

Housing Health & Safety Rating (HHSRS) Checklist

18/03/2020 00:00:00



Hideaway, Nash Lee Lane, Wendover, HP22 6BG

Property Type: Bungalow
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Homes (Fitness for Human Habitation) Act 2018

HHSRS Checklist

The Homes (Fitness for Human Habitation) Act 2018 is using the 29 hazards listed in the Housing Health and Safety Rating System (HHSRS) to help define the categories that determine whether a house is "fit for human habitation".

The list had originally been created in 2006 to help local authorities enforce conditions in the private rented sector, but is now a list that lettings agents, property managers and landlords also need to be aware of as far as the safety and fitness for human habitation of their properties are concerned.

Each hazard is assessed separately and can be classed as either Category 1 or Category 2.

CATEGORY 1: is deemed a serious and immediate risk to a person's health and safety.

CATEGORY 2: is for hazards that are deemed less serious or less urgent.

This HHSRS hazard checklist is designed for landlords and/or agents to use when they need to ensure a property is fit for human habitation.

The purpose of this inspection is to ensure the property provides a safe and healthy environment for any occupier or visitor.

1. Damp and Mould Growth

Hazard	Dust mites and the presence of mould or fungus can lead to a range of health threats commonly associated with damp, humid and mouldy conditions. Issues include the triggering of various allergies, asthma and the various effects of mould and fungal infection toxins.
Result	Pass
Additional Comments:	No signs of mould or fungus found within the property.

2. Excess Cold

Hazard	Cold temperatures indoors can be just as damaging as cold temperatures outdoors. A healthy indoor temperature is 18-21oC. Respiratory conditions such as flu, pneumonia and bronchitis can be caused or aggravated by cold temperatures, and they can also increase the risk of cardiovascular conditions like strokes and heart attacks.
Result	Pass
Additional Comments:	No abnormally cold areas found, tenant has reported that since the central heating system was flushed through and balances, there haven't been any further incidents of radiators not working, etc.

3. Excess Heat

Hazard	<p>High indoor temperatures with no regulation measures can be highly damaging.</p> <p>They can lead to dehydration heatstroke, cardiovascular and respiratory issues.</p>
Result	Pass
Additional Comments:	There doesn't seem to be anything within the property to cause concern and the tenant is happy with the temperatures within the property.

4. Asbestos and MMF

Hazard	<p>Asbestos and Manufactured Mineral Fibres, which were formerly used to insulate buildings, are notorious factors in the development of respiratory problems.</p> <p>Asbestos can cause significant damage to lungs, including lung cancer, while MMF can cause damage to skin, eyes and lungs.</p>
Result	Pass
Additional Comments:	There are no causes of concern here, all fuse boards are relatively new and no areas of concern have been found.

5. Biocides

Hazard	<p>Some chemicals which are used to treat timber and mould growth can cause significant issues to building occupants' health.</p> <p>There is a risk from breathing the chemicals in, any contact they might have with bare skin and swallowing of the chemical.</p>
Result	Pass
Additional Comments:	No chemical treatments have taken place within this property.

6. Carbon Monoxide

Hazard	<p>Faulty boilers, among other things, can lead to excess levels of carbon monoxide in a property along with nitrogen dioxide, sulphur dioxide and smoke.</p> <p>Excess amounts of the above gases can cause dizziness, nausea, headaches, disorientation, unconsciousness, breathing problems and death.</p>
Result	Pass

6. Carbon Monoxide - Continued

Additional Comments:

There are no issues here, boiler has recently been services and all seems to be fine.

7. Lead

Hazard

Lead ingestion from paint, water pipes, soil and fumes from leaded petrol can cause lead poisoning.

Lead poisoning can cause nervous disorders, mental health issues, infertility, blood production issues and death.

Result

Pass

Additional Comments:

There are no issues with this within the property.

8. Radiation

Hazard

Radon gas, which comes from the natural breakdown of uranium in soil, can enter a home through a basement or cellar floor in an airborne state, but also dissolved in water.

Exposure to radon daughters has been linked to the development of lung cancer.

Result

Pass

Additional Comments:

There are no causes of concern in this area.

9. Uncombusted Fuel Gas

Hazard

Fuel gas escaping into the atmosphere within a property displaces the oxygen in the air and makes it difficult to breathe.

It can lead to suffocation, unconsciousness, brain damage and death.

Result

Pass

Additional Comments:

There are no gas services within this property.

10. Volatile Organic Compounds

Hazard	<p>A diverse group of organic chemicals, including formaldehyde, that are gaseous at room temperature and can be found in a wide variety of materials in the home, can present a health threat.</p> <p>Health issues they cause include aggravation of allergies, irritation to the eyes, nose and skin, headaches, nausea, dizziness and drowsiness.</p>
Result	Pass
Additional Comments:	There are no areas of concern here.

