of one metre apart so as to provide sufficient space between each bed/bunk space to enable easy movement/circulation around the visitor sleeping area(s) for visitors and staff”.	All
	All visitor sleeping areas provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) in the case of a visitor sleeping area being exclusively used by a particular visitor or party of visitors, and they opt out of the regular cleaning service, be cleaned and serviced at least once every seven days.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Visitor Bathrooms, Shower Rooms and Toilets	The establishment shall provide sufficient and appropriate bathroom facilities for visitors, which shall be suitably located within close proximity to the associated visitor sleeping area(s). The requirement for these bathroom facilities to be provided for men and women in separate rooms is to be replaced with the requirement that if these facilities are “non-ensuite”, then they “shall be clearly designated and provided separately for men and women”.	All
	Further to above, where the bathroom facilities provided by an establishment for visitors are in the form of separate shower rooms and toilet facilities, these shall: (a) have a suitable door on any entryway to the general area of these facilities so as to afford sufficient privacy for visitors; and (b) be in the form of: (i) two or more separate rooms containing showers/baths (or combinations thereof) and toilets, provided separately for men and women, containing individual compartments/cubicles (or suitable equivalent) so as to afford sufficient privacy for visitors; or (ii) separate individual rooms consisting of single occupancy shower or toilet facilities for the use of men or women.	All
	The provision that states the bathroom facilities may be located inside or adjacent to the establishment is to be clarified in that “if located: (a) inside the establishment, such facilities shall be accessible via internal corridors (or suitable equivalent) which are away from public view/closed off from any adjacent public/visitor areas, e.g. by means of a door or suitable equivalent; and (b) adjacent to the establishment, they shall be accessible by means of a road, footpath or suitable equivalent (using external lighting if required)”.	All
	The requirement for an establishment to provide a minimum of one bathroom (comprising of a shower, wash hand basin and toilet) for every 20 bedspaces is to be replaced with the requirement to “provide at least one: (a) stand-alone shower or bath with shower facility; (b) toilet, including a WC unit and hygienic toilet seat; and (c) wash hand basin, for every ten visitors, or proportion thereof, for whom overnight sleeping accommodation is provided”.	New

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	The requirement for bathroom facilities to have separate entrances and be provided with doors or curtains affording privacy in such rooms is to be replaced with the requirement that “all bathroom facilities provided by an establishment for visitors shall, as applicable: (a) be capable of being suitably locked or secured so as to afford sufficient privacy for visitors, i.e.: (i) in the case of a bathroom, have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within; (ii) in the case of an individual shower/bath (or combination thereof) compartment/cubicle (or equivalent), have a suitable door (or suitable equivalent) which is capable of being suitably locked from within; (iii) in the case of an individual toilet compartment/cubicle (or equivalent), have a suitable toilet door which is capable of being suitably locked from within; and (iv) in the case of an individual room consisting of single occupancy shower and/or toilet facilities, have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is regularly washed/cleaned so as to keep it in a clean and hygienic condition; and (c) be equipped with a towel rail (or suitable equivalent)”.	All
	The establishment shall clearly advertise and communicate to visitors whether hand/bath towels and any other appropriate linens are provided or not when making a booking.	All
Management and Staff	The requirement that the establishment shall be under the supervision of a person trained or experienced in bunk house or similar accommodation management is to be replaced with the requirement that the establishment “shall be under the supervision of the proprietor or their agent (who does not have to be resident in the establishment) so as to maintain the appropriate standards of service for visitors and others at all reasonable times”.	All
	The proprietor of the establishment or their agent shall be reachable at all times in case of an issue or emergency.	All

