



Housing Act 2004  
Housing Health and Safety Rating System

## The 29 Hazards

### 1. Damp & mould growth

Risk of harm to mental and physical wellbeing from living with damp, mould, fungal spores and dust mites.

**Most vulnerable:**

14 years or under.



### 2. Excess cold

Risk of harm to health from exposure to sub-optimal indoor temperatures.

**Most vulnerable:**

65 years and over.

### 3. Excess heat

Risk of harm to health caused by high indoor temperatures.

**Most vulnerable:**

65 years and over.

### 4. Asbestos & MMF

Risk of harm to health caused by exposure to asbestos and manufactured mineral fibres (MMF).

**Most vulnerable:**

no specific group.

### 5. Biocides

Risk of harm to health caused by chemicals used to treat mould growth and timber in dwellings.

**Most vulnerable:**

no specific group.

### 6. Carbon monoxide & fuel combustion products

Risk of harm to health caused by high levels of CO, NO<sub>2</sub>, SO<sub>2</sub> & smoke in the atmosphere.

**Most vulnerable:**

for CO - 65 years and over,  
for NO<sub>2</sub>, SO<sub>2</sub> & smoke – no specific group.

### 7. Lead

Risk of harm to health caused by ingestion of lead.

**Most vulnerable:**

children under 3 years.

### 8. Radiation



Risk of harm to health from radon gas, airborne, or dissolved in water. Leakage from microwaves ovens could also be considered.

**Most vulnerable:**

age 60-64 who have had a lifetime exposure to radon.

### 9. Uncombusted fuel gas

The risk of harm to health from asphyxiation due to fuel gas escaping into the atmosphere within a dwelling.

**Most vulnerable:**

no specific group.

### 10. Volatile organic compounds

VOC's are a diverse group of organic chemicals including formaldehyde that are gaseous at room temperature and found in a variety of materials within the home.

**Most vulnerable:**

no specific group.

### 11. Crowding and space

This includes risk to health that is linked to a lack of living space for sleeping and a normal family life.

**Most vulnerable:**

no specific group.

### 12. Entry by intruders

The inability to keep a dwelling secured against unauthorised entry.

**Most vulnerable:**

no specific group.

### 13. Lighting

Risk of harm to physical and mental health linked to inadequate natural and artificial light.

**Most vulnerable:**

no specific group.

### 14. Noise

Risk of harm to physical and mental health caused by noise exposure inside the dwelling or within its curtilage.

**Most vulnerable:**

no specific group.

### 15. Domestic hygiene, pests & refuse

Risk of harm to health due to poor design, layout and construction so that the dwelling cannot be kept clean and hygienic.

Encouraging access and harbourage of pests. Also includes inadequate and unhygienic provision for storage and disposal of household waste.

**Most vulnerable:**

no specific group.



### 16. Food safety

Risk of harm from infection due to inadequate facilities for the storage, preparation and cooking of food.

**Most vulnerable:**

no specific group.

## 17. Personal hygiene, sanitation & drainage

Risk of mental and physical harm due to infection associated with personal hygiene, personal washing facilities, clothes-washing facilities, sanitation and drainage.

### Most vulnerable:

children under 5 years.



## 18. Water supply for domestic purposes

Risk of harm due to the quality and adequacy of the water supply for drinking and for domestic purposes such as cooking, washing, sanitation and drinking.

### Most vulnerable:

no specific group.

## 19. Falls associated with baths etc.

Risk of harm due to falls in or near the bath, shower or similar facility.

### Most Vulnerable:

60 Years and over.

## 20. Falls on the level

Risk of harm from a fall on any level surface on floors, in yards or on paths. It also includes falls associated with thresholds, trip steps and ramps where the change in level is less than 300mm.

### Most vulnerable:

60 Years and over.

## 21. Falls associated with stairs and steps

Risk of harm from falls associated with stairs, steps and ramps where the change in level is greater than 300mm within the dwelling and including any shared facilities. It also includes falls over balustrades or stair or ramp guardrails.

### Most vulnerable:

60 years and over.