11. Crowding and Space

Hazard	<p>There are many hazards associated with the lack of space needed for normal living, sleeping and general household life.</p> <p>A lack of space can cause psychological distress and mental disorders in addition to increased risk of hygiene issues, accidents and personal space and compromised privacy.</p>
Result	Pass
Additional Comments:	This property has 3 bedrooms, 2 reception rooms and a conservatory as living space and there are 4 - 5 adults living here, so there are no causes for concern.

12. Entry by Intruders

Hazard	<p>A property must be kept secure against unauthorised entry in terms of entry and exit points.</p> <p>Associated hazards here include fear of burglary occurring, stress and anguish caused by burglary and any injuries caused by an intruder.</p>
Result	Pass
Additional Comments:	All external doors are double-glazed and lockable. The door between the utility room and garage is also lockable so no causes of concern here.

13. Lighting

Hazard	<p>Inadequate natural or artificial light can cause physical and psychological harm.</p> <p>Physical issues include eye strain; mental problems can include depression due to a lack of natural light.</p>
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13. Lighting - Continued

Result	Pass
Additional Comments:	This property has windows in every room and numerous glazed external doors, so no causes of concern here.

14. Noise

Hazard	Exposure to noise within the property can cause physical and psychological damage. Issues include problems resulting from a lack of sleep, poor concentration, headaches and general anxiety.
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Result	Pass
Additional Comments:	Noise can be heard from one room to the next within this property, but the occupants are aware of this and adjust the level of their devices accordingly.

15. Domestic Hygiene, Pests and Refuse

Hazard	Health hazards here relate to poor design and layout which make it hard to keep a property clean and hygienic, therefore attracting pests, and inadequate and unhygienic provision for storing household waste. Potential health issues include stomach and intestinal disease, infection, asthma, allergies, disease from rats and physical hazards.
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Result	FAIL - Category 2
Additional Comments:	Everything seems fine in this regard around the property, the bins are kept along the road side of the drive and therefore away from the house.

There are out-buildings at the bottom of the garden, which may cause concern as pests are able to gain entry underneath from the fields at the back of the property.

Due to the location of the property, there may also be an issue with Gliss Gliss / mice in the loft, which is being dealt with on a regular basis by a qualified pest control company.

Issue	Description	Charge To
Outbuildings	There are out-buildings at the bottom of the garden, which may cause concern as pests are able to gain entry underneath from the fields at the back of the property. Is there anything which can be done about this?	Landlord

15. Domestic Hygiene, Pests and Refuse - Continued

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16. Food Safety

Hazard

Poor facilities provided for the storing, preparation and cooking of food can cause significant hygiene issues.

Health problems stemming from inadequate food safety include stomach and intestinal disease, diarrhoea, vomiting, stomach upset and dehydration.

Result

Pass

Additional Comments:

The kitchen facilities are very good within the property, the oven has recently been replaced.

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17. Sanitation and Drainage Problems

Hazard

Poor facilities to promote personal hygiene, including personal and clothes washing facilities, sanitation and drainage, can mean increased threat of infections and threat to mental health.

Specific problems can include stomach and intestinal disease, skin infection and depression.

Result

Pass

17. Sanitation and Drainage Problems - Continued

Additional Comments:

This property is serviced by a septic tank which is emptied on a regular basis. There has been an issue with the drains due to limescale, but this has been dealt with and the tenant is aware they need to arrange for the septic tank to be emptied on at least an annual basis.

18. Water Supply

Hazard

Water contamination by bacteria, parasites, viruses and chemical pollutants causes a significant risk to health when the water is used for drinking, cooking, washing and sanitation.

Threats posed include dehydration, fatigue, headaches, dry skin, bladder infections, cholera and Legionnaires' Disease.

Result

Pass

Additional Comments:

This property is served by Thames Water and there have been no reported issues and no reason to suggest any issues.

19. Falls Associated with Baths

Hazard

Falls associated with a bath, shower or similar facility can cause a range of physical injuries.

Some injuries include cuts, lacerations, swellings and bruising.

Result

Pass

Additional Comments:

This property has both a bath and a shower and the bathroom floor is tiled, so the tenants have been asked to take extra care. I can see that they use bath mats on the floor to prevent slipping.

All the occupants are young to middle aged so no concerns which require special handles to be fitted at the present time.

The bath panel seems to be coming away, so this will be raised as a maintenance issue.

