

The HHSRS assesses 29 housing hazards and the effects that each may have on the health and safety of the current or future occupant or any visitor to the property. It applies to all residential properties irrespective of whether they are occupied by a homeowner or a tenant. It is not possible to completely remove all risk of harm from within a property, but the system provides a way that hazards can be assessed and to decide on what is the best way of dealing with them.

Physiological Requirements

1 Damp and Mould Growth

Health threats due to dust mites, mould or fungal growths, including mental and social well-being health threats associated with damp, humid, mouldy conditions

Health effects: *allergies; asthma; effects of toxins from moulds; fungal infections.*



2 Excess Cold

Threats to health from sub-optimal indoor temperatures. Healthy indoor temperature is approximately 21° C.

Health effects: *respiratory (flu, pneumonia and bronchitis); cardiovascular conditions (heart attacks and strokes); thermoregulatory system impairment (body's temperature control); etc.*

3 Excess Heat

Threats due to excessively high indoor air temperatures.

Health effects: *dehydration; trauma; stroke; cardiovascular, respiratory and genitourinary disorders.*

4 Asbestos (and MMF)

Exposure to, asbestos fibres and MMF within dwellings.

Health effects: *pleural disease; lung cancer; mesothelioma* NOTE: *Attempting to remove asbestos which is in good condition and not likely to be disturbed is significantly more hazardous than not removing it.*
Work on asbestos should be done by a contractor licensed by the Health and Safety Executive.

5 Biocides

Threats to health from chemicals used to treat timber and mould growth.

Health effects: *risk from inhalation; skin contact; ingestion (eating or drinking the chemical)*



6 Carbon Monoxide and fuel combustion products

Hazards due to the presence of excess levels in the atmosphere of carbon monoxide, nitrogen dioxide or sulphur dioxide and smoke within the dwelling.

Health effects: *Dizziness; nausea; headaches; disorientation; unconsciousness; respiratory disorders; bronchitis and breathlessness.*

7 Lead

Health threat from lead ingestion. Lead sources: paint, water pipes, soil, fumes from leaded petrol.

Health effects: *lead poisoning; nervous disorders; mental health; blood production issues; behavioural problems in children.*

8 Radiation

Health threat from lead ingestion. Lead sources: paint, water pipes, soil, fumes from leaded petrol.

Health effects: *lead poisoning; nervous disorders; mental health; blood production issues; behavioural problems in children.*

9 Uncombusted Fuel Gas

Threat from fuel gas escaped into the atmosphere within the dwelling.

Health effects: *suffocation*

10 Volatile Organic Compounds

Diverse group of organic chemicals, including formaldehyde, that are gaseous at room temperature and found in a wide variety of materials in the home.

Health effects: *allergies; irritation to eyes, nose, skin and respiratory tract; headaches; nausea; dizziness and drowsiness.*

Psychological Requirements

11 Crowding and Spaces

Hazards associated with lack of space for living, sleeping and normal household/ family life.

Health effects: *psychological distress and mental disorders; increase hygiene risk and risk of accidents; personal space and privacy needs compromised.*

12 Entry by Intruders

Difficulties in keeping a dwelling secure against unauthorised entry and the maintenance of defensible space.

Health effects: *fear of burglary occurring; stress and anguish caused by burglary; injuries caused by intruder.*

13 Lighting

Threats to physical and mental health associated with inadequate natural/ artificial light, including psychological effects associated with the view from the dwelling through glazing.

Health effects: *depression and psychological effects due to lack of natural light, eyestrain from glare and inadequate light.*

14 Noise

Threats to physical and mental health due to exposure to noise inside the dwelling or within its curtilage.

Health effects: *psychological and physiological changes resulting from sleep disturbance; poor concentration; headaches and anxiety*

Protection against Infection

15 Domestic Hygiene, pests & refuse

Poor design, layout and construction, such that the dwelling cannot be readily kept clean and hygienic; access into, and harbourage within the dwelling for pests; inadequate and unhygienic provision for storing and disposal of household waste.

Health effects: *stomach and intestinal disease; infection; asthma; allergies; food spoilage; disease from rats and birds; physical hazards*



16 Food Safety

Threats of infection from poor provision and facilities for storage, preparation and cooking of food.

Health effects: *stomach and intestinal disease; diarrhoea; vomiting; stomach upsets; dehydration*

17 Personal Hygiene, Sanitation and Drainage

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

Health effects: *stomach and intestinal disease, including dysentery; skin infections; depression*



18 Water Supply

The quality and adequacy of the water supply within the dwellings for drinking and domestic purposes, including threats to health from contamination by bacteria, protozoa, parasites, viruses and chemical pollutants.

Health effects: *dehydration, fatigue, headaches; dry skin; bladder infections stomach and intestinal and respiratory disorders; Legionnaires' disease*

Protection against Accidents

19 Falls associated with baths

Falls associated with a bath, shower or similar facility.

Health effects: *Physical injuries; cuts lacerations; swelling; bruising*

20 Falling on level surfaces

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

Health effects: *physical injury; bruising; fractures; head, brain and spinal injuries*

21 Falling on stairs, etc

Falls associated with stairs, steps and ramps where the change in level is greater than 300mm. It includes falls on stairs or internal ramps within the dwelling, internal common stairs or ramps within a 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).

Health effects: *physical injury; bruising; fractures; head, brain and spinal injuries.*

22 Falling between levels

Falls from one level to another, inside or outside a dwelling, where the difference in levels is more than 300mm. e.g. falls from balconies, landings, out of windows, over garden retaining walls etc

Health effects: *physical injuries*

23 Electrical hazards

Hazards from shock and burns resulting from exposure to electricity, including from lightning strikes.

Health effects: *shock*

24 Fire

Threats from exposure to uncontrolled fire associated smoke at a dwelling. It includes injuries from clothing catching alight, which appears to be common when people attempt to extinguish such a fire.

Health effects: *burns, being overcome by smoke or gas, death*

25 Flames, hot surfaces etc

Threats of burns – injuries caused by contact with a hot flame or fire, with hot objects or hot non-water based liquids; scalds – injuries caused by contact with hot liquids and vapours. Includes burns caused by clothing catching alight.

Health effects: *burns; scalds; permanent scarring; death.*

26 Collision and entrapment

Risks of injury from trapping body parts in architectural features, e.g. trapping fingers in doors; and colliding with objects such as architectural glazing, windows, doors, low ceilings, walls.

Health effects: *injuries through collision or entrapment involving doors and windows, e.g. cuts from glass, shutting door on part of body*

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.

Health effects: *while the likelihood of an explosion is small, injuries can include: physical injuries, crushing; bruising; puncture; fractures; head, brain and spinal injuries, scalding if involves hot water*



28 Position & operability of amenities etc

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

Health effects: *strain and sprain injuries*

29 Structural collapse & falling elements

Threat of dwelling collapse or of a part of the fabric being displaced or falling due to inadequate fixing, disrepair or the result of adverse weather conditions.

Health effects: *physical injuries*