

Further Information

You can get more information about the HHSRS, enforcement action and HMO licensing under the Housing Act 2004 from:

**Private Sector Housing Division
Stratford-on-Avon District Council
Elizabeth House, Church Street
Stratford-upon-Avon CV37 6HX**

Telephone: **01789 260851**

Fax: **01789 260895**

Email: **psht@stratford-dc.gov.uk**

You can also get information from the website of the Department for Communities and Local Government (CLG) (www.communities.gov.uk) by searching under "HHSRS" and "HMO Licensing". The CLG is the Government department responsible for housing, among other areas.

If you find the text in this document difficult to read, we can supply it in a format better suited to your needs.



The Effect of the DEFECT

A guide to the new
Housing Health and Safety rating



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The Housing Health and Safety rating comes into force 6 April 2006

This Guide looks at the 29 hazards and the most vulnerable age groups

1 Damp and mould growth

Health threat from dust mites or fungal growths caused by dampness and/or high humidities. It includes threats to mental health and social wellbeing from living with damp, damp staining and/or mould growth

Most vulnerable: 14 years or less

2 Excess cold

From sub-optimal indoor temperatures



Most vulnerable: 65 years +

3 Excess heat

Caused by excessively high indoor air temperatures



Most vulnerable: 65 years +

4 Asbestos (and MMF)

Caused by exposure to asbestos fibres and manufactured mineral fibres (MMF)

Most vulnerable: no specific group

5 Biocides

Threats to health from those chemicals used to treat timber and mould growth in dwellings. Insecticides and rodenticides to control pest infestations (eg cockroaches or rats and mice), these are not considered for the purposes of the HHSRS.

Most vulnerable: no specific group

6 Carbon monoxide and fuel combustion products

Hazards due to excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke in the dwelling's atmosphere.



Most vulnerable: CO, 65 years +, NO2 SO2 and smoke, no specific group

7 Lead

Threats to health from the ingestion of lead

Most vulnerable: under 3 years

8 Radiation

This category covers the threats to health from radon gas and its daughters, primarily airborne, but also radon dissolved in water. While rare, leakage from microwave ovens might also be considered. Evidence of health risks from low-level exposure to electro-magnetic fields from phone masts have not, to date, been proven.

Most vulnerable: all persons aged between 60 and 64 years who have had lifetime exposure to radon

9 Uncombusted fuel gas

The threat of asphyxiation due to fuel gas escaping into the atmosphere within a dwelling



Most vulnerable: no specific group

10 Volatile organic compounds

VOCs are a diverse group of organic chemicals which includes formaldehyde, that are gaseous at room temperature, and are found in a wide variety of materials in the home.

Most vulnerable: no specific group

11 Crowding and space

Health hazards linked to a lack of living space for sleeping and normal family/household life



Most vulnerable: no specific group

12 Entry by intruders

Problems keeping a dwelling secure against unauthorised entry and the maintenance of defensible space

Most vulnerable: no specific group

13 Lighting

Threats to physical and mental health linked to inadequate natural and/or artificial light. It includes the psychological effect associated with the view from the dwelling through glazing.



Most vulnerable: no specific group

14 Noise

Threats 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 and refuse

Health hazards due to poor design, layout and construction to the point where the dwelling cannot be readily kept clean and hygienic; access into, and harbourage within, the dwelling for pests; and inadequate and unhygienic provision for storing and disposal of household waste.



Most vulnerable: no specific group

16 Food Safety

Threats of infection due to inadequate facilities for the storage, preparation and cooking of food.

Most vulnerable: no specific group

17 Personal hygiene, sanitation and drainage

Threats of infection and threats to mental health associate with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage

Most vulnerable: under 5 years

18 Water supply for domestic purposes

The quality and adequacy of the water supply for drinking and for domestic purposes such as cooking, washing, cleaning and sanitation.



Most vulnerable: no specific group

19 Falls associated with baths etc

Falls associated with a bath, shower or similar facility.



Most vulnerable: 60 years +

20 Falls on the level

Falls on any level surface such as floors, yards and paths. It also includes falls associated with steps, thresholds, or ramps, where the change in level is less than 300mm.

Most vulnerable: 60 years +

21 Falls associated with stairs and steps

Falls associated with stairs, steps and ramps where the change in level is greater than 300mm. It includes falls on internal stairs or ramps within the dwelling, external steps or ramps within the curtilage of the dwelling, internal common stairs or ramps within the building, access to the dwelling, and to shared facilities or means of escape in case of fire. It also includes falls over stair, step or ramp guarding (balustrading).



Most vulnerable: 60 years +

22 Falls between levels

Falls from one level to another, inside or outside a dwelling, where the difference in levels is more than 300mm. For example, falls out of windows, falls from balconies or landings, falls from accessible roofs, into basement wells, and over garden retaining walls.

Most vulnerable: under 5 years

23 Electrical hazards

Hazards from electric shock and electricity burns, including from lightning strikes



Most vulnerable: under 5 years

24 Fire

Threats from uncontrolled fire and associated smoke. It includes injuries from clothing catching alight, which appears to be common when people attempt to put out a fire. It does not include clothing catching alight from a controlled fire by reaching across a gas flame or an open fire used for space heating.



Most vulnerable: 60 years +

25 Hot surfaces and materials

Burns or injuries caused by contact with a hot flame or fire, and contact with hot objects or hot non-water based liquids, and scalds - injuries caused by contact with hot liquids and vapours. It includes burns caused by clothing catching alight from a controlled fire or flame



Most vulnerable: under 5 years

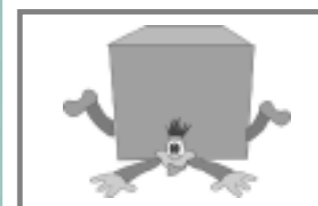
26 Collision and entrapment

This category includes risks or physical injury from:

a) trapping body parts in architectural features, such as trapping limbs or fingers in door or windows

Most vulnerable: under 5 years

b) striking (colliding with) objects such as architectural glazing, windows, doors, low ceilings and walls.



Most vulnerable: 16 years +

27 Explosions

Threat from the blast of an explosion, from debris generated by the blast, and from the partial or total collapse of a building as the result of an explosion

Most vulnerable: no specific group

28 Ergonomics

Threats of physical strain associated with functional space and other features at dwellings.

Most vulnerable: 60 years +

29 Structural collapse and falling elements

The threat of the dwelling collapsing, or of an element or a part of the fabric being displaced or falling because of inadequate fixing or disrepair, or as a result of adverse weather conditions. Structural failure may occur internally or externally.

Most vulnerable: no specific group