

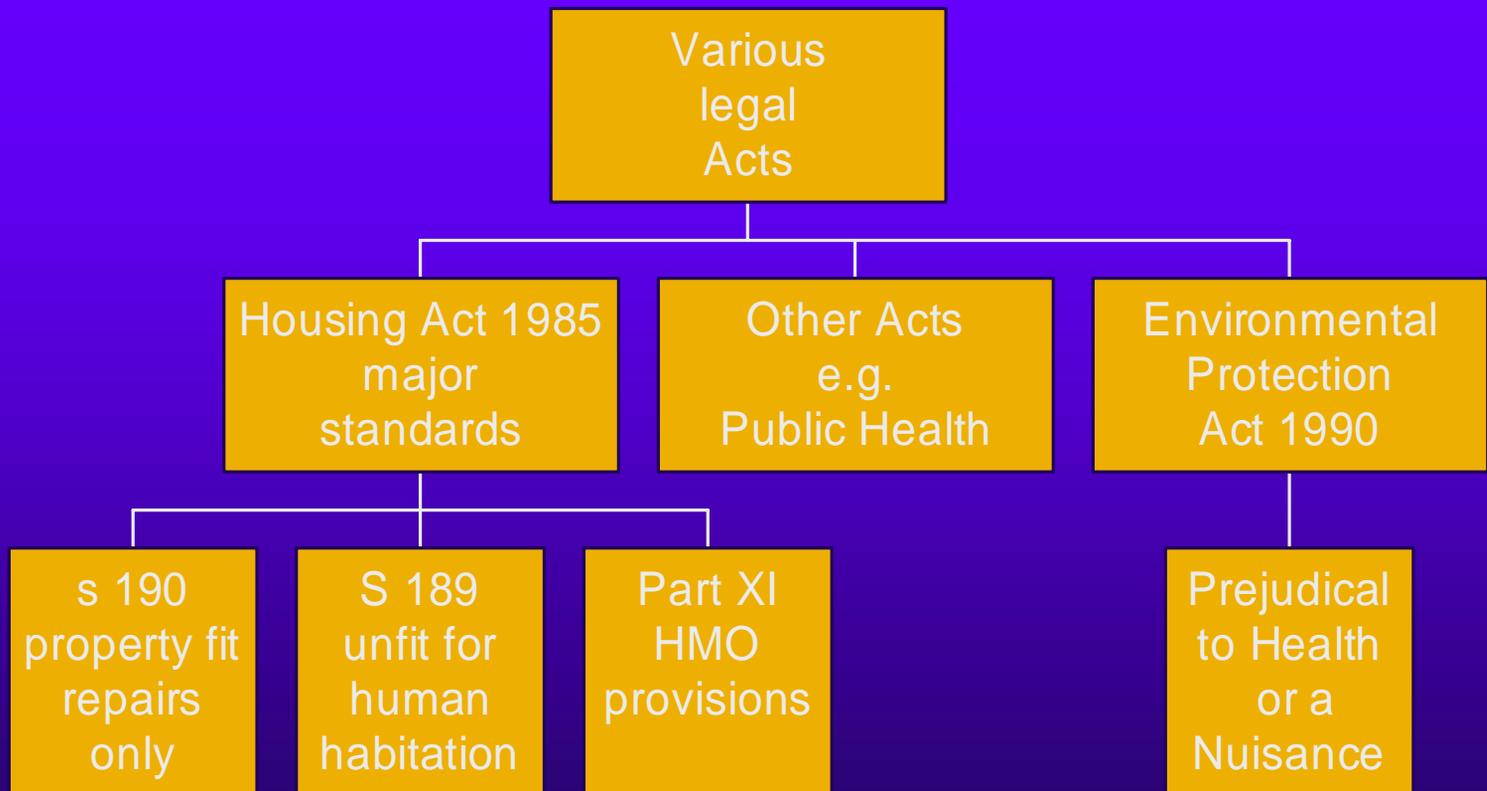


Housing Health and Safety Rating System

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Current Housing Standards



Fitness for Habitation

HA 1985 section 604

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- ◆ Serious disrepair
 - ◆ Preparation of food
 - ◆ WC
 - ◆ Bathroom
 - ◆ Water Supply
 - ◆ Stability
 - ◆ Freedom from damp
 - ◆ Heating
 - ◆ Ventilation
 - ◆ Lighting
 - ◆ Drainage



Housing Health and Safety Rating System

- ◆ Biggest change in Housing standards
- ◆ Proposals currently in draft
- ◆ Fitness and repair disappear
- ◆ Based upon risk to health
- ◆ House needs to be free of hazards
- ◆ Underlying principle;



“Any residential premises should provide a safe and healthy environment for any potential occupier or visitor”



Assessing the Hazards

- ◆ Inspect property
- ◆ Identify defects
- ◆ 29 categories hazards
- ◆ Likelihood of an occurrence (harm)
- ◆ Assess the spread of outcomes (harm)
- ◆ Calculate Hazard scores
- ◆ Score determines action

Categories of Hazards

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- ◆ Damp & mould
 - ◆ Excess cold
 - ◆ Excess heat
 - ◆ Asbestos
 - ◆ Biocides
 - ◆ Carbon Monoxide
 - ◆ Lead
 - ◆ Radiation
 - ◆ Gas
 - ◆ Falls assoc with baths
 - ◆ Falls on level
 - ◆ Falls with stairs/ramps
 - ◆ Falls between levels
 - ◆ Electrical hazards
 - ◆ Fire
 - ◆ Hot surfaces
 - ◆ Crowding/space
 - ◆ Intruders/security

Categories of Hazards

- ◆ Noise
- ◆ Hygiene, pests, refuse
- ◆ Food safety
- ◆ Personal Hygiene, sanitation & drainage
- ◆ Water supply
- ◆ Collisions & entrapment
- ◆ Explosions
- ◆ Ergonomics
- ◆ Structural collapse
- ◆ Lighting
- ◆ Volatile organic compounds



Excess cold

- ◆ Largest cause of ill health
- ◆ Require thermal efficiency/insulation
- ◆ Heating, controllable
- ◆ Ventilation-background, rapid ventilation in kitchens & bathrooms



Falls

- ◆ Steep stairs/handrails
- ◆ Level paths
- ◆ Falls from windows



Fire

- ◆ New requirement for houses which are not HMO's
- ◆ May require smoke detectors
- ◆ Look at cooker position
- ◆ Heating systems



How to assess a defect



- ◆ Excessive heat loss
- ◆ Fire
- ◆ Noise
- ◆ Structural collapse & falling elements



Conclusions

- ◆ Major change
- ◆ Complicated
- ◆ Based on risk assessment
- ◆ Ideal standard
- ◆ Properties in good repair may require action
- ◆ New Housing Bill -2005
- ◆ Different powers of enforcement as well as HHSRS



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