Table 7: Campus Accommodation

Campus Accommodation is provided by educational establishments for their students and is also available to visitors/tourists (either for individuals, families or groups) at certain times of the year. It can offer people an alternative, often inexpensive place to stay without the cost or formality of other types of accommodation.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The establishment shall provide for visitors: (a) overnight sleeping accommodation in premises constructed or adapted for the purposes of this category of accommodation; and (b) access to the internet, e.g. Wi-Fi, in all public/communal areas and visitor bedrooms (where connectivity allows).	All
	The requirement to provide “a service for the regular cleaning of visitors’ bedrooms, bathrooms and public areas” to be replaced with the requirement to provide for visitors “the daily cleaning of all public/communal areas (e.g. dining, kitchen/cooking, common room and shared bathroom/shower/toilet areas), and the regular cleaning of all visitor bedrooms, when resident, so as to keep them in a clean and orderly condition”.	All
	The establishment shall clearly advertise and communicate to visitors the student residential nature of the premises, and whether self-service kitchen/cooking facilities are provided or not, when making a booking.	All
Construction	The establishment shall: (a) provide a suitable secure/lockable facility, or suitable equivalent, for the storage of appropriate visitor belongings/equipment, e.g. bicycles and other reasonable valuables; and (b) have onsite access to a suitable laundry area, utility room or suitable equivalent, which: (i) is of sufficient size; and (ii) contains sufficient facilities for visitors to wash, dry and otherwise clean clothing and linen.	All
Entrance Hall/ Reception Area	The requirement for an establishment to have adequate arrangements to deal with arriving and departing visitors to be clarified by requiring the provision of “a conveniently located entrance hall (or suitable equivalent) which shall: (a) contain a reception area (or suitable equivalent) for the check-in and check-out of visitors; and (b) be of sufficient size to cater adequately for the number of visitors and others who may reasonably be expected to use it at any one time”.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Dining Area	The establishment shall provide one or more dining areas for the use of visitors, which shall: (a) be physically separated by a suitable wall (or other suitable partition) from any visitor sleeping areas provided; (b) have adequate ventilation which ensures that no odour from the kitchen/cooking area(s) is perceptible; and (c) be suitably designed and laid out so as to: (i) enable easy and flexible arrangement of relevant furniture and equipment to cater for individuals and groups; and (ii) permit visitors and staff to circulate easily.	All
Kitchen/ Cooking Facilities	An establishment currently may provide one or more kitchens for use by the establishment to provide meals for visitors, and may also provide one or more kitchens for use by visitors for the preparation of meals. This provision is to be replaced with the requirement that “the establishment shall have one or more suitable kitchen/cooking areas which are for: (a) the provision of meals to visitors; or (b) visitors to prepare their own meals”.	All
	All kitchen/cooking areas provided by an establishment shall: (a) be of sufficient size to cater adequately for the number of staff or visitors who may reasonably be expected to use it at any one time; and (b) be physically separated by a suitable wall (or other suitable partition) from any visitor bedrooms provided.	All
	The requirement that “garbage shall be removed from the premises at least twice weekly and shall not be stored in the kitchen area” is to be replaced with the requirement that all kitchen/cooking areas provided “shall contain properly constructed and covered recycling and general rubbish/waste disposal units which are suitably located and clearly marked”.	All
	Any kitchen/cooking area provided by an establishment for the use of visitors to prepare their own meals, shall contain: (a) storage rooms, compartments or racks (or suitable equivalents) for the suitable storage of perishable and non-perishable food; (b) a refrigerator (or suitable equivalent); (c) hygienic food preparation tables/countertops (or suitable equivalent) which have easy clean surfaces; (d) adequate cookware and electrical cooking equipment, including an oven, toaster, microwave and kettle (or suitable equivalents); and (e) a sink with suitable hand and cooking utensil drying facilities/ equipment located adjacent to it.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Common Room Area	The establishment shall provide one or more common rooms for visitors, suitably located, which shall: (a) be physically separated from any visitor bedrooms provided; (b) be of sufficient size to cater adequately for the number of visitors who may reasonably be expected to use it at any one time; (c) have at least one external window fitted for the provision of natural light; and (d) contain such furnishings, fittings, fixtures, equipment and essential amenities, including sofas and occasional tables (or suitable equivalents), which are adequate to cater for the number of visitors who may reasonably be expected to use them at any one time.	All
