

HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS) –

A guide to the 29 hazards



What are the 29 hazards?

The Housing Act 2004 brought in a new system to assess the safety of homes (including houses, flats and bedsits).

The principle behind the Housing Health and Safety Rating System (HHSRS) is that homes – including outbuildings, yards, amenity space, and means of access – should provide a safe and healthy environment for occupiers and visitors.

The system is based on a risk assessment of 29 hazards. Once an assessment is made the hazards are scored as either category one or category two.

This document lists the 29 hazards, including a brief description of what these are and the groups they are most likely to affect. Landlords are responsible for ensuring these hazards do not occur in their property.

1. Damp and mould growth

Dust mites, dampness, and/or high humidity, mould spores.

Most vulnerable: 14 years or less.

(Warning: can threaten mental health and social wellbeing).



2. Excess cold

Hazards arising from consistently low indoor temperatures.

Most vulnerable: 65 years plus.



3. Excess heat

Consistently high indoor temperatures.

Most vulnerable: 65 years plus.

4. Asbestos (and MMF)

Exposure to asbestos fibres and manufactured mineral fibres.

Most vulnerable: No specific group.

5. Biocides

Chemicals used to treat timber mould growth and pest infestations.

Most vulnerable: no specific group.

6. Carbon monoxide and fuel combustion products

Excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke in the dwelling's atmosphere.

Most vulnerable: Carbon monoxide, 65 years plus. Others, no specific group.

7. Lead

Ingestion from paint or water pipes.

Most vulnerable: under three years.

(Warning: can threaten health).

8. Radiation

Radon gas and similar which are either airborne or dissolved in water.

Most vulnerable: 60 years plus.

(Warning: can damage DNA).

9. Un-combusted fuel gas

Fuel gas escaping into the atmosphere within a dwelling.

Most vulnerable: no specific group.

(Warning: can threaten health through asphyxiation or explosion).

10. Volatile organic compounds

Varied group of organic chemicals, such as formaldehyde, that are found in a variety of materials around the home and are unpredictable at room temperature.

Most vulnerable: no specific group.

11. Crowding and space

Lack of living space for sleeping and general household life.

Most vulnerable: no specific group.



12. Entry by intruders

Lack of means to secure the dwelling against unauthorised or unwanted entry.

Most vulnerable: no specific group.



13. Lighting

Inadequate natural and/or artificial light.

Most vulnerable: no specific group.

(Warning: can threaten physical and mental health).

14. Noise

Inadequate sound insulation allowing penetration of excessive levels of noise or vibration from local area.

Most vulnerable: no specific group.

(Warning: can threaten physical and mental health).

15. Domestic hygiene, pests and refuse

Poor design, layout, construction and/or maintenance which mean that the dwelling cannot be readily kept clean and hygienic. Pests gaining access into the dwelling and/or being provided safety within the dwelling. Inadequate provision for the storage and disposal of household refuse.

Most vulnerable: no specific group.

(Warning: can threaten mental health and social wellbeing).



16. Food safety

Inadequate facilities for the storage, preparation and cooking of food.

Most vulnerable: no specific group.

(Warning: can threaten health through infection).

17. Personal hygiene, sanitation and drainage

Lack of personal washing and clothes washing and drying facilities, including drainage.

Most vulnerable: under five years.

(Warning: can threaten health through infection and threaten mental health).

18. Water supply

Lack of quality and adequacy of the water supply for drinking and domestic purposes.

Most vulnerable: no specific group.

(Warning: can threaten health through contamination by bacteria, viruses, parasites etc).

19. Falls associated with baths

Slips from using fixtures and fittings such as baths.

Most vulnerable: 60 years plus.

20. Falling on level surfaces etc

Falls from unlevel flooring where the change in level is less than 300mm

Most vulnerable: 60 years plus.

21. Falling on stairs etc

Falls on stairs or where the change in level is greater than 300mm from having no support facilities or adequate step size etc.

Most vulnerable: 60 years plus.



22. Falling between levels

Falls from one level to another where the difference in level is greater than 300mm; from low windows and balconies etc.

Most vulnerable: under five years.



23. Electrical hazards

Electrical shock or burns from sockets etc. Includes lightning strikes.

Most vulnerable: under five years.



24. Fire

Uncontrolled fires from clothes catching alight etc.

Also includes risks of fire starting (ignition sources), the spread of fire, the lack of early warning systems and means of escape from fire.

25. Flames, hot surfaces etc

Burns and injuries caused by contact with flames, hot liquids and vapours.

Most vulnerable: under five years.

26. Collision and entrapment

Physical injury from trapping body parts in windows and doors etc and striking/colliding with windows and doors etc.

Most vulnerable: trapping, under five years and colliding, 16 years and over.

27. Explosions

Blast of debris or collapse of a building from main fuel gas/stored gas or water vapour in hot water storage system.

Most vulnerable: no specific group.

28. Position and operability of amenities etc

Threats of physical strain associated with functional space etc

Most vulnerable: 60 years plus.

29. Structural collapse and falling elements

Threat to dwelling because of inadequate fixing or disrepair or as a result of adverse weather conditions.

Most vulnerable: no specific group.



If you need this leaflet in another format or language, contact your local council. **Broadland District Council:**

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