Housing Health and Safety Rating System

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Housing Act 2004 Part 1 - HHSRS

- Replaced the old fitness standard-property no longer habitable / uninhabitable

- Purpose is to increase consistency in enforcement
How HHSRS Works

• Likelihood of harm occurring over a 1 year period - also includes external areas of property

• 29 different hazards to assess

• Deficiencies noted during inspection and then related to hazards
The Hazards

1. Damp and Mould Growth
2. Food Safety
3. Personal Hygiene Sanitation and Drainage
4. Excess Cold
5. Excess Heat
6. Asbestos (and MMF)
7. Biocides
8. Carbon Monoxide
9. Lead
10. Radiation
11. Un-combusted fuel gas
12. Volatile Organic Compounds
13. Crowding and Space
14. Entry by Intruders
15. Lighting
16. Noise
17. Domestic Hygiene, pests and refuse
18. Water Supply
19. Falls associated with baths
20. Falls on level surfaces
21. Falling on stairs
22. Falling between levels
23. Electrical hazards
24. Fire
25. Flames and hot surfaces
26. Collision and entrapment
27. Explosions
28. Position and Operability of amenities
29. Structural collapse and falling elements
Falls on Stairs
Personal Hygiene
Assessment Process

• Operating guidance and worked examples
• Based on national statistics i.e. hospital admission data
• 4 different health outcomes class 1 (fatal) to class 4 (minor cuts and burns)
• Vulnerable Age Groups
• Excess Cold= under 5’s and the elderly
Category 1 and 2 Hazards

• Assessment scores show which hazard category

• Category 1 (>1000) Local Authority has to take a course of enforcement action

• Category 2 (<1000) Local Authority may take action

• Try to resolve informally first by carrying out works to reduce from a cat 1 to a category 2
Example: Assessing Fire in a HMO

• Risk of fire igniting and spreading undetected

• Likelihood greater in shared houses

• Letting furthest away from means of escape assessed
Enforcement Options

• Improvement Notice

• Prohibition Order

• Emergency Remedial Action

• Demolition Order

• Hazard Awareness Notice
Further Information

HHSRS Enforcement Guidance
https://www.gov.uk/government/publications

Worked Examples
www.lacors.gov.uk
LGR – Local Government Regulation

Got a Question
www.environmentalhealthandhousing.gov.uk