

# Property Inspections: 29 Health and Safety Hazards you need to know

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# Content

- Housing Health and Safety Rating System (HHSRS)
- The 29 Hazards
- Importance of the Property Inspection
- Assessment of Risk
- Consequences of Non-Compliance

# Housing Health & Safety Rating System (HHSRS)

Created in 2006 under the Housing Act 2004 to improve housing condition in rental properties

- HHSRS was incorporated into the [Homes \(Fitness for Human Habitation\) Act 2018](#)
- The HHSRS risk assessment centres around 29 hazards

If a **hazard** is a serious and immediate risk to a person's health and safety, this is known as a **Category 1 hazard**.

If a **hazard** is less serious or less urgent, this is known as a **Category 2 hazard**.

# The 29 Hazards

## The Falls



# The 29 Hazards

## The Physiological

DAMP &  
MOULD  
GROWTH

BIOCIDES

VOLATILE  
ORGANIC  
COMPOUNDS

EXCESSIVE  
COLD

UNCOMBUSTED  
FUEL & GAS

FUEL  
COMBUSTION

LEAD

EXCESSIVE  
HEAT

ASBESTOS  
& MMF

RADIATION

# The 29 Hazards

## The Psychological

ENTRY BY  
INTRUDERS

NOISE

CROWDING  
& SPACE

LIGHTING

# The 29 Hazards

## Infection

DOMESTIC  
HYGIENE,  
PESTS &  
REFUSE

FOOD  
SAFETY

WATER  
SUPPLY

PERSONAL  
HYGIENE,  
SANITATION  
& DRAINAGE

# LANDLORD RESPONSIBILITIES

The Landlord must look after:-

1. The Exterior of the dwelling and structural elements of the dwelling

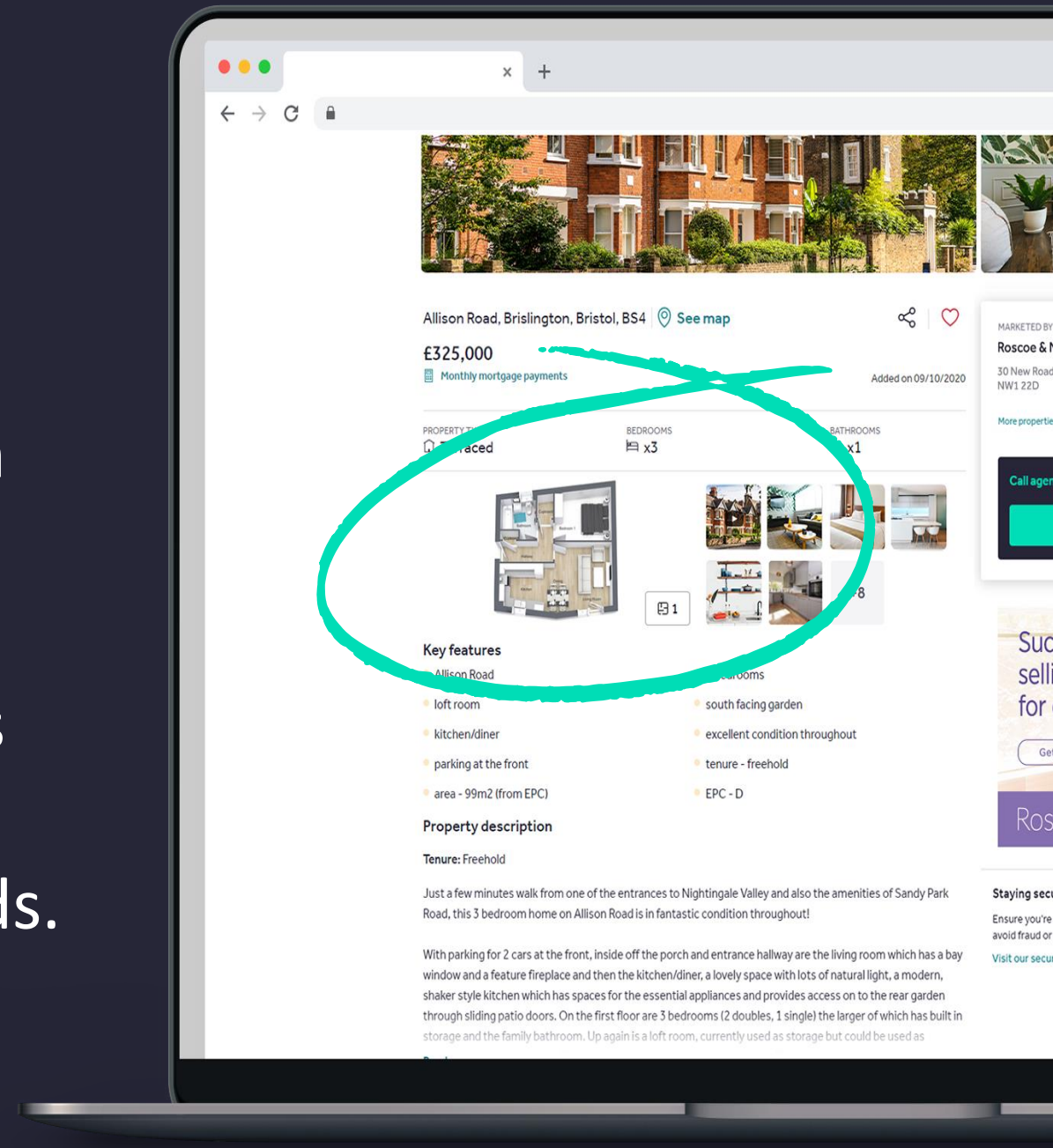
2. The Inside facilities which are part of the dwelling