Visitor Bedrooms	The visitor bedrooms provided by an establishment shall: (a) have properly constructed and suitably sound resistant walls, floors and ceilings separating them from other areas, including corridors, bathrooms and other visitor bedrooms; (b) have at least one external window fitted for the provision of natural light; and (c) contain at least two free, conveniently situated and easily accessible plug outlets to meet visitors own requirements.	Parts (a) and (b) – All Part (c) - New
	The requirement for visitor bedrooms to have “separate access from a corridor” is to be replaced with the requirement for them to “have separate access from a corridor, hall, lobby or suitable equivalent”.	All
	The requirement to “have a suitable locking device on any door opening onto a corridor” is to be replaced with the requirement to “have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain a single suitable locking device from within and without”.	All
	All visitor bedrooms provided by an establishment shall include: (a) for each bed provided: (i) a headboard (or suitable equivalent); (ii) bedside tables (or suitable equivalent); and (iii) bedside lighting or access to a general light control switch within close proximity; and (b) access to an iron and ironing board (or suitable equivalents) on request.	All
	The requirement to provide a dressing table, mirror and bedside chair to be replaced with the requirement to provide “a desk with chair (or suitable equivalent) and full length mirror”. The “blankets” requirement is to be removed.	All
	All visitor bedrooms provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) be cleaned and serviced at least once every seven days.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Visitor Bathrooms, Shower Rooms and Toilets	The establishment shall provide sufficient and appropriate bathroom facilities for visitors, which shall be: (a) suitably located within close proximity to the associated visitor bedroom(s); and (b) accessible via internal corridors (or suitable equivalent) which are away from public view/closed off from any adjacent public/visitor areas, e.g. by means of a door or suitable equivalent.	All
	The requirement that where an establishment “contains bedrooms which do not have an ensuite bathroom, it shall provide for the use of visitors, at least: (a) one bathroom for every 15 visitors or proportion thereof for whom such bedrooms are provided; and (b) one WC with wash hand basin, suitably located for visitor use, for every 15 visitors or proportion thereof”, is to be replaced with the requirement that “where an establishment provides visitor bedrooms which do not contain an ensuite bathroom, it shall provide at least one: (a) stand-alone shower or bath with shower facility; (b) toilet, including a WC unit and hygienic toilet seat; and (c) wash hand basin, for every six visitors, or proportion thereof, for whom such visitor bedrooms are provided”.	New
	Where the bathroom facilities provided by an establishment for visitors are in the form of separate shower rooms and toilet facilities, these shall: (a) have a suitable door on any entryway to the general area of these facilities so as to afford sufficient privacy for visitors; and (b) be in the form of: (i) separate rooms containing showers/baths (or combinations thereof) and toilets containing individual compartments/ cubicles (or suitable equivalent) so as to afford sufficient privacy for visitors; or (ii) separate individual rooms consisting of single occupancy shower or toilet facilities.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	All bathroom facilities provided by an establishment for visitors shall, as applicable: (a) be capable of being suitably locked or secured so as to afford sufficient privacy for visitors, i.e.: (i) in the case of a bathroom, have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within; (ii) in the case of an individual shower/bath (or combination thereof) compartment/cubicle (or equivalent), have a suitable door (or suitable equivalent) which is capable of being suitably locked from within; (iii) in the case of an individual toilet compartment/cubicle (or equivalent), have a suitable toilet door which is capable of being suitably locked from within; and (iv) in the case of an individual room consisting of single occupancy shower and/or toilet facilities, have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is regularly washed/cleaned (or in the case of an ensuite bathroom, washed/cleaned in advance of each new visitor) so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); and (ii) hand and bath towels for each visitor.	All
Management and Staff	The requirement that the establishment “shall be under the supervision of a person trained or experienced in campus or similar accommodation management and shall be staffed by persons adequate in number and training to maintain appropriate standards of service for visitors at all reasonable times” is to be replaced with the requirement that “the establishment shall be managed, supervised and staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all times”.	All
	The requirement to “provide a means for guests to summon the attention of staff as required” is to be replaced with the requirement for “a manager/supervisor (or suitable equivalent) of the establishment to be reachable at all times in case of an issue or emergency”.	All

