

THE 29 HHSRS HAZARDS: all Landlords and Tenants

should be aware of. HHSRS is the statutory minimum standards for all dwellings in England and Wales. Don't Let or Rent a Council, Housing Association or privately owned home without a HouseLet Direct HHSRS Certificate, confirming it is safe, and free from Category 1 and 2 Hazards.



HOUSELET DIRECT
www.houseletdirect.co.uk
 Helping Create Safe Homes

<p>1. DAMP & MOULD GROWTH Threats to mental & physical wellbeing from living with damp, mould, fungal growths & dust mites.</p> <p>Most Vulnerable: 14 years or less</p>	<p>2. EXCESS COLD Threats to health from exposure to sub-optimal indoor temperatures.</p> <p>Most Vulnerable: 65 years or older</p>	<p>3. EXCESS HEAT Caused by excessively high indoor temperatures.</p> <p>Most Vulnerable: 65 years or older</p>	<p>4. ASBESTOS & MMF Threats to health from exposure to asbestos and manufactured mineral fibres (MMF).</p> <p>Most Vulnerable: No specific group</p>	<p>5. BIOCIDES Threats to health from chemicals used to treat timber & mould growth in dwellings.</p> <p>Most Vulnerable: No specific group</p>
<p>6. CARBON MONOXIDE & FUEL COMBUSTION PRODUCTS Hazards from excess levels of CO, NO₂, SO₂, & smoke in a dwelling.</p> <p>Most Vulnerable: CO - 65 years plus; NO₂, SO₂ & smoke - no specific group</p>	<p>7. LEAD Threats to health from the ingestion of lead. Including lead in paint, dust, and soil around the house & water pipes.</p> <p>Most Vulnerable: Under 3 years</p>	<p>8. RADIATION Threats to health from radon gas, airborne, or dissolved in water, including leaks from defective microwave ovens.</p> <p>Most Vulnerable: 60 - 64 years with lifetime exposure to radon</p>	<p>9. UNCOMBUSTED FUEL GAS Threat of asphyxiation due to fuel gas escaping into the atmosphere within a dwelling.</p> <p>Most Vulnerable: No specific group</p>	<p>10. VOLATILE ORGANIC COMPOUNDS (VOC'S) Threats to health from diverse group of organic chemicals; gaseous at room temperature, and found in a variety of materials.</p> <p>Most Vulnerable: No specific group</p>
<p>11. CROWDING & SPACE Health hazards linked to a lack of living space for sleeping and normal family / household life.</p> <p>Most Vulnerable: No specific group</p>	<p>12. ENTRY BY INTRUDERS Hazards from difficulties in keeping a dwelling secure against unauthorised entry and the maintenance of defensible space.</p> <p>Most Vulnerable: No specific group</p>	<p>13. LIGHTING Threats to physical and mental health linked to inadequate natural / or artificial light. Including the psychological effect associated with the view through glazing.</p> <p>Most Vulnerable: No specific group</p>	<p>14. NOISE Threats to physical and mental health caused by noise exposure inside a dwelling or within its curtilage.</p> <p>Most Vulnerable: No specific group</p>	<p>15. DOMESTIC HYGIENE, PESTS & REFUSE Poor design, layout & construction of dwelling cleanliness & hygiene; access & harbourage for pests; inadequate & unhygienic disposal of household waste.</p> <p>Most Vulnerable: No specific group</p>
<p>16. FOOD SAFETY Threats of infection due to inadequate facilities for the storage, preparation and cooking of food.</p> <p>Most Vulnerable: No specific group</p>	<p>17. PERSONAL HYGIENE, SANITATION & DRAINAGE Threats of infection and threats to mental health linked with personal hygiene, including washing facilities, sanitation and drainage.</p> <p>Most Vulnerable: Under 5 years</p>	<p>18. WATER SUPPLY FOR DOMESTIC PURPOSES The adequacy & quality of water for drinking & domestic purposes.</p> <p>Most Vulnerable: No specific group</p>	<p>19. FALLS ASSOCIATED WITH BATHS ETC. Falls associated with a shower, bath etc.</p> <p>Most Vulnerable: 60 years or older</p>	<p>20. FALLS ON THE LEVEL Falls on any level surface where the change in level is less than 300mm.</p> <p>Most Vulnerable: 60 years or older</p>
<p>21. FALLS ASSOCIATED WITH STAIRS AND STEPS Falls associated with stairs and steps where the change in level is greater than 300mm.</p> <p>Most Vulnerable: 60 years or older</p>	<p>22. FALLS BETWEEN LEVELS Such as falls out of windows, from balconies or landings, from accessible roofs, into basement wells, and over garden retaining walls.</p> <p>Most Vulnerable: Under 5 years</p>	<p>23. ELECTRICAL HAZARDS Hazards from electric shock or electricity burns, including from lightning strikes.</p> <p>Most Vulnerable: No specific group</p>	<p>24. FIRE Threats from uncontrolled fire and smoke including clothing catching alight.</p> <p>Most Vulnerable: 60 years or older</p>	<p>25. FLAMES & HOT SURFACES Burns or injuries from contact with hot flames / fire, contact with hot objects.</p> <p>Most Vulnerable: Under 5 years</p>
<p>26. COLLISION & ENTRAPMENT Risks of physical injury from trapping limbs in doors / windows; colliding with objects.</p> <p>Most Vulnerable: Under 5 years</p>	<p>27. EXPLOSIONS Threat from the blast / debris of an explosion.</p> <p>Most Vulnerable: No specific group</p>	<p>28. POSITION & OPERABILITY OF AMENITIES Threats of physical strain associated with ergonomics.</p> <p>Most Vulnerable: 60 years or older</p>	<p>29. STRUCTURAL COLLAPSE & FALLING ELEMENTS Internal / external structural failure, disrepair, or storm damage.</p> <p>Most Vulnerable: No specific group</p>	