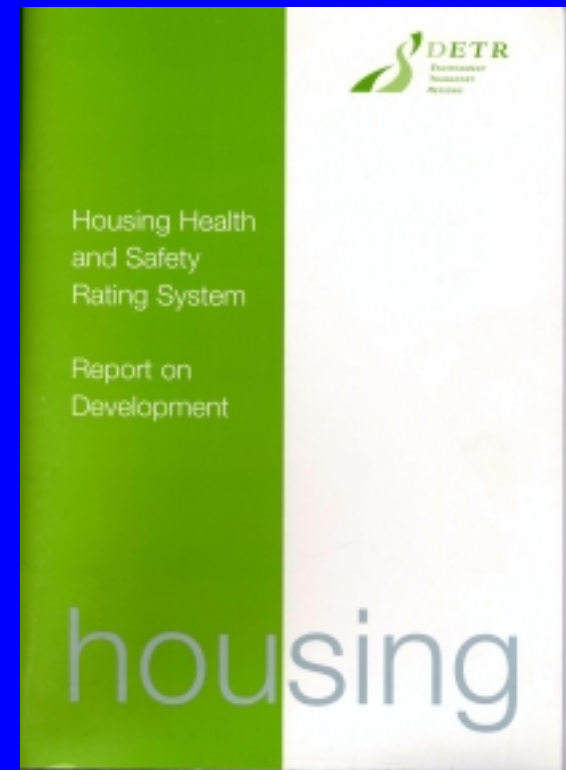

The Housing Health & Safety Rating System

Where are we now, and
where are we going

Housing Health and Safety Rating System

July 2000, DETR published –

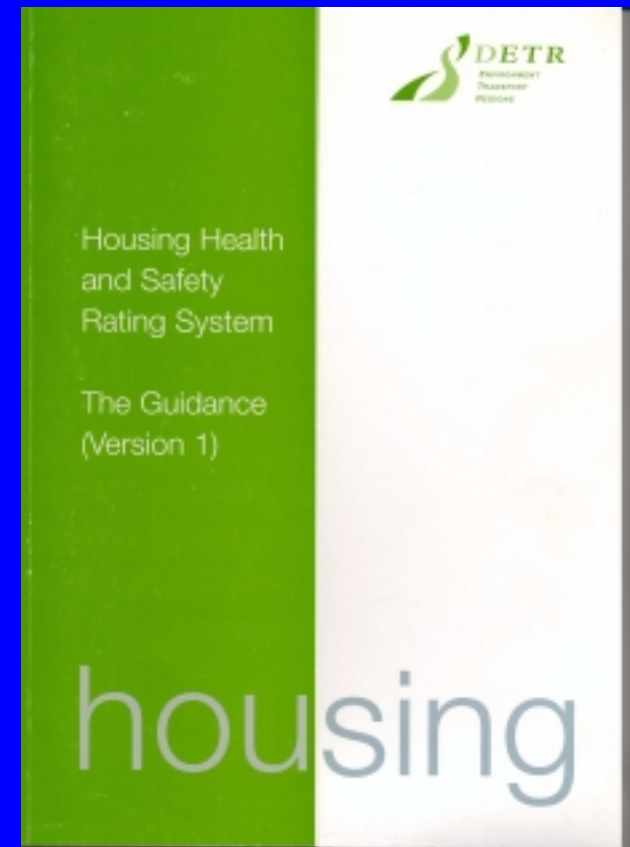
- Report on Development



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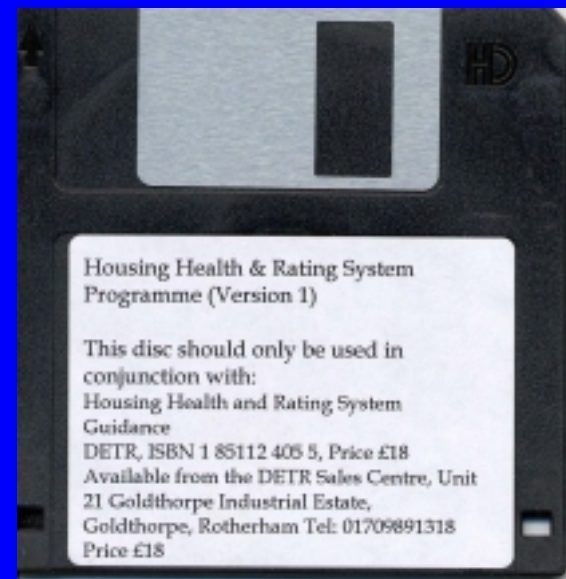
- Report on Development
- The Guidance (Version 1)



Housing Health and Safety Rating System

July 2000, DETR published –

- Report on Development
- The Guidance (Version 1)
- Survey programme



Current Fitness Standard

For a dwelling-house to be fit it must -

- (a) be structurally stable;
- (b) be free from disrepair;
- (c) be free from dampness;
- (d) have adequate provision for lighting, heating and ventilation;
- (e) have an adequate piped supply of water;
- (f) have satisfactory facilities for the preparation and cooking of food, including a sink with hot and cold water supplies;
- (g) have a suitably located water closet for the exclusive use of the occupants;
- (h) have, for the exclusive use of the occupants, a suitably located fixed bath or shower and wash hand basin, each with a supply of hot and cold water;
- (i) have an effective system for the draining of foul, waste and surface water.

