

Unfitness or Good Health?

The Housing Health and Safety Rating System

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Does Housing affect Health?

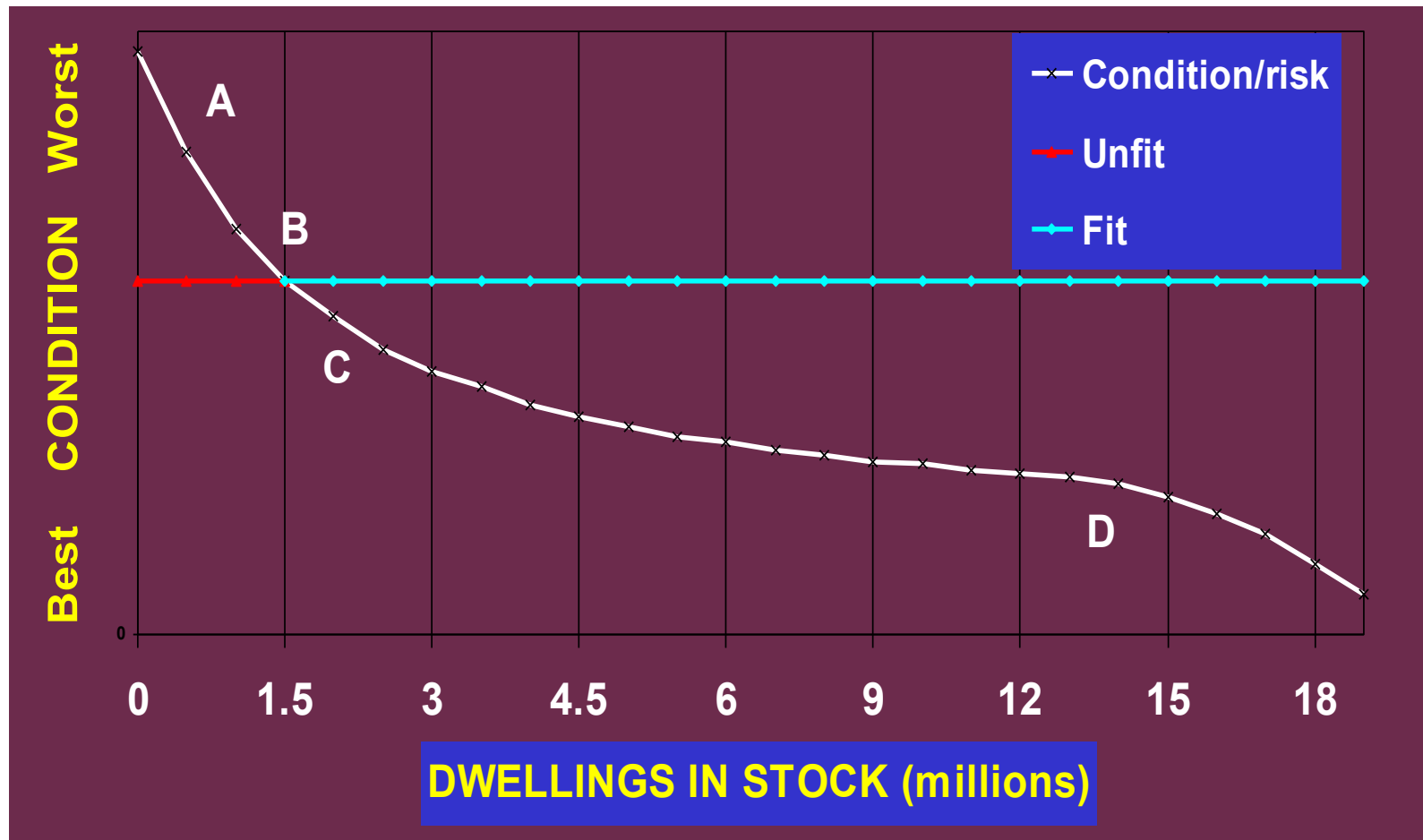
In the UK each year, on average, housing conditions are implicated in -

