

General survey page

Address Label Here	Surveyor					
	Date	<input type="text" value="D D"/>	<input type="text" value="M M"/>	<input type="text" value="Y Y"/>		
	Survey outcome					
	Full physical, with social	<input type="text" value="1"/>	For office use only Form referred back to surveyor:			
	Full physical, social refused	<input type="text" value="2"/>				
	Full physical, vacant	<input type="text" value="3"/>				
			Survey Mgr	<input type="text" value="1"/>	Project Mgr	<input type="text" value="2"/>

Construction Date	Occupancy	Permanent Residence?	Tenure
pre 1850	Occupied	Yes	Owner occupied
1850 - 1899	Unlicensed occupation	N second home	Privately rented
1900 - 1918	Vacant awaiting new owner	N holiday home	Housing Association RSL
1919 - 1944	Vacant awaiting new tenant	N vacant	Other - specify
1945 - 1964	Vacant awaiting demolition		
1965 - 1975	Vacant being modernised		
1976 - 1981	New, never occupied		
1982 - 1992	Utilised non-res purpose		
1993 - 1995	Other - specify below		
1996 - 2002			
Post 2002			

  

<b>If occupied</b>	How long have current residents lived here?	<input type="text" value="Years"/>   <input type="text" value="Months"/>
<b>If vacant</b>	How long has the dwelling been vacant?	<input type="text" value="Years"/>   <input type="text" value="Months"/>
	Is the dwelling boarded up?	<input type="text" value="Y"/>   <input type="text" value="N"/>

<b>Basement and attic</b>	Does dwelling have a habitable basement?	<input type="text" value="Y"/>   <input type="text" value="N"/>	<b>Storeys</b>	No. of storeys excluding attic/loft/basement, in building	<input type="text" value=""/>
	Does dwelling have a habitable attic/loft conversion?	<input type="text" value="Y"/>   <input type="text" value="N"/>		No. of storeys excluding attic/loft/basement, in dwelling	<input type="text" value=""/>

Survey Building/Module and dwelling type and location within building/module

Purpose built block containing flats	<input type="text" value="1"/>	} Is the house sub-divided or shared? <input type="text" value="Y"/>   <input type="text" value="N"/>	Where temp, is it a mobile home (caravan)	<input type="text" value="Y"/>   <input type="text" value="N"/>	
End terrace house	<input type="text" value="2"/>		} If no →	Where mid terraced, is there a passage?	<input type="text" value="Y"/>   <input type="text" value="N"/>
Mid terrace house	<input type="text" value="3"/>			Where terraced, is the property a back-to-back?	<input type="text" value="Y"/>   <input type="text" value="N"/>
Semi detached house	<input type="text" value="4"/>			Is the property Listed, or in a conservation area?	<input type="text" value="Y"/>   <input type="text" value="N"/>
Detached house	<input type="text" value="5"/>				
Temporary	<input type="text" value="6"/>				

Temporary: caravans, houseboats, prefab (not system built). If in doubt consult supervisor

} skip to page 4

Converted into flats	<input type="text" value="1"/>	} If 1 or 2 then goto page 2	Tenants renting 1 house as 1 group	if unsure if Shared House or Bedsit/Hostel, treat as Bedsit/Hostel
Non res + flat	<input type="text" value="2"/>			
Shared house	<input type="text" value="3"/>			
Bedsit	<input type="text" value="4"/>			
Hostel	<input type="text" value="5"/>			

If 3, 4 or 5

skip to page 3

## Flats page

Nature of building Where converted, est conversion date

Converted building	1	<input type="text"/>
Purpose built flats	2	<input type="text"/>

### Use of basement

No basement	0
Dwelling only	1
Dwelling and services	2
Services only	3
Dwelling and non res	4
Non residential only	5
Dwelling and void	6
Other	7

### Use of ground floor

Dwelling only	1
Dwelling and services	2
Services only	3
Dwelling and no res	4
Non residential only	5
Dwelling and void	6
Other	7

### Non residential use

No non residential use	0
Shop/business	1
Office	2
Industrial/institutional	3
Surgery	4
Public house	5
Hotel	6
Other - specify below	7

% non residential use  %

Total % floor area in non residential use (estimated as a % of whole module)

### Sole use of amenities

No. units with sole use of amenities

### Shared amenities

No. units sharing amenities

### Floors

Number of floors in flat

### Number of flats in building

Total	<input type="text"/>
Owner occupied	<input type="text"/>
Privately rented	<input type="text"/>

### Location of flat in module

Basement (B)	-1
Ground floor (G)	0
number (if not B or G)	<input type="text"/>

### Percentages of wall exposed

Must sum to 100%	
To outside air	<input type="text"/> %
To internal accessway	<input type="text"/> %
To other flats	<input type="text"/> %

