

Housing Health & Safety Rating System

Address:

Landlord Name & Address:

Property : House/Flat HMO/Non HMO Age:

Weather conditions:.....

1	Cold	9	Uncombusted fuels	17	Personal Hygiene	25	Burns
2	Damp & Mould	10	VOCs	18	Water Supply	26	Collision and Entrapment
3	Heat	11	Crowding & Space	19	Falls from bath	27	Explosion
4	Asbestos	12	Entry by Intruders	20	Falls on level	28	Ergonomics
5	Biocides	13	Noise	21	Falls on stairs	29	Structural Collapse
6	Carbon Monoxide etc	14	Light	22	Falls from window		
7	Lead	15	Domestic Hygiene	23	Electrical hazard		
8	Radiation	16	Food Safety	24	Fire Hazard		

External:

Hazard:

Defect & Remedy:

Internal:

Kitchen _____ Hazard:

Defect & Remedy:

Bathroom: _____ Hazard

Defect & Remedy:

Stairs & Landings: _____ Hazard:

Defect & Remedy:

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Tenant/Occupier.....

Internal:

Room :

Hazard:

Defect & Remedy:

Room:

Hazard:

Defect & Remedy:

Room:

Hazard:

Defect & Remedy:

Room:

Hazard:

Defect & Remedy:

Room:

Hazard:

Defect & Remedy:

Notes

External	Internal	Kitchen	Bathroom	Room
Structure collapse	Stairs & Landings	Structure collapse	Personal hygiene	Structure collapse
Falls on Level	Falls on stairs	Damp/mould	Domestic hygiene	Cold
Domestic Hygiene	Falls on level	Falls on level	Structure collapse	Damp/Mould
Personal Hygiene	Light	Food safety	Damp/mould	Carbon monoxide
Entry by Intruders	Damp/mould	Domestic hygiene	Carbon monoxide	Uncombusted fuels
	Electric hazard	Ergonomics	Explosion	Space & crowding
	Structure collapse	Light	Falls from bath	Light
		Explosion	Falls on level	Noise
		Electric hazard		Collision/entrapment
		Burns hazard		Fire
		Carbon monoxide etc.		Electric hazard
		Uncombusted fuels		Falls on level
		Fire hazard		Falls from window
		Biocides		
		Water supply		

Common hazards to be found at the various locations above. However, there will be exceptions to this list at times.

Damp & Mould -	This includes all types of dampness. Also included is mould and house dust mites. Lack of adequate ventilation contributes to the increase in dust mites and higher relative humidity. RH should be between 40% and 60%.
Cold -	Lack of heating within the dwelling when the room cannot be heated to 16°C when outside temperature is 1°C. Consider the lack of thermal insulation.
Heat -	Not a particular problem.
Asbestos -	Consider remedy if asbestos is exposed or likely to be damaged.
Biocides -	Spraying of timbers to eradicate woodworm and fungi etc. Treatment and rooms kept vacant as prescribed by manufacturer's instructions. Room should have good ventilation.
Carbon Monoxide etc. -	Gas appliances should be checked and there should be a current Gas Safety Certificate. Ensure adequate ventilation is provided by air brick and vents to external air.
Lead	Not a particular problem in hard water areas. Check old paint that may be lead based and accessible to children.
Radiation	Generally not a particular problem in the South East.
Uncombusted fuels -	Check gas or oil fired appliances and heaters. Lack of maintenance and poor seal between appliance and flue common. Check possible obstruction of flue or chimney. Ensure flue discharge not within 1.0 m of openable window.
Volatile Carbon Compounds -	Formaldehyde vaporises at room temperature.
Crowding and space -	Adequate space for occupants to live and have privacy. Adequate space for sleeping, living, recreational and eating etc. Bedroom Doors must have locks. Bedroom should not have adults of different sexes unless persons living together as man & wife.
Entry by Intruders-	Door and window locks should be provided to stop intruders.
Noise	A problem near a road with heavy traffic. Also there may be a lack of adequate noise insulation between dwellings.
Light	Adequate light should be provided within the room sufficient for the purpose to which the room is being used and to avoid accidents. Psychologically it is important to have sufficient daylight in the room.
Domestic Hygiene-	Refuse disposal. Good seal between drain and WC etc. Ensure soil & waste drainage in good repair. Floors and other surfaces should be capable of being cleaned.
Food Safety	Adequate work surfaces for food preparation area. Hot and cold water must be provided. Sufficient storage capacity for storing food and cooking utensils. Condition of surfaces should be checked.
Personal Hygiene drainage.	Check adequate bath and washbasins. Hot and cold water must be provided. Provision of good soil and waste They should be clean and capable of being kept clean. Adequate facilities for occupants to keep clean and capable of washing and drying clothes.
Water supply	There should be a wholesome supply of water. Drinking water direct from the rising main. If storage tank is used this should be kept sealed and not open to contamination.
Falls from bath	Bath should be slip resistant. handles should be provided. Adequate drying space outside bath or shower.
Falls on level	Ensure paths, floor coverings are in good condition. Change in floor levels clearly defined and the area well lit.
Falls on stairs	Lose or broken stair treads and nosing. Loose or broken banisters. Loose, broken or missing handrail. Steep stairs. Winders at top of the stairs.
Falls from window-	Check window catch, height above floor etc.
Electrical Hazard	Check obvious signs of ageing electric's. Check adequate power points in kitchen etc.
Fire Hazard	Check fire doors, furniture fire safe. etc.
Burns	In kitchen check layout and floor surfaces where falls likely and severe burns could result.
Collision/entrapment-	Low ceilings and door-heads. Faulty windows and doors without door furniture.
Explosions	Check gas fires etc. for possibility of leak. Check adequate ventilation etc.
Ergonomics	Check siting of cooker with preparation surfaces and sink. Siting of cooker near door. Narrow kitchens etc.
Structure collapse	All items of disrepair where there is a danger of falling material etc.



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