

Housing Health and Safety Rating System (HHSRS)

Category One Hazards

What is the Housing Health & Safety Rating System?

The Housing Health and Safety Rating System (HHSRS) is a system for assessing the health and safety risks in dwellings.

The Principle

The principle of HHSRS is any dwelling (including the structure, associated out buildings, gardens, yards, amenity space and means of access) should provide a safe and healthy environment for someone to live in.

A dwelling includes a house, a self contained flat, bed-sit, and a room in a hostel or similar residential building.



The Inspection and Risk Assessment

A council officer will inspect a dwelling and note any defects (potential hazards) found. The officer will judge the hazards and the likelihood of an accident causing harm to an occupier or visitor over the next 12 months. The officer then calculates a score representing the degree of risk of each of the hazards identified.

The assessment is based on the most vulnerable potential occupant, but the council will be able to take account of the vulnerability of the current occupant when deciding the best course of action to remove any hazard. Hazards are rated according to how serious they are and the effect they are having or could have on the occupiers of a dwelling.

Category One Hazards

The rating system compares the risks associated with different types of hazards. It should be borne in mind that all types of homes contain inherent hazards such as stairs and electrical equipment. Category 1 hazards are those where the most serious harm outcome is identified, for example, death, permanent paralysis, permanent loss of consciousness, loss of a limb or serious fractures.



All Councils have a duty to take reasonable steps to remove a Category One Hazard. This may include the service of Enforcement Notices.

The Hazards

There are 29 hazards and these have been arranged into 4 main groups reflecting the basic health requirements.

PHYSIOLOGICAL REQUIREMENTS

1. Damp and Mould Growth
2. Excess Cold
3. Excess Heat
4. Asbestos and manufactured mineral fibre
5. Biocides
6. Carbon Monoxide and flue combustion products
7. Lead
8. Radiation
9. Uncombusted fuel gas
10. Volatile Organic Compounds



PHYSCHOLOGICAL REQUIREMENTS

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



PROTECTION AGAINST INFECTIONS

15. Domestic hygiene, pests and refuse
16. Food Safety
17. Personal Hygiene, sanitation and drainage
18. Water supply

PROTECTION AGAINST ACCIDENTS

19. Falls associated with baths etc
20. Falls on level surfaces
21. Falls on stairs or steps
22. Falls between levels
23. Electrical hazards
24. Fire
25. Hot surfaces
26. Collision and entrapment
27. Explosions
28. Ergonomics- position and use of amenities
29. Structural collapse and falling elements



The HHSRS assessment is used for the inspection of all Fit to Rent properties.