Highest Risks in Dwellings

- | | | |
|-------------------------|-----|---------------------------------|
| 1) Low air temperatures | NO | (<u>Provision</u> for heating) |
| 2) Radon | NO | |
| 3) Falls on stairs | NO | (disrepair, not design) |
| 4) Falls on level | YES | (disrepair, not design) |
| 5) Fire safety | NO | (only in HMOs) |
| 6) Burns and scalds | YES | (disrepair & food prep.) |
| 7) Mould & dust mites | YES | (dampness) |
| 8) Noise | NO | (only if disrepair) |
| 9) Drowning hazards | NO | |
| 10) Carbon monoxide | YES | (if disrepair) |

Advantages of HHSRS

- Addresses all housing hazards
- Rates the seriousness of the hazard
- *Effect* of housing on occupants health & safety is prime consideration
- Evidence based
- Potential to set higher standard in future, and to update for new evidence

Potential Health & Safety Hazards

Risks from -

- Excessive temperatures
- Falls
- Fire
- Hot surfaces or materials
- Damp, mould growth etc
- Air pollutants (CO etc)
- Radiation
- Electrical hazards
- Noise
- Lead
- Asbestos etc
- Entry by intruders
- Crowding and space
- Explosions
- Infections from other sources
- Poor provision for food safety
- Inadequate facilities for personal hygiene
- Inadequate sanitation or drainage
- Contaminated water supply
- Structural failure
- Inadequate lighting
- Uncombusted Fuel Gas
- Entrapment & Collision
- Poor Ergonomics

Hazard Profiles

For each hazard, the Guidance gives ~

- A definition
- Its potential for harm
- Vulnerable group
- The 'Ideal'
- Details of relevant features
- Matters to be taken into account

System for Rating Hazards

- Is capable of comparing different types of hazard
- Takes account of both **likelihood of an occurrence** and **severity of outcome**
- Provides a numerical score for each hazard

Likelihood

The likelihood of an occurrence over the next twelve months which exposes a vulnerable individual to a hazard.

An occurrence is an event or a period of time.

Health Outcome(s)

- The possible outcomes from an occurrence are given as **Classes of Harm**
- The four main Classes of Harm are ~
 - Class I – Extreme
 - Class II – Severe
 - Class III – Serious
 - Class IV - Moderate

To Obtain a Numerical Value

- Likelihood expressed as a ratio
eg, 1 in 200, 1 in 10; or 1 in 1,000
- Weighting given to each Class of Harm to reflect degree of incapacity ~

Class of harm	
I Extreme	10,000
II Severe	1,000
III Serious	300
IV Moderate	10

Range of Health Outcomes

- While there may be a most likely outcome, there may also be a possibility of one or more other outcomes;
eg, below a 2nd floor window there may be railings on one side and a flower bed on the other; this may mean a 50% chance of death, and a 50% chance of severe bruising.

Example Spread of Outcomes

The average spread of harm outcomes resulting from elderly people falling on stairs -

- 1% -Class I harm (death)
- 10% -Class II harm (serious fractures, loss of consciousness for days)
- 32% -Class III harm (fractured skull, severe concussion)
- 57% -Class IV harm (a broken finger, sprained hip, slight concussion, severe bruising)

Example Hazard Rating

- Using the average likelihood and spread of harms for a vulnerable person falling on stairs:

Class of harm	Weighting		Likelihood 1 in –		Spread %		
Class I	10,000	÷	320	x	1	=	31
Class II	1,000	÷	320	x	10	=	31
Class III	300	÷	320	x	32	=	30
Class IV	10	÷	320	x	57	=	2
Hazard Score							94

Steps in Survey Procedure

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- A hazard category scored once per dwelling
- Scoring decisions informed by averages given for English housing
- Worked Examples assist in scoring

Consultation on Enforcement

6th March 2001 – Government issued a
Consultation Paper –

***Health and Safety in Housing:
Replacement of the Housing Fitness
Standard by the Housing Health and
Safety Rating System***

Bands, Scores and Response

Band	Score	Response
A	5,000 or more	Mandatory
B	2,000 – 4,999	
C	1,000 – 1,999	
D	500 – 999	Discretionary
E	200 – 499	
F	100 – 199	
G	50 – 99	
H	20 – 49	
I	10 - 19	
J	Less than 10	Ideal

Determining Action

Local authority to determine most appropriate action having regard to

- » Hazard Scores;
- » Current occupants;
- » Other relevant considerations.

Possible Actions

- Hazard Awareness Advice
- Improvement Notice
- Prohibition Notice
- Suspension of all or part of Improvement or Prohibition Notice

HHSRS Version 2

- Three reports -
 - Evaluation of Version 1 HHSRS
 - Application of HHSRS to HMOs
 - Updated and refined statistical evidence

- Work on Version 2 has now begun

Potential improvements

- Improved Guidance and more Worked Examples
- Software review and paper based alternative
- More statistical information
- Review of statistical base
- Research into dwelling features and health
- Combination of hazard scores
- International development

Minimum Standard and Decent Homes

- Legislation to be introduced to replace the Fitness Standard with HHSRS, expected 2004
- Decent home standard, first criterion -
 - » **that it meets the current statutory minimum standard for housing**
- Government target -
 - » **all social housing decent by 2010**

Further Information

- ODPM web site –

<http://www.odpm.gov.uk/housing/research/hhsrs/index.htm>
(includes Frequently Asked Questions)

- ODPM e-mail address for advice on technical problems –

rating.system@odpm.gov.uk

- Worked Examples –

<http://www.housing.odpm.gov.uk/research/hhsrs/pdf/main.pdf>