APPENDIX 1: Summary of the Housing Health and Safety Rating System (HHSRS) Hazards in force Pre June 2026

The Housing Health and Safety Rating System (HHSRS) is a risk-assessment tool used by councils to identify and measure health and safety problems in homes. It helps determine whether a property is safe to live in and whether enforcement action is needed.

Under the previous HHSRS system, hazards were scored and allocated to one of ten bands (A–J).

Category 1 Hazard (Band A-C): the most serious hazards posing a significant risk to health or safety. Local authorities must take enforcement action where a Category 1 hazard exists.

Category 2 Hazard (Band D-J): less severe hazards that still present a risk. Local authorities have the power, but not the duty, to take enforcement action

The hazards assessed under HHSRS are:

1. **Falls on level surfaces**: All forms of tripping and slipping on floors, baths or showers, including surfaces in the garden. These are typically caused by loose carpets or badly designed/damaged surfaces, including those with poor slip resistance.
2. **Falls on stairs, steps and slopes**: Tripping and slipping where a change of height is involved. This may include falling down the stairs. Steep stairs and non-standard treads and rise may exacerbate such issues, as would a lack of handrail and adequate light.
3. **Falls between levels**: Falls from one level to another (not involving stairs). This may include instances where you could fall over a banister or out of a window due to the guarding (a rail at the edge of something which prevents people from falling over) being too low or defective.
4. **Fire and explosions**: This includes all types of fire risks as well as the risk of explosion due to gas appliances or other sources.
5. **Flames, hot surfaces, etc.**: All potential risks for burns or scalding from naked flames, surfaces or hot liquids/vapours that an occupant may inadvertently come into contact with.
6. **Collisions, entrapment and ergonomics**: The risk of trapping body parts, colliding with objects and physical strain as a result of poor design and layout of the dwelling, and its fixtures and fittings.
7. **Structural collapse and falling elements**: The threat of collapse of all or part of a home or structures within the home or garden.

8. **Electricity**: risk to health from shock and burns resulting from exposure to electricity, including exposure to lightning strikes.
9. **Excess cold**: The inability to sufficiently heat the property due to the lack of cost-effective heating and/or insulation, and/or presence of drafts.
10. **Radiation**: Risks posed by radon gas, a geographically limited hazard with particular risk areas.
11. **Damp and mould growth**: This hazard is often closely linked to excess cold as the likelihood of dampness increases with the lack of heating. Poor ventilation, leaks and gutters can also contribute to this issue. It poses a risk of harm to both mental and physical health.
12. **Lead**: Primarily related to older lead water pipes and old and damaged paintwork.
13. **Chemical and combustion related air pollutants**: Includes disrepair to heating appliances and associated flues, and the misuse of chemicals that may lead to inadvertent ingestion by the occupant.
14. **Excess heat**: A lack of ventilation can cause a property to become overheated, airless and stifling.
15. **Asbestos (and manufactured mineral fibres (MMF))**: Pollutants, such as asbestos and similar products that are historically used as fire retardants, can cause severe lung damage if disturbed.
16. **Domestic and personal hygiene**: Considers poor design and layout that leads to pest infestation or increased risk of infection from poor provision for personal hygiene and food preparation.
17. **Water supply**: Water supplies that are polluted (generally found in rural locations with a private supply) or supplies that are not consistent and plentiful.
18. **Crowding and space**: Inadequate facilities and all forms of restriction relating to space within a property and small rooms. It is the only hazard that is assessed based on the current occupants.
19. **Intruders**: All forms of security risk, including the risk and reasonable fear of entry by a trespasser.
20. **Noise**: Any form of noise exposure from within or outside the property that may cause harm to physical or mental health.
21. **Lighting and obstructed views**: A lack of natural/artificial light or obstructed view. This may cause an impact on both physical and mental health.