- Up to 50,000 deaths; and
- Around 0.5 million injuries and illnesses requiring medical attention

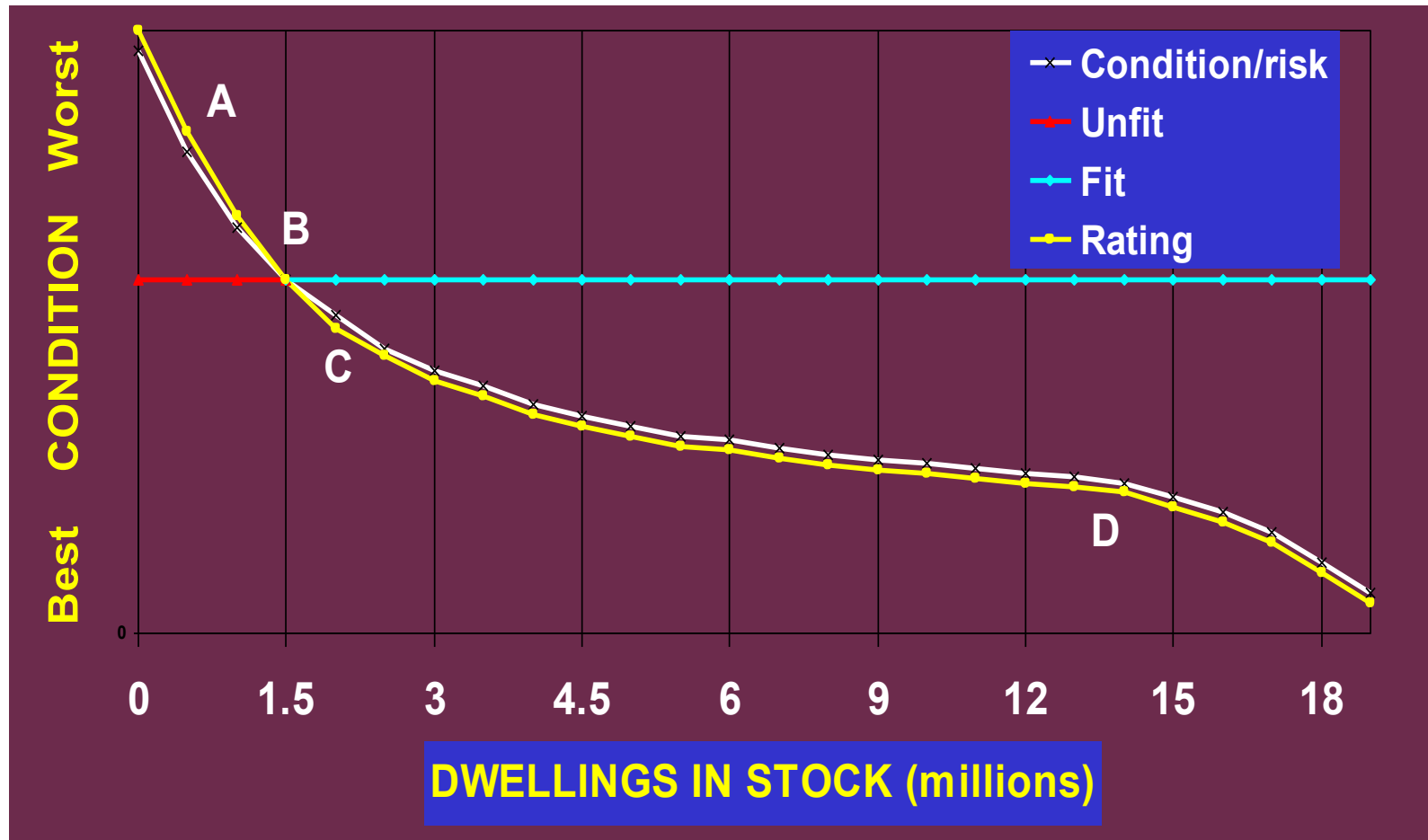
Principle behind Rating System

- The underlying principle of the HHSRS is that – **Any residential premises should provide a safe and healthy environment for any potential occupant or visitor.**
- To satisfy this principle, a dwelling should be designed, constructed and maintained with non-hazardous materials and should be free from both unnecessary and avoidable hazards
- A whole dwelling assessment including paths, yards, gardens, rights of way

