

## **Appendix A: The 29 Hazards**

The Housing Health and Safety Rating System (HHSRS) assesses 29 housing hazards and the effect that each may have on the health and safety of current or future occupants of a property. As well as assess these hazards, it also determines the best way of dealing with those identified. If a hazard is deemed a serious and immediate risk to a person's health and safety, this is known as a Category 1 hazard. If a hazard is less serious or urgent, this is known as a Category 2 hazard.

	<b>Hazard</b>	<b>Health Effects</b>
	<b>PHYSIOLOGICAL REQUIREMENTS</b>	
1	<i>Damp and mould growth</i> Threats from dust mites, mould or fungus	Allergies, asthma, effects of toxins
2	<i>Excess cold</i> (A healthy indoor temperature is 18°C to 21°C)	Flu, pneumonia and bronchitis; heart attacks and strokes
3	<i>Excess heat</i> Threats due to high indoor temperatures	Dehydration, trauma, stroke, cardiovascular and respiratory
4	<i>Asbestos and MMF</i> Exposure to asbestos fibres and Manufactured Mineral Fibres (MMF)	Damage to lungs; damage to skin, eyes and lungs
5	<i>Biocides</i> Threats to health from chemicals used to treat timber and mould growth	Risk from breathing in, skin contact and swallowing of the chemical
6	<i>Carbon Monoxide and fuel combustion products</i> Excess levels of carbon monoxide, nitrogen dioxide, sulphur dioxide and smoke	Dizziness, nausea, headaches, disorientation, unconsciousness and breathing problems
7	<i>Lead</i> Threats from lead ingestion from paint, water pipes, soil and fumes from leaded petrol	Nervous disorders, mental health and blood production issues
8	<i>Radiation</i> Threats from radon gas, primarily airborne but also dissolved in water	Lung cancer caused by exposure
9	<i>Uncombusted fuel gas</i> Threat from fuel gas escaping into the atmosphere within a property	Suffocation
10	<i>Volatile organic compounds</i> Threat from organic chemicals such as formaldehyde (gaseous at room temperature) which can be found in a wide variety of materials in the home	Allergies, irritation to the eyes, nose and skin, headaches, nausea, dizziness and drowsiness
	<b>PSYCHOLOGICAL REQUIREMENTS</b>	
11	<i>Crowding and space</i> Hazards associated with lack of space for living, sleeping and normal household or family life	Psychological distress and mental disorders, hygiene issues, accidents, personal space and privacy compromised
12	<i>Entry by intruders</i>	Fear of burglary, stress and

	<b>Hazard</b>	<b>Health Effects</b>
	Problems keeping a property secure against unauthorised entry and maintaining defensible space	anguish caused by burglary and potential injuries caused
13	<i>Lighting</i> Threats associated with inadequate natural or artificial light	Depression/ psychological effects due to lack of natural light
14	<i>Noise</i> Threats due to exposure to noise within the property or within its curtilage	Impact from lack of sleep, poor concentration, headaches and anxiety
<b>PROTECTION AGAINST INFECTIONS</b>		
15	<i>Domestic hygiene, pests and refuse</i> Hazards due to poor design, layout and construction making it hard to keep clean and attracting pests, inadequate/unhygienic provision for storing waste	Stomach and intestinal disease, infection, asthma, allergies, disease from rats and physical hazards
16	<i>Food safety</i> Threats of infection from poor provision and facilities to store, prepare and cook food	Stomach and intestinal disease, diarrhoea, vomiting, stomach upset and dehydration
17	<i>Personal hygiene, sanitation and drainage</i> Threats associated with personal hygiene, including personal and clothes washing facilities, sanitation and drainage	Stomach and intestinal disease, skin infections and depression
18	<i>Water supply</i> Threats from contamination by bacteria, parasites, viruses and chemical pollutants due to the quality of water supply	Dehydration, fatigue, headaches, dry skin, bladder infections and legionnaires disease
<b>PROTECTION AGAINST ACCIDENTS</b>		
19	<i>Falls associated with baths</i> Falls associated with a bath, shower or similar facility	Physical injuries: cuts, lacerations, swellings and bruising
20	<i>Falls on the level surfaces</i> Such as floor, yards and paths, including falls associated with trip steps, thresholds or ramps where the change in level is less than 300mm	Physical injuries: bruising, fractures, head, brain and spinal injuries
21	<i>Falls associated with stairs and steps</i> Where the change in level is greater than 300mm. Includes internal and external stairs or ramps, access to the property and to shared facilities or means of escape from fire	Physical injuries: bruising, fractures, head, brain and spinal injuries
22	<i>Falls between levels</i> Falls from one level to another, inside or outside a dwelling where the difference is more than 300mm	Physical injuries
23	<i>Electrical hazards</i>	Electric shock and burns

	<b>Hazard</b>	<b>Health Effects</b>
	Hazards from electric shock and electricity burns	
24	<i>Fire</i> Threats from exposure to uncontrolled fire and associated smoke. Includes injuries from clothing catching fire, common when trying to put a fire out	Burns, being overcome by smoke or death
25	<i>Flames, hot surfaces and materials</i> Caused by contact with a hot flame or fire, hot objects and non-water based liquids. Scalds caused by contact with hot liquids and vapours.	Burns, scalds, permanent scarring and death
26	<i>Collision and entrapment</i> Risks from trapping body parts in architectural features such as fingers in doors and windows and colliding with objects such as windows, doors and low ceilings	Physical injuries such as cuts and bruising to the body
27	<i>Explosions</i> Threats from the blast of an explosion, from debris generated by the blast and from partial or total collapse of a building	Physical injuries, crushing, bruising, puncture, fractures, head, brain and spinal injuries
28	<i>Ergonomics</i> Threats of physical strain associated with functional space at the dwelling	Strain and sprain injuries
29	<i>Structural collapse and falling elements</i> The threat of the dwelling collapsing or part of the fabric being displaced or falling due to inadequate fixing or disrepair or as a result of adverse weather conditions	Physical injuries