Table 8: Guest Accommodation

Guest Accommodation covers a broad spectrum of room provision for visitors/tourists, from a large Motel to a restaurant with rooms or a quirky, self-contained unit located in a beautiful setting.

Below is the summary of the proposed changes to each section of the minimum criteria for this statutory category of accommodation as currently set out in regulations.

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
General	The requirement for an establishment to provide “the daily cleaning of rooms” is to be replaced with the requirement to provide for visitors “the daily cleaning of all public/communal areas and visitor bedrooms, when resident, so as to keep them in a clean and orderly condition”.	All
	An establishment shall provide for visitors access to the internet, e.g. Wi-Fi, in all public/communal areas and visitor bedrooms (where connectivity allows).	All
	The requirement for an establishment to be capable of making breakfast available to visitors is to be removed.	All
Construction	In the case of an establishment providing a dining, kitchen/cooking or lounge area for visitor use (which is not a legal requirement to do so), it shall: (a) be of sufficient size; and (b) contain such furnishings, fittings, fixtures, equipment and essential amenities, suitable to cater adequately for the number of visitors who may reasonably be expected to use it at any one time.	All
Entrance Hall/ Reception Area	The requirement for an establishment to “have an entrance hall which shall have a reception desk for receiving visitors” is to be replaced with the requirement that an “establishment shall: (a) have a conveniently located entrance hall (or suitable equivalent) which shall be of sufficient size to cater adequately for the number of visitors and others who may reasonably be expected to use it at any one time; and (b) ensure that all visitors, once registered, have access to the establishment (by such means as may be stipulated by the establishment) at all such reasonable hours which are clearly stated and adhered to”.	All
Visitor Bedrooms	The overnight sleeping accommodation provided by an establishment for visitors shall be in the form of separate visitor bedrooms, which shall: (a) have separate access from a corridor, hall, lobby, exterior wall or suitable equivalent; (b) have properly constructed walls, floors and ceilings separating them from other areas, including corridors, bathrooms and other visitor bedrooms; and (c) have at least one external window fitted for the provision of natural light.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
	The requirement for visitor bedrooms to “have two locking devices from within and a single locking device from without on any door opening onto a corridor or the outside of the establishment” is to be replaced with the requirement to “have a suitable door on any entryway which is capable of being locked so as to afford adequate privacy and protection for visitors, and shall contain: (a) two suitable locking devices from within; (b) a single suitable locking device from without; and (c) in the case of a Motel (and suitably equivalent establishment types), a door viewer with a suitable internal cover (or suitable equivalent)”.	Parts (a) and (b) – All Part (c) - New
	All visitor bedrooms provided by the establishment shall include: (a) for each bed provided: (i) a headboard (or suitable equivalent); (ii) bedside tables (or suitable equivalent); and (iii) bedside lighting or access to a general light control switch within close proximity; (b) a hairdryer (or suitable equivalent); and (c) access to an iron and ironing board (or suitable equivalents) on request.	All
	The requirement to provide a dressing table, mirror and a bedside chair is to be replaced with the requirement to provide “a dressing table with chair and a full length mirror (or suitable equivalents)”. The requirement to provide “blankets” is to be removed.	All
	All visitor bedrooms provided by an establishment shall: (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and (b) in the case of a visitor opting out of the daily cleaning service, be cleaned and serviced at least once every seven days.	All
	An establishment in this category of accommodation may provide kitchen/kitchenette and in-room dining facilities in visitors’ bedrooms for the sole use of said visitors if sufficient space is still available to hold the furnishings, fittings, fixtures, equipment and essential amenities required for the purposes of: (a) sleeping; (b) storing luggage and belongings, including the hanging and laying flat of visitors’ clothing; and (c) general visitor rest and comfort.	All