# Identifying the Hazards

- Hazards arise from faults or deficiencies in the dwelling which could cause harm.
- An understanding of two things is needed when it comes to recognising and testing for hazards.



# A dwelling should be able to supply the basic needs for the everyday life

- The basic physical and mental needs for human life and comfort

AND

- How the dwelling as a whole, and each individual element in the dwelling has an effect

An HHSRS assessment is the first step taken by local authorities if they believe a dwelling contains hazards.

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

- a) The HHSRS hazard rating
- b) Whether the local authority has a duty or power under the Act to take action depending upon how serious the hazard risk is
- c) The best way of dealing with the hazard having regard to the enforcement guidance

# Assessment Process – A Guide for Landlords

## 1. Inspect the Property Room by Room

Check fixtures, fittings, installations

Check common parts (Where applicable)

Check outside the dwelling – garden, path, yard, walls, etc

Record any efficiencies, disrepair – that may give rise to hazards

## 2. Deficiencies Hazards

Check if any of the deficiencies and faults contribute to any one or more of the 29 hazards.

Do deficiencies –

(a) Increase the likelihood of a harmful occurrence? or

(b) Increase the severity of the harm?

# Assessment Process – A Guide for Landlords

## 3. Remedial Action / Work

Decide what needs to be done to remedy deficiencies and to reduce risks as low as reasonably practicable.

Work out a timetable for having works done.

Some action may be very urgent where an immediate risk to current occupiers is identified, others may be less urgent.

## 4. Keep Records

Record the programme of works.

Record date when works finished.

# Assessment Process – A Guide for Landlords

## 5. Review

Check that hazards have been removed/minimised.

Re-inspect property.

Frequency of interim visits depends on the age and type of property

Some elements or facilities will need to be checked more frequently than others

Ensure that Interim Property Visits comply with the Government guidance for working in other people's homes - <https://www.gov.uk/guidance/working-safely-during-coronavirus-covid-19/homes>

# A Risk – Falls on Stairs

Covers any fall associated with a change in level greater than 300mm and includes falls associated with:

- a) Internal stairs or ramps within the dwelling;
- b) External steps or ramps within the immediate area of the dwelling;
- c) Internal common stairs or ramps within the building containing the dwelling unit and giving access to the dwelling or shared facilities; and
- d) External steps or ramps within the immediate area of the building which contains the dwelling unit and giving access to that dwelling or shared facilities.

# Health Effects

- Falls on stairs account for around 25 per cent of all home falls (fatal and non-fatal)
- Nature of injury is dependent upon fall distance/age and fragility of the person/nature of surface struck. Ultimate/long-range consequences can be *cardio-respiratory/heart attack/stroke/pneumonia*



# Examples of Measures that will lessen the likelihood of hazardous occurrence and reduce harm outcomes :-

- Stairs should be checked for above average steepness or shallowness;
- Provision of carpet/rug etc., at foot of stairs to help cushion possible impact;
- Openings in stairs or banisters should be less than 100mm;
- Handrails/banisters must be provided either side of the staircase;
- Handrails to be sited between 900mm and 1000mm measured from the top of the handrail to the pitch line or floor/easy to grasp/extend the full length of the flight;

# Penalties for Non-Compliance

- Improvement notice
- Failure to comply with an improvement notice could result in a penalty of up to £30,000.00
- Landlords committing such an offence may also be subject to a:  
(on or after 6 April 2017) [rent repayment order](#)  
(on or after 6 April 2018) [banning order](#)
- Prohibition Order
- Hazard Awareness Order
- Demolition Order

# Appeals Against Penalties

- Appeals against HHRS enforcement decisions
- The recipient may make an appeal to the First-tier Tribunal (Property Chamber) against an improvement notice or a prohibition order. An appeal against an improvement notice could include an appeal on the merits of the works required by the notice.

THANK YOU FOR WATCHING

Q & A