## 22. Falls between levels

Risk of harm from falls from one level to another where the distance is greater than 300mm. Can be inside or outside a dwelling and may include falls from a window, from balconies or stair landings, falls from accessible roofs, into basement wells and over retaining walls.

### Most vulnerable:

children under 5 years.

## 23. Electrical Hazards

Risk of harm from electric shock or electricity burns, includes from lightning strikes.

### Most vulnerable:

children under 5 years.



## 24. Fire

Risk of harm from uncontrolled fire and smoke.

This includes injury from burning clothing caused through trying to extinguish the flames. This does not include burning clothing caused by accidental contact with a controlled flame.

### Most vulnerable:

60 years and over.

## 25. Hot surfaces & materials

Risk of harm caused through contact with a hot flame or fire and contact with hot objects, scalds and other hot liquids or vapours. This also includes burns from burning clothing caused by accidental contact with a controlled flame.

### Most vulnerable:

children under 5 years.

## 26. Collision & entrapment

Risk of physical injury from trapping body parts ie limbs or fingers in doors or windows or, colliding with objects eg low ceilings, doors or low walls.

### Most vulnerable:

children under 5 years.

## 27. Explosions

Risk of harm from the blast of an explosion, or debris generated by the blast, or from the total or partial collapse of a building or caused by an explosion.

### Most Vulnerable:

60 years and over.

## 28. Ergonomics

Risk of harm from physical strain caused by poorly sited appliances due to design of the building.

### Most vulnerable:

60 years and over.

## 29. Structural collapse & falling elements

Risk of harm from the collapse of part of the building due to a lack of maintenance or repair or due to adverse weather conditions. Structural failure may occur internally or externally.

### Most vulnerable:

no specific group.



## A summary of landlord responsibilities:

- Maintain exterior of dwelling and all structural elements.
- Maintain interior facilities that are part of the dwelling.
- Provide all equipment necessary to supply the utilities safely and correctly.
- Ensure all bathroom facilities are correctly installed and properly maintained.
- Maintain all drains, waste pipes, rainwater goods, inlet gullies and inspection chambers.
- Provide a hygienic kitchen environment including sinks, draining boards, worktops, cooking facilities, cupboards, shelves and food storage facilities.
- Maintain air bricks, trickle vents, opening lights to windows and mechanical and non-mechanical ventilation equipment.
- Regularly maintain central heating and hot water systems and provide **annual** Gas Safety Certificate.

## Local Authority Enforcement Options:

### Assessment of Hazards

Using guidance issued by the DCLG (Department for Communities and Local Government) Council Officers rate each individual hazard present within the dwelling.

The local Authority will be guided by three main points when making enforcement decision:

- The Hazard Rating.
- The local authority has a duty under the Act to take action where a Category 1 hazard is found and may take action where a Category 2 hazard is found.
- The enforcement guidance.

### Hazard Awareness Notice

- Advisory notice only.
- Normally used only for Category 2 hazards.
- Often used where properties are owner occupied.
- No time limit to commencement of remedial works.
- No follow up inspection.

### Improvement Notice

- Used for Category 1 or 2 hazards.
- Remedial work must begin no later than 28 days after notice has been issued and comes into force (unless notice has been appealed).
- Suspension of notice is possible in certain circumstances eg where a person of a certain description begins or ceases to occupy a dwelling.
- Agreed time period for remedial work to be completed.
- Follow up visits to verify work has been completed.
- Failure to comply with the notice is a criminal offence.

### Prohibition Order

- Used for Category 1 or 2 hazards.
- May prohibit the use of part or all of a dwelling where hazards are identified, eg;
  - Serious threats to health and/or safety,
  - To limit the number of occupants,
  - Prohibit use of dwelling to a particular group.
- Suspension of the order is possible under certain circumstances eg; where a person of a certain description begins or ceases to occupy the dwelling.
- Contravention of an order is a criminal offence.