Area:	Proposed changes to the minimum criteria:	Applicable to all establishments, or newly certified establishments:
Visitor Bathrooms	All bathrooms provided by an establishment for visitors shall: (a) have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within so as to afford sufficient privacy for visitors; (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is washed/cleaned in advance of each new visitor so as to keep it in a clean and hygienic condition; and (c) be equipped with: (i) a towel rail (or suitable equivalent); (ii) a washable bath mat (or suitable equivalent); and (iii) hand and bath towels for each visitor.	All
Management and Staff	The requirement for the establishment to be: (a) under the supervision of a person trained or experienced in guest accommodation management; and (b) staffed by persons appropriate in number and training to maintain the appropriate standards of service for visitors at all reasonable times, is to be replaced with the requirement for the establishment to be: (a) under the supervision of the proprietor or their agent; and (b) staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all reasonable times.	All
	The proprietor of the establishment, or their agent, shall be reachable at all times in case of an issue or emergency.	All



ANNEX C: PROPOSED CRITERIA FOR THE NEW “ALTERNATIVE ACCOMMODATION” STATUTORY CATEGORY OF TOURIST ACCOMMODATION

Please Note: This proposed criteria is in addition to that outlined in Annex A.

Interpretation

1. A “unit” means any structure, or part thereof, that is provided by the proprietor of an establishment for the exclusive use of a particular visitor or party of visitors, and shall include glamping pods, bubble domes, treehouses, shepherd huts and other suitable equivalents.

General Requirements

2. (1) The establishment shall be comprised of one or more units, all located on one site.
 - (2) Subject to sub-paragraph 1, each unit provided by an establishment shall provide for visitors—
 - (a) overnight sleeping accommodation in premises which are—
 - (i) non-standard and either purpose-built or suitably adapted for the purposes of this statutory category, e.g. non-brick dwellings; and
 - (ii) unconventional in style and build;
 - (b) a private bathroom; and
 - (c) the regular cleaning of the unit so as to keep it in a clean and orderly condition.
 - (3) Subject to sub-paragraphs 1 and 2, the establishment, and all units therein, shall be exclusively or primarily used for the lodging or sleeping of visitors.
 - (4) Subject to sub-paragraph 2(b), all units provided by an establishment shall—
 - (a) be properly prepared, cleaned and serviced in advance of each new visitor/between each let, including all contents being thoroughly checked against an inventory (replacing as necessary); and
 - (b) be cleaned and serviced at least once every five days.
 - (5) The establishment shall ensure that all visitors, once registered, have access to the establishment/unit at all times.

Construction

3. (1) All units provided by an establishment shall—
- (a) be of suitable design and construction for the purposes of paragraph 2, including being—
 - (i) of a substantial and durable structure;
 - (ii) fully enclosed; and
 - (iii) weatherproof (including wind and watertight);
 - (b) have a suitable electricity supply connected to it;
 - (c) have access to clean and potable water (e.g. piped or stored), including hot water;
 - (d) contain a sufficient number of plug outlets within all applicable areas of the unit, including the visitor sleeping area(s), which are suitable for the attachment of electrical equipment, commensurate with the number of electrical appliances provided plus an adequate number of free, conveniently situated and easily accessible plug outlets which are sufficient to meet visitors own requirements;
 - (e) be numbered, lettered or otherwise designated so as to easily identify/locate each unit; and
 - (f) have a suitable door (or suitable equivalent) on any entryway which gives access to the interior of the unit, which is capable of being locked/adequately secured so as to afford adequate privacy and protection for visitors.
- (2) In the case of a dining, kitchen/cooking or lounge area being optionally provided by the establishment for visitor use, it shall—
- (a) be of sufficient size; and
 - (b) contain such furnishings, fittings, fixtures, equipment and essential amenities, suitable to cater adequately for the number of visitors who may reasonably be expected to use it at any one time.
- (3) The establishment, and all units therein, shall contain properly constructed and covered recycling and general rubbish/waste disposal units for visitor use which are suitably located and clearly marked.