Probable Distribution of Unhealthy Housing in Stock



Probable Distribution of Unhealthy Housing in Stock



Fitness Standard

- Be structurally stable;
- Be free from serious disrepair;
- Be free from dampness prejudicial to the health of the occupants;
- Have adequate provision for lighting, heating and ventilation;
- Have an adequate piped supply of wholesome water;
- Provide satisfactory facilities in the house for the preparation and cooking of food, including a sink with hot water;
- Have a suitably located toilet for the exclusive use of the occupants;
- Have a suitably located bath or shower and wash-hand basin for exclusive use by the occupants, each with a satisfactory supply of hot and cold water; and
- Have an effective system for the draining of foul, waste and surface water.



Office of the
Deputy Prime Minister
Creating sustainable communities

Housing Health and Safety Rating System

Operating Guidance

Housing Act 2004
Guidance about inspections
and assessment of hazards
given under Section 9

housing

The 29 Hazards

A. Physiological Requirements

Damp and mould growth
Excessive cold
Excessive heat
Asbestos (and MMF)
Biocides
CO & Fuel combustion products
Lead
Radiation
Uncombusted fuel gas
VOCs

B. Psychological Requirements

Crowding and Space
Entry by intruders
Lighting
Noise

C. Protection Against Infection

Domestic hygiene, Pests & Refuse
Food Safety
Personal Hygiene Sanitation &
Drainage
Water supply

D. Protection Against Accidents

Falls associated with baths, etc.
Falling on level surfaces, etc.
Falling on stairs etc
Falling between levels (e.g. from windows),
Electrical Hazards
Fire
Flames, hot surfaces etc
Collision and entrapment
Explosions
Position and operability of amenities etc
Structural collapse and falling elements

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Hazard Assessment

This requires 2 judgements:-

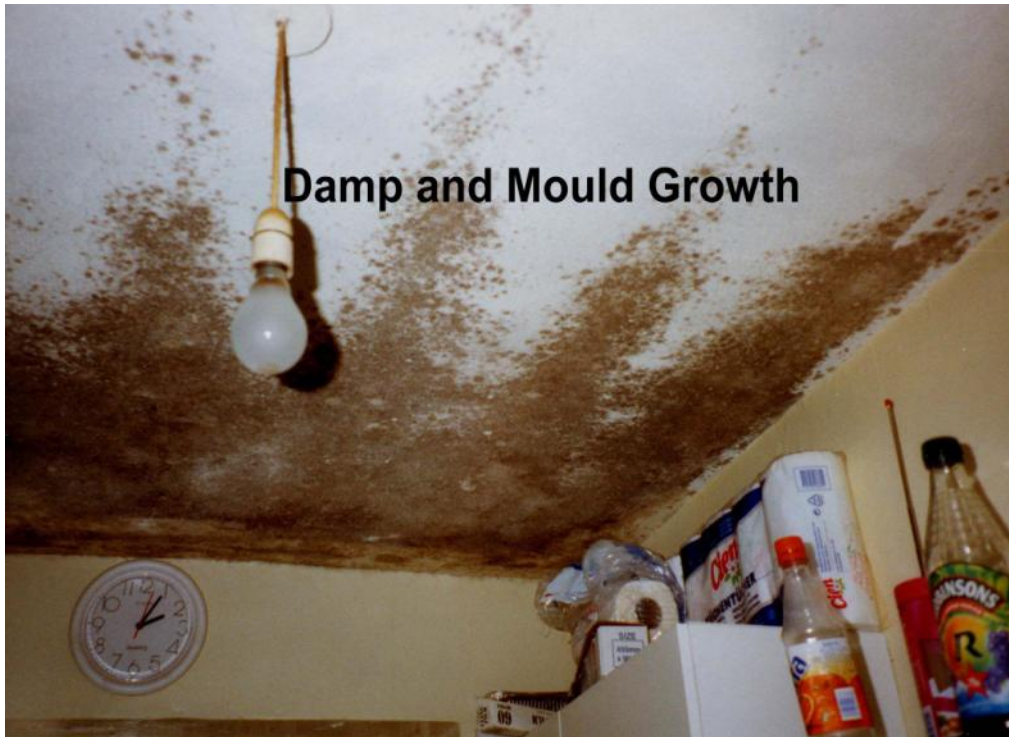
1. The **likelihood** of an occurrence over the next twelve months which could cause harm to a member of the age group vulnerable to that hazard
2. The possible **health outcome(s)** from an occurrence, whether temporary or permanent.