### Floor exposure

Exposed ground floor	1
Exposed upper floor	2
Part exposed upper	3
Un-exposed upper	4

### Roof exposure

Exposed pitched	1
Exposed flat roof	2
Part exposed roof	3
Un-exposed roof	4

### Heat loss corridor

no corridor	1
heated corridor	2
unheated corridor	3

corridor length (metres)

### External Dimensions

Are external dimensions of flat the same as for the whole module?  Y  N

IF no, give dimensions of this flat (rectangularised):

Main floor	
Width (m)	<input type="text"/>
Depth (m)	<input type="text"/>
maisonette only:	
Second floor	
Width (m)	<input type="text"/>
Depth (m)	<input type="text"/>

### Common parts to building

Are there common parts in the building?  Y  N

If yes, answer the questions in this column, if no, go to page 4

Is there adequate fire protection in common parts?

Mains wired smoke detectors	Y	N
Fire extinguishers	Y	N
Fire blankets	Y	N
Fire doors	Y	N
Protected escape route	Y	N
Fire safety notice	Y	N
Any escape routes obstructed	Y	N

Other notes on fire safety

Do the common parts provide adequate access?

They do not if entryways, stairs or passageways are too narrow, if there is inadequate lighting, a lack of handrails, or similar faults affecting safe access to  Y  N

Please describe any faults to common parts in terms of condition issues

Common part fault (a)

Common part fault (b)

Common part fault (c)

Common part fault (d)

Upon completing this page, skip to page 4

## HMO page

### For bedsits

How many bedsit units are there?  *On the social section, record details only for one bedsit unit*

### For Hostels

How many people can the hostel accommodate?  *On the social section, record details only for one resident*

### For Shared Houses

How many people share the house?  *On the social section, record details for all residents sharing*

### Shared amenities

How many bathrooms are in the whole building?  *On the internal page, record if there are any works required to any of the bathrooms, kitchens or WCs*

How many kitchens are in the whole building?

How many WCs are in the whole building?

How many living rooms (not bedrooms, kitchens etc) in the whole building?

### Shared parts of building

*Is there adequate fire protection in common parts?*

Mains wired smoke detectors	<input type="checkbox"/> Y	<input type="checkbox"/> N
Fire extinguishers	<input type="checkbox"/> Y	<input type="checkbox"/> N
Fire blankets	<input type="checkbox"/> Y	<input type="checkbox"/> N
Fire doors	<input type="checkbox"/> Y	<input type="checkbox"/> N
Protected escape route	<input type="checkbox"/> Y	<input type="checkbox"/> N
Fire safety notice	<input type="checkbox"/> Y	<input type="checkbox"/> N
Any escape routes obstructed	<input type="checkbox"/> Y	<input type="checkbox"/> N

Other notes on fire safety

Does the HMO provide adequate access?

*It does not if entryways, stairs or passageways are too narrow, if there is inadequate lighting, a lack of handrails, or similar faults affecting safe access to*  Y  N

Please describe any faults to shared parts in terms of condition issues

Common part fault (a)

Common part fault (b)

Common part fault (c)

Common part fault (d)

Number of Double Bedrooms  Number of Single Bedrooms

Rooms	Kitchen	Circ	Main living	Other living	Main bed	2nd bed	Third bed	Any other	Any other	Bath room	Tot habitable	Urgent	
Habitable room	Y		Y	Y	Y	Y	Y	Y	Y	Sum of Y			
Solid floor slab											M <sup>2</sup>	Y	N
Solid floor screed											M <sup>2</sup>	Y	N
Suspended floor structure											M <sup>2</sup>	Y	N
Suspended floor cover											M <sup>2</sup>	Y	N
Internal wall structure											M <sup>2</sup>	Y	N
Plasterwork walls											M <sup>2</sup>	Y	N
Plasterwork ceilings											M <sup>2</sup>	Y	N

rep/ren rep/ren rep/ren rep/ren rep/ren rep/ren rep/ren rep/ren rep/ren rep/ren rep/ren

Internal doors / frames	/	/	/	/	/	/	/	/	/	/	/	Y	N
-------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---

Totals

Number of open chimneys											
Number of flues											
Number of fans											
No. windows draughtproof											
No. windows doubleglazed											

Totals

Number of windows requiring work:	No work										
	Minor										
	Major										
	Renew										

Transfer to boxes on external page

Total no. of windows in dwelling:

