

Housing Health and Safety Rating System (HHSRS)

The Housing Health and Safety Rating System, will replace the current fitness standards. Buildings used for residential accommodation will be inspected with regards to 29 prescribed hazards, ranging from, slips, trips and falls to fire (detailed list given below). The risk associated with these hazards will be assessed and a final rating score for each hazard will be made.

The score will relate to the category of risk and whether the Local Authority will take action. If the score produces a Category 1 hazard, for example if there is a high risk of serious health implications from exposure to cold then the Authority have a **duty** to take action. If there is a Category 2 hazard, for example there is risk that exposure to cold may have an adverse affect on health, the Authority **may** take action.

The 29 Hazards

Physiological Requirements

Hygrothermal Conditions

1. Damp and mould growth
2. Excess cold
3. Excess heat

Pollutants (non-microbial)

4. Asbestos (and MMF)
5. Biocides
6. Carbon Monoxide and fuel combustion products
7. Lead
8. Radiation
9. Uncombusted fuel gas
10. Volatile Organic Compounds

Psychological Requirements

Space, Security, Light and Noise

11. Crowding and space
12. Entry by intruders
13. Lighting
14. Noise

Protection Against Accidents

Hygiene, Sanitation and Water Supply

15. Domestic hygiene, Pests and Refuse
16. Food safety
17. Personal hygiene, Sanitation and Drainage
18. Water supply for Domestic Purpose

Protection Against Accidents

Falls

19. Falls associated with baths etc
20. Falls on the level
21. Falls associated with stairs and steps
22. Falls between levels

Electric Shocks, Fires, Burns And Scalds

23. Electrical hazards
24. Fire
25. Hot surfaces and materials

Collisions, Cuts and Strains

26. Collision and entrapment
27. Explosions
28. Ergonomics
29. Structural collapse and falling elements