Issue	Description	Charge To
Bath Panel	The bath panel seems to be coming away, so this will be raised as a maintenance issue.	Landlord

19. Falls Associated with Baths - Continued



20. Falls on Level Surfaces

Hazard

Falls on any level surface denote falls indoors, in gardens and on paths, including falls associated with trip steps, thresholds or ramps where the change in level is less than 300mm.

Some injuries include bruising, fractures, head, brain and spinal injuries.

Result

FAIL - Category 2

Additional Comments:

There are many thresholds within this property, most of which do not provide cause for concern.

The threshold between the kitchen and utility room has previously been looked at as they are both tiled floors but the kitchen floor was quite a bit higher than the utility room so there was a drip hazard there. This was fixed by a piece of angled wood being fitted.

The hall flooring is a concern, as the wood seems to be raising in places, which could cause injury to bare feet. This therefore needs to be looked at.

Issue	Description	Charge To
Hall Flooring	The hall flooring is a concern, as the wood seems to be raising in places, which could cause injury to bare feet. This therefore needs to be looked at.	Landlord

20. Falls on Level Surfaces - Continued



21. Falls Associated with Stairs and Ramps

Hazard	Falls on any level surface denote falls indoors, in gardens and on paths, including falls associated with trip steps, thresholds or ramps where the change in level is less than 300mm. Some injuries include bruising, fractures, head, brain and spinal injuries
Result	Pass
Additional Comments:	This property is a bungalow, so there are no stairs. There is a slight slope within the garden, but nothing which causes concern.

22. Falls between Levels

Hazard	Falls between levels denote falls from one level to another, inside or outside a dwelling where the difference is more than 300mm. They include falls from balconies, landings or out of windows. Some injuries include bruising, fractures, head, brain injuries, spinal injuries and death.
Result	Pass
Additional Comments:	As this property is a bungalow, there are no other levels to cause concern.

23. Electrical Hazards

Hazard	<p>There are many electrical hazards associated with faulty equipment or exposed wiring.</p> <p>Injuries include electric shocks, burns and potentially death in the case of strong currents or prolonged exposure.</p>
Result	Pass
Additional Comments:	This property has recently had new fuse boards fitted and the electrical wiring completely tested and renewed, where appropriate.

24. Fire

Hazard	<p>Uncontrolled fire and associated smoke present various threats to health, including injuries from clothing or hair catching fire.</p> <p>Some injuries include smoke inhalation, burns and death.</p>
Result	Pass
Additional Comments:	<p>There are various smoke alarms throughout the property which are tested on a regular basis.</p> <p>There is a wood burner in the front room, so the tenants have been advised to never leave it unattended and to take extra care when opening the door.</p>



25. Flames, Hot Surfaces and Materials

Hazard	<p>Injuries caused by contact with a hot flame or fire, hot objects and non-water based liquids are common. Scalds are caused by contact with hot liquids and vapours.</p> <p>Injuries include burns, scalds, permanent scarring and death.</p>
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25. Flames, Hot Surfaces and Materials - Continued

Result

Pass

Additional Comments:

There are no causes for concern here, the property does have an induction hob, and the tenants have therefore been made aware that the surface will remain hot for sometime after use. There are no young children within the property.

26. Collision and Entrapment

Hazard

There is a risk of physical injury from trapping body parts in architectural features, e.g. trapping fingers in doors and windows and colliding with objects such as windows, doors and low ceilings.

This can result in physical injuries such as cuts and bruising to the body.

Result

Pass

Additional Comments:

There are no causes for concern here, there are many doors, but the risk of trapping fingers is no higher than any other property.

There are no low windows which could be collided with if left open.

27. Explosions

Hazard

There is a physical injury risk from the blast of an explosion, from debris generated by the blast and from partial or total collapse of a building as a result of the explosion.

Health hazards include physical injuries, crushing, bruising, puncture, fractures, brain injuries, spinal injuries and death.

Result

Pass

Additional Comments:

There is a garage which it being actively use, but there are no causes for concern in this regard.

28. Poor Ergonomics

Hazard

There is a risk of physical strain associated with functional space and other features at the dwelling.

Injuries include strains and sprains.

Result

Pass

Additional Comments:

There are no causes for concern in this area.

29. Structural Collapse and Falling Elements

Hazard

Inadequate fixing, disrepair or adverse weather conditions can lead to the threat of the dwelling collapsing or part of the fabric being displaced or falling.

Health threats include various physical injuries and death.

Result

Pass

Additional Comments:

There are no causes for concern here, there is a lean-to / car port outside the garage, which the tenants are keeping an eye on during strong weather conditions.

Signature

Signed by .



Date

18/03/2020