Visitor Sleeping Accommodation Requirements

4. (1) Subject to paragraphs 2(2)(a) and 2(3), the overnight sleeping accommodation provided by an establishment for visitors in each unit shall—
- (a) be of sufficient size to cater adequately for the number of visitors it is intended to hold; and
 - (b) subject to paragraph 3(1)(d), contain at least two free, conveniently situated and easily accessible plug outlets to meet visitors own requirements.
- (2) Subject to sub-paragraph 1, all overnight sleeping accommodation provided by an establishment for visitors in each unit shall include—
- (a) for each bed provided—
 - (i) bedside tables (or suitable equivalent); and
 - (ii) bedside lighting or access to a general light control switch within close proximity; and
 - (b) a mirror.

- (3) If any visitor sleeping accommodation provided by an establishment has no external window fitted—
 - (a) it shall contain adequate ambient and/or daylight mimicking lighting (or suitable equivalent);
 - (b) it shall be clearly and accurately described as such on any advertisement, publication or listing; and
 - (c) visitors shall be made aware of this characteristic when they are making a booking and checking in so as to ensure their understanding and contentment.

Visitor Bathrooms Requirements

- 5. (1) Subject to paragraph 2(2)(b), the private bathrooms provided by an establishment for visitors within each unit shall be either suitably located—
 - (a) inside the unit, e.g. an ensuite bathroom directly attached to the visitor sleeping area provided; or
 - (b) outside, but immediately adjacent to, the unit if it is—
 - (i) accessible via an external walkway or other suitable equivalent (using external lighting if required); and
 - (ii) reserved for the exclusive/sole use of visitors within a single unit.
- (2) Subject to sub-paragraph 1, all bathroom facilities provided by an establishment for visitors shall—
 - (a) have a suitable bathroom/toilet door on any entryway which is capable of being suitably locked from within so as to afford sufficient privacy for visitors;
 - (b) if a bath with shower facility is provided, have a shower curtain/splash screen (or suitable equivalent) fitted which is washed/cleaned in advance of each new visitor so as to keep it in a clean and hygienic condition; and
 - (c) be equipped with—
 - (i) a towel rail (or suitable equivalent);
 - (ii) a washable bath mat (or suitable equivalent); and
 - (iii) hand and bath towels for each visitor.

Management and Staff

- 6. (1) The establishment, and all units therein, shall be—
 - (a) under the supervision of the proprietor or their agent (who does not have to be resident in the establishment); and
 - (b) staffed by persons adequate in number and training so as to maintain the appropriate standards of service for visitors and others at all reasonable times.
- (2) Subject to sub-paragraph 1, the proprietor of the establishment, or their agent, shall be reachable at all times in case of an issue or emergency.



ANNEX D: PROPOSED REVISED “CERTIFIED TOURIST ESTABLISHMENTS (VISITORS REGISTER) REGULATIONS (NORTHERN IRELAND)”

The Department for the Economy¹³, in exercise of the powers conferred by Article 24(2) of The Tourism (Northern Ireland) Order 1992¹⁴, hereby makes the following Regulations after consultation with the Northern Ireland Tourist Board.

Particulars to be contained in a Visitors Register

1. For the purposes of Article 24(2) of The Tourism (Northern Ireland) Order 1992, each Visitors Register, which the proprietor of a certified tourist establishment must keep in relation to each visitor using the sleeping accommodation provided at that establishment, shall contain—
 - (a) the total number of visitors for each stay;
 - (b) the full name and permanent address (including country of residence) of each visitor; and
 - (c) each visitor's date of arrival at, and date of departure from, the establishment.

