



HHSRS (Housing Health & Safety Rating System) – Full Guide

Circle Doors | HHSRS Regulations Guide
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What Is HHSRS?

The Housing Health & Safety Rating System (HHSRS) is the legal framework used by local authorities to assess whether a rented property contains hazards that may pose a risk to the health and safety of the occupants.

It applies to **every private rented home**, regardless of property age, type, or location.

HHSRS is built around **29 identifiable hazards**.

Each hazard is scored based on:

- **Likelihood** of harm occurring
- **Severity** of harm
- **Vulnerability** of occupants (children, elderly, disabled, etc.)

Inspectors then classify hazards as:

- **Category 1** – *Serious hazards* that require enforcement
- **Category 2** – Less serious hazards that must still be addressed

Local authorities have a *legal duty* to act where Category 1 hazards are found.

Hazard No.	Hazard Name	Description
1	Damp & Mould Growth	Mould, damp patches, condensation, fungal growth.
2	Excess Cold	Low indoor temperatures, inadequate heating/insulation.

Hazard No.	Hazard Name	Description
3	Excess Heat	Overheating due to poor ventilation or building design.
4	Asbestos & MMF	Exposure to asbestos fibres or mineral wool fibres.
5	Biocides	Chemicals used to treat mould, pests or timber.
6	Carbon Monoxide & Fuel Combustion Products	Exposure to carbon monoxide or fumes from faulty appliances.
7	Lead	Exposure from paint, pipes, water or soil.
8	Radiation	Radon gas and other radiation risks.
9	Uncombusted Fuel Gas	Gas leaks from appliances or pipework.
10	Volatile Organic Compounds (VOCs)	Harm from chemicals in paints, plastics, solvents and furnishings.
11	Domestic Hygiene, Pests & Refuse	Pests, poor waste disposal, unhygienic conditions.
12	Food Safety	Unsafe food storage or preparation areas.
13	Personal Hygiene, Sanitation & Drainage	Faulty toilets, baths, sinks or drainage systems.
14	Water Supply	Inadequate, contaminated, or unreliable water supply.
15	Falls Associated with Baths	Slip or fall risks in baths or showers.
16	Falls on Level Surfaces	Trips and slips on flooring, carpets and walkways.

Hazard No.	Hazard Name	Description
17	Falls on Stairs & Steps	Hazardous stairs, missing handrails, uneven steps.
18	Falls Between Levels	Falls from balconies, landings or through gaps.
19	Falls Associated with Beds	Risks from unstable or unsafe bed structures.
20	Falls from Windows	Lack of restrictors, low sills, unsafe windows.
21	Falls Related to Lighting	Trips caused by poor or inadequate lighting.
22	Falls Outside the Property	Hazards on external paths, steps and gardens.
23	Entrapment	Fingers or limbs caught in doors, windows or fittings.
24	Collision & Entrapment	Injuries from sharp corners or structural features.
25	Electrical Hazards	Faulty wiring, damaged sockets, unsafe appliances.
26	Fire	Fire risk from electrics, appliances or building issues.
27	Flames, Hot Surfaces & Burns	Burns from cookers, heaters, radiators, hot pipes.
28	Structural Collapse & Falling Elements	Risk of ceilings, walls or fixtures collapsing.
29	Crowding & Space	Overcrowding, insufficient space, lack of storage.



1. Damp & Mould Growth

Caused by poor ventilation, leaks, cold surfaces, or inadequate heating.

Risks: respiratory illness, asthma, infections.

2. Excess Cold

A property that cannot be heated to safe levels.

Risks: hypothermia, heart strain, respiratory illness.

3. Excess Heat

Overheating rooms due to poor insulation or ventilation.

Risks: dehydration, heat stroke.

4. Asbestos & MMF

Hazardous fibres released from damaged asbestos-containing materials.

Risks: lung cancer, mesothelioma.

5. Biocides

Exposure to pesticides, timber treatments, or mould control chemicals.

6. Carbon Monoxide

From faulty boilers, flues, blocked chimneys.

Risks: death or brain damage.

7. Lead

Found in old paint, pipes or contaminated water.

Risks: brain damage and developmental delays in children.

8. Radiation (Radon Gas)

Naturally occurring gas that accumulates indoors.

Risks: lung cancer.

9. Uncombusted Fuel Gas

Leaks from gas pipework or appliances.

Risks: explosion, poisoning.

10. VOCs

Chemicals released from paints, plastics, new carpets.

Risks: headaches, dizziness, respiratory irritation.

11. Domestic Hygiene, Pests & Refuse

Rodents, insects, and poor waste management pose serious health risks.

12. Food Safety

Improper kitchen layouts, broken appliances or contamination.

13. Personal Hygiene, Sanitation & Drainage

Faulty toilets, sinks, baths or drainage.

14. Water Supply

Lack of access to clean drinking water or water pressure issues.

15. Falls in Baths

Slips due to wet surfaces or lack of grab rails.

16. Falls on Level Surfaces

Trips caused by poor flooring or loose carpeting.

17. Falls on Stairs

Unsafe stairs, lack of lighting, loose handrails.

18. Falls Between Levels

Falling from balconies, mezzanines or other height changes.

19. Falls from Beds

Common in HMOs with bunk beds or old furniture.

20. Falls from Windows

Particularly dangerous for children.

21. Lighting-Related Falls

Poor lighting increases trip hazards.

22. Falls Outside

Slippery or uneven paths and garden hazards.



23. Entrapment

Hands or limbs caught in faulty doors or windows.

24. Collision Hazards

Sharp edges, poorly designed layouts, low ceilings.

25. Electrical Hazards

Unsafe electrics, trailing wires, lack of EICR compliance.

26. Fire

Major hazard including:

- faulty appliances
- smoking indoors
- electrical faults
- lack of smoke alarms

27. Hot Surfaces & Burns

From cookers, pipes, heaters and radiators.

28. Structural Collapse

Loose roof tiles, unstable ceilings, or unsafe balconies.

29. Crowding & Space

Too many occupants for the property size.

WHAT LANDLORDS MUST DO NOW

1. Inspect all 29 hazards annually

Use a checklist to systematically review each hazard.

2. Keep evidence (photos, notes, contractor reports)

Inspectors want to see proof of actions you've taken.

3. Fix Category 1 hazards immediately



Includes: damp/mould, excess cold, fire safety issues, structural concerns.

4. Maintain property records

Record:

- Safety certificate dates
- Inspection logs
- Repair records
- Tenant communications

5. Ensure all safety equipment is compliant

- Working smoke alarms
- Working CO alarms
- Fire doors (HMOs)
- EICR every 5 years

6. Address ventilation and heating properly

Most Category 1 hazards come from poor ventilation or inadequate heating.

7. Build an annual maintenance schedule

Proactive maintenance prevents hazards developing.

8. Prepare for council inspections

Have:

- Evidence
- Certificates
- Logs
- Photos
- Updated policies

9. Train agents/staff

They must understand hazard identification and reporting.

10. Communicate with tenants



Tell tenants how to report hazards and what you will do.