Hazard Assessment

- It is hazard based i.e. not just the defect but **the effect of the defect**
- Uses risk assessment to grade severity of hazards
- Provides a means for comparing different types of hazard

About the HHSRS

Slow and insidious -
dampness, cold



Quick - falls



Hazard Assessment - scoring

HHSRS uses a formula to generate a numerical Hazard Score

- Numbers are used to reflect surveyor judgments
- Numbers allow comparison of widely differing hazards
- Takes account of potential frequency of occurrence and severity of outcome
- HHSRS is **not** a Standard – it is a means of assessing dwellings and identifying **significant** hazards

Banding of Scores

Band	Score
A	5,000 or more
B	2,000 – 4,999
C	1,000 – 1,999
D	500 – 999
E	200 – 499
F	100 – 199
G	50 – 99
H	20 – 49
I	10 – 19
J	9 or less

Housing Act 2004

Enforcement Action

- **Category 1** Hazards (Bands A – C) **statutory duty** to consider action
- **Category 2** Hazards (Bands D – J) **power** to consider action (legally more onerous – how do you demonstrate discretion has been exercised?)

Options for action

- Improvement Notice (s11)
- Prohibition Order (s20)
- Hazard Awareness Notice (s28)
- Emergency remedial action (s40)
- Emergency Prohibition Order (s43)
- Demolition Order (s265 1985 Act as amended)
- Clearance Area (s289 1985 Act as amended)

Appeals to the Appropriate Tribunal

- Right of appeal against notice, order or decision of the Local Housing Authority
- All appeals made to the Appropriate Tribunal* (AT)
- No legal representation necessary

(The AT is the First Tier Tribunal [Property Chamber] [Residential] in England)*

Briefing Paper

The cost of poor housing to the NHS

Simon Nicol, Mike Roys, Helen Garrett, BRE



The Cost of Poor Housing to the NHS



The Cost of Poor Housing to the NHS



The Cost of Poor Housing to the NHS

- The cost related to Poor Housing (having at least one Category 1 hazard) is £1.4bn**
- The cost for all housing having a significant hazard rises to £2.0bn**
- The estimate for the whole of the UK is £2.5bn

*(** In England)*

NOTE:- this is just the cost to the NHS but it is estimated that the full costs to Society is more than double the amounts shown above.

Useful Information

HHSRS Operating Guidance:-

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/15810/142631.pdf

HHSRS Enforcement Guidance:-

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7853/safetyratingsystem.pdf

<https://www.bre.co.uk/filelibrary/pdf/87741-Cost-of-Poor-Housing-Briefing-Paper-v3.pdf>

http://www.nihe.gov.uk/cost_of_poor_housing_in_ni.pdf

<http://www.rhenvironmental.co.uk/index.php/forums>