Means of keeping a Visitors Register

2. A Visitors Register shall be kept in a suitable electronic or written form, and shall—
 - (a) be securely stored;
 - (b) have access restricted to authorised personnel only (as determined by the proprietor/management of the establishment); and
 - (c) be available for inspection by the Northern Ireland Tourist Board on request.

Revocation

3. The Certified Tourist Establishments (Visitors Register) Regulations (Northern Ireland) 1992 are hereby revoked.

¹³ Formerly the Department of Economic Development (See Article 3(5) of The Departments (Northern Ireland) Order 1999 (S.I. 1999/283 (N.I. 1)) - [The Departments \(Northern Ireland\) Order 1999](#)) and the Department of Enterprise, Trade and Investment (See Section 1(3), Section 1(11), and Schedule 1 of The Departments Act (Northern Ireland) 2016 (2016 c. 5 (N.I.)) - [Departments Act \(Northern Ireland\) 2016](#)).

¹⁴ See S.I. 1992/235 (N.I. 3) - [The Tourism \(Northern Ireland\) Order 1992](#).



ANNEX E: PROPOSED REVISED “CERTIFIED TOURIST ESTABLISHMENTS (DISPLAY OF CHARGES) REGULATIONS (NORTHERN IRELAND)”

The Department for the Economy¹⁵, in exercise of the powers conferred by Article 22(1) of The Tourism (Northern Ireland) Order 1992¹⁶, hereby makes the following Regulations after consultation with the Northern Ireland Tourist Board.

Interpretation

1. In these Regulations—
 - (a) “display of charges” has the meaning assigned to it by Regulation 2(1);
 - (b) an “establishment” means a certified tourist establishment as defined by The Tourism (Northern Ireland) Order 1992; and
 - (c) “services” means any service provided in or by an establishment for which a separate charge is made, e.g. meals and the use of leisure facilities etc.

Manner of display of charges

- 2 (1) The proprietor of an establishment shall, in accordance with these Regulations, clearly display a copy of the scale of charges for the time being operative in respect of any accommodation and/or other services provided in/by the establishment. Such display shall hereinafter be referred to as the “display of charges”, which shall be updated, when necessary, to ensure its accuracy at all times.
 - (2) Subject to paragraph 1, an establishment shall be conducted in accordance with, and shall not exceed, the scale of charges specified in the display of charges.
 - (3) If any accommodation in an establishment is provided inclusive of any meal(s) and/or other services, the display of charges shall clearly state the fact, and the meal(s) and/or other services so provided shall be suitably identified.

¹⁵ Formerly the Department of Economic Development (See Article 3(5) of The Departments (Northern Ireland) Order 1999 (S.I. 1999/283 (N.I. 1)) - [The Departments \(Northern Ireland\) Order 1999](#)) and the Department of Enterprise, Trade and Investment (See Section 1(3), Section 1(11), and Schedule 1 of The Departments Act (Northern Ireland) 2016 (2016 c. 5 (N.I.)) - [Departments Act \(Northern Ireland\) 2016](#)).

¹⁶ See S.I. 1992/235 (N.I. 3) - [The Tourism \(Northern Ireland\) Order 1992](#).

(4) Where any increases or reductions are applicable to any of the scale of charges in respect of any accommodation and/or other services provided in/by an establishment, the display of charges, on which the scale in question is shown, shall clearly state the fact, including specifying—

- (a) the amount of those increases or reductions; and
- (b) as the case may be, whether said increases or reductions only apply—
 - (i) if any particular requirement or condition is satisfied; or
 - (ii) in relation to any particular period or periods.

(5) Where Value Added Tax (VAT) is payable in respect of the accommodation and/or other services provided in/by an establishment, the scale of charges for such accommodation and/or other services shown on the display of charges shall be expressed so as to be inclusive of Value Added Tax (VAT).