## Emergency Action

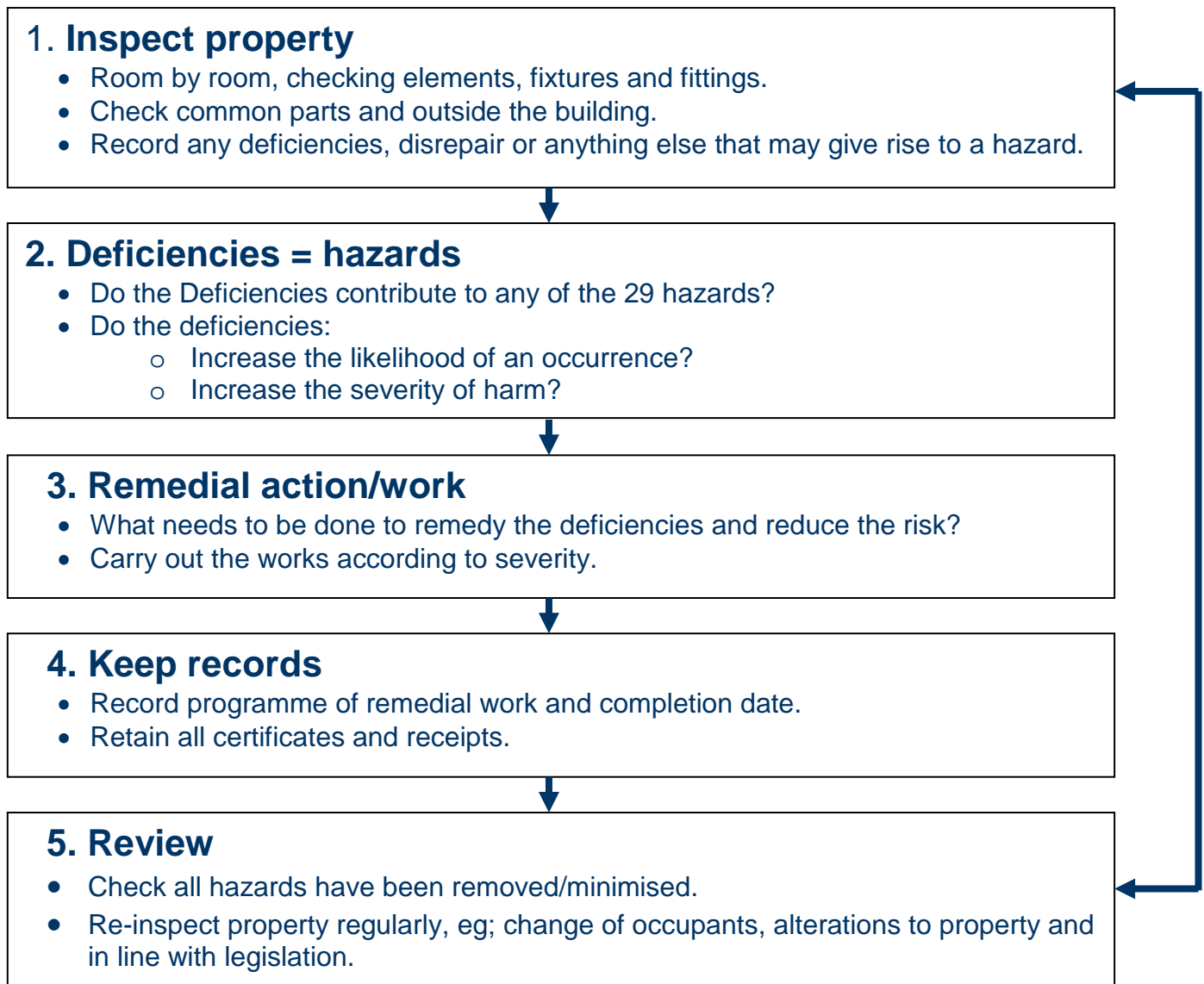
- Used for Category 1 hazards only.
- Used where there is considered to be an imminent risk to health and/or safety.
- Allows local authority to carry out immediate remedial action.
- Can also serve an emergency prohibition order which would have immediate effect.

## Demolition Orders

- Used for Category 1 hazards only.
- Used where an imminent risk to health and/or safety has been identified.
- Property is considered to be beyond reasonable repair.

## Property Inspection Process

The guide below illustrates the inspection process that a landlord should be carried out in order to minimise the possibility of notices or orders being served on a dwelling.



## Community

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