

# Housing Health & Safety Rating System

## Physiological requirements

### Hygrothermal Conditions:

- 14** **1. Dampness and Mould Growth**  
House dust mites, mould or fungal spores & damp staining
- 60** **2. Excess Cold**  
Energy efficiency, thermal insulation, fuel type, size & design & means of heating & ventilation, Respiratory & Cardiovascular risk, Class 1 harm (Death) for 34% of vulnerable age group
- 60** **3. Excess Heat**  
Solar heat gain, ventilation, thermal capacity, insulation of structure

### Pollutants (non microbial):

- All** **4. Asbestos (and MMF)**  
Exposure to asbestos fibres and manufactured mineral fibres. 20-50 yrs of exposure, construction date 1946 & 1979, 1920-1945. Unsealed asbestos in disrepair, MMF in accessible positions.
- All** **5. Biocides**  
Exposure to chemicals used for timber and mould growth treatments
- 65** **6. Carbon Monoxide & Fuel combustion**  
Exposure to chemicals used for timber and mould growth treatments
- 3** **7. Lead**  
Main sources – water supply pipes & lead paint; age of construction
- 60** **8. Radiation (Radon, alpha, airborne & water borne)**  
Lifetime exposure to Airborne gas & water borne in private supplies
- All** **9. Unburnt Fuel (Escape of fuel gas)**  
Threat of asphyxiation by escape of mains gas / LPG – check supplies
- All** **10. Volatile Organic Compounds**  
VOC emitting materials & building treatments such as: (UPF?)  
Insulation, chipboard, paints, glues, solvents, poor ventilation arrangements

## Physiological requirements

### Space, security, light and noise:

- All** **11. Crowding and Space**  
Lack of space in dwelling for living, sleeping & normal household life
- All** **12. Entry by Intruders**  
Security from authorised entry (fear of crime) – security
- All** **13. Lighting**  
Adequate natural & artificial lighting – physical & mental health
- All** **14. Noise**  
Exposure to excessive noise within the home & curtilage

## Protection against infection

### Hygiene, sanitation and water supply:

- All** 15. **Domestic Hygiene, Pests and Refuse**  
Able to clean & hygienic (refuse disposal and domestic hygiene)
- All** 16. **Food Safety**  
By provision and facilities for storage, preparation and cooking of food
- 5** 17. **Personal Hygiene, Sanitation and Drainage**  
Threats to mental health issue, includes personal hygiene & personal & clothes washing facilities & sanitation & drainage
- All** 18. **Water Supply**  
Water quality & adequacy within dwelling, threats from contamination

## Protection against accidents

### Falls and accidents

- 60** 19. **Falls associated with baths etc**  
Bath, shower or similar facility, as a result of use, slipping on surface ect
- 60** 20. **Falling on level surfaces etc**  
Change in level under 300mm, uneven, lack of space, slippery, unfit
- 60** 21. **Falling on stairs etc**  
Change in level over 300mm, internal and external steps and ramps
- 5** 22. **Falling between levels**  
Fall between level over 300mm externally & internally - falls from windows, balconies, over balustrade, garden retaining walls

### Electric shocks, fires, burns and scolds:

- 5** 23. **Electrical Hazards**  
Shock & burns resulting to exposure from electrical hazards
- 60** 24. **Fire**  
Exposure to uncontrolled fire & associated smoke
- 5** 25. **Flames, hot surfaces etc**  
Burns, hot flame or fire, liquids, cooking, heating, bathing

### Collisions, cuts and strains:

- 16** 26. **Collision & Entrapment** **5**  
Low ceilings, collisions with windows, doors & walls, trapping body parts of building & structures, gas, water pipes, fuel, gas full collapse
- All** 27. **Explosions**  
Threat of blast & debris as a result of explosion, partial or full collapse of building as a result (gas, hot water systems, liquid fuel, gas appliances)
- 60** 28. **Position & Operability of Amenities etc**  
Physical strain - window cleaning, space requirements, positions
- All** 29. **Structural collapse and falling elements**  
Failing / collapse of fittings, space fixing, disrepair, structural failure. Inherently and extremely, adequately, adverse weather, including risk to public