Place of display of charges

- 3. The display of charges relating to each establishment shall be—
 - (a) prominently displayed/easily identifiable on any and all listings used to advertise/market the accommodation and/or other services provided in/by an establishment, including online (e.g. on the establishment's website), on any publication/advertisement (either printed or otherwise), or on any equivalent; and
 - (b) made available on site, either in printed or electronic form, if requested.

Display of additional information

- 4. In addition to the information required to be shown by these Regulations ("the statutory information"), a display of charges may show other information, provided that such other information is not shown in such a way as to make it more difficult for the reader to discern the statutory information. Such additional information may include:
 - (a) the credit/debit cards, and/or other suitable payment methods/facilities, which are accepted/available for use both within the establishment and online;
 - (b) an explanation of charges for any additional services/facilities available; and
 - (c) any cancellation/refund terms and conditions.

Revocation

- 5. The Certified Tourist Establishments (Display of Charges) Regulations (Northern Ireland) 1992 are hereby revoked.



ANNEX F: GLOSSARY OF TERMS, BIBLIOGRAPHY AND USEFUL REFERENCE MATERIALS

Glossary of terms

- **“DfE”/ “the Department”** means the Department for the Economy.
- **“the Board”** means the Northern Ireland Tourist Board (trading as Tourism NI).
- **“prescribed”** means prescribed by regulations.
- **“tourist”** means a visitor to Northern Ireland, a person spending their holiday in Northern Ireland, or a person travelling for pleasure within Northern Ireland, and “tourism” should be construed accordingly.
- **“tourist accommodation”** means overnight sleeping accommodation for tourists provided by way of trade or business.
- **“tourist establishment”** means premises on which tourist accommodation is provided.
- **“certificate”** means a certificate issued by Tourism NI to a tourist accommodation establishment/proprietor under Article 13 of the 1992 Tourism Order.
- **“statutory inspection”** means the inspection of each tourist establishment by an officer of Tourism NI at least once every four years.
- **“Certification Scheme”** means the statutory regulation scheme whereby an officer of

Tourism NI inspects each establishment providing overnight tourist accommodation. This can also be termed **“certification”**.

Bibliography and useful reference materials

- The Tourism (Northern Ireland) Order 1992¹⁷;
- The Categories of Tourist Establishment (Statutory Criteria) Regulations (Northern Ireland) 1992¹⁸;
- The Categories of Tourist Establishment (Statutory Criteria) (Amendment) Regulations (Northern Ireland) 2009¹⁹;
- The Categories of Tourist Establishment (Statutory Criteria) (Amendment) Regulations (Northern Ireland) 2011²⁰;
- The Statutory Inspection of Tourist Establishments (Fees) Regulations (Northern Ireland) 2011²¹;
- The Certified Tourist Establishments (Visitors Register) Regulations (Northern Ireland) 1992²²;
- The Certified Tourist Establishments (Display of Charges) Regulations (Northern Ireland) 1992²³; and
- Tourism NI’s industry website²⁴.

17 [The Tourism \(Northern Ireland\) Order 1992](#).

18 [Categories of Tourist Establishment \(Statutory Criteria\) Regulations \(Northern Ireland\) 1992](#).

19 [Categories of Tourist Establishment \(Statutory Criteria\) \(Amendment\) Regulations \(Northern Ireland\) 2009](#).

20 [Categories of Tourist Establishment \(Statutory Criteria\) \(Amendment\) Regulations \(Northern Ireland\) 2011](#).

21 [Statutory Inspection of Tourist Establishments \(Fees\) Regulations \(Northern Ireland\) 2011](#).

22 [The Certified Tourist Establishments \(Visitors Register\) Regulations \(Northern Ireland\) 1992](#).

23 [The Certified Tourist Establishments \(Display of Charges\) Regulations \(Northern Ireland\) 1992](#).

24 [Tourism NI Homepage](#).

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