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.



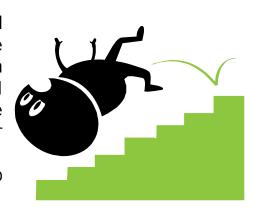
The Inspection and Risk Assessment

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
- 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.