Age (years)	No Work	Repair	Replace/convert	Build install	None and not	Urgent	
Kitchen	1	2	3	4	8	Y	N
Hot and cold to sink	1	2	3	4	8	Y	N
Kitchen cupboards	1	2	3	4	8	Y	N
Internal drainage	1	2	3	4	8	Y	N
Hot + cold distribution	1	2	3	4	8	Y	N
Staircase	1	2	3	4	8	Y	N
Gas supply	1	2	3	4	8	Y	N
Electrical system	1	2	3	4	8	Y	N
Bath and/or shower	1	2	3	4	8	Y	N
Wash-hand basin	1	2	3	4	8	Y	N
Hot + cold bathroom W.C.	1	2	3	4	8	Y	N
Central heat distribute	1	2	3	4	8	Y	N
Central heating boiler	1	2	3	4	8	Y	N
Other heating	1	2	3	4	8	Y	N
Insulation to cylinder	1	2	3	4	8	Y	N
Insulation to loft	1	2	3	4	8	Y	N
Insulation to tank	1	2	3	4	8	Y	N

Ceiling height:

(ex basement/attic)

	House		Extension	
ground				
1st				
2nd				
3rd +				

Note: extension only applies to extensions added since built, not ORIGINAL additions

Smoke detectors: Present and working  Y  N

If yes: Properly sited  Y  N

Mains wired  Y  N

Carbon monoxide detectors: Present and working  Y  N

Is the kitchen of adequate size  Y  N If no: does kitchen size affect HHSRS  Y  N Is there an external WC  Y  N

Noise: Excess noise around the dwelling (e.g. traffic, railways, airports, etc.)  Y  N Adequate noise insulation in dwelling?  Y  N

Total number of rooms in dwelling (habitable + non habitable)

Are there any habitable rooms in the roof?

Does the dwelling have mains gas supply?

Is mains gas available in this location?

Total number of habitable rooms   
If yes, total area of roof rooms  m<sup>2</sup>

Y  N  
 Y  N

Heating types	Main	2nd
Radiator system	1	1
Storage heaters	2	2
Room heaters	3	3
Underfloor	4	4
Warm air	5	5
None	6	6

Hot water type	
Boiler/main heating	1
From secondary heating	2
Gas warm air system	3
Gas instant single point	4
Gas instant multi point	5
Electric instant	6
Immersion (on peak)	7
Immersion (off peak)	8
Immersion (dual)	9

Integral conservatory	
<i>Permanent opening to heated areas of the dwelling - cannot be sealed off from air circulation with remainder of dwelling</i>	
Floor area	<input type="text"/> m <sup>2</sup>
Double glazed	<input type="text"/> Y <input type="text"/> N
Glazed perimeter	<input type="text"/> m
Number of storeys	<input type="text"/>

Heating fuel	Main	2nd	Water
Mains gas	1	1	1
LPG / bottled gas	2	2	2
Oil	3	3	3
Coal / wood	4	4	4
Anthracite	5	5	5
Smokeless	6	6	6
On-peak	7	7	7
Off-peak	8	8	8

Hot water cylinder	
None	1
Normal (90 - 130 ltr)	2
Medium (131 - 170 ltr)	3
Large (171 + ltr)	4

Electricity meter	
Single	1
Dual	2

Heating sys code	Main	2nd
<input type="text"/>	<input type="text"/>	<input type="text"/>

Insulation type	
None	1
Jacket	2
Spray foam	3

Low energy light bulbs	
Proportion of rooms	<input type="text"/> %

Heating controls	Main		2nd	
None	Y	N	Y	N
Programmer	Y	N	Y	N
Room stat	Y	N	Y	N
TRVs	Y	N	Y	N
Manual charge	Y	N	Y	N
Automatic charge	Y	N	Y	N
Other please speci	Y	N	Y	N

Insulation thickness	
12mm	1
25mm	2
38mm	3
50mm	4
80mm	5
100mm	6

Photo voltaic cells	
% area of roof	<input type="text"/> Y <input type="text"/> N

Other renewables	
Present - if yes, type:	<input type="text"/> Y <input type="text"/> N

Cylinder thermostat	
<input type="text"/>	Y <input type="text"/> N

Solar water heating	
<input type="text"/>	Y <input type="text"/> N

### Loft Insulation

Indicate the total amount of loft insulation, including insulation that has been retrofitted. The minimums indicated are the lowest level fitted for dwellings beyond the specified age, but insulation can be thicker

No loft	0	
None	1	
25mm	2	Minimum for 1965 to 1975
50mm	3	Minimum for 1976 to 1981
75mm	4	
100mm	5	Minimum for 1982 to 1989
150mm	6	Minimum for 1990 to 1995
200mm	7	Minimum for 1996 to 2002
250mm	8	Minimum for 2002 onwards
300mm +	9	

### Cavity wall insulation

Indicate the total amount of cavity wall insulation. 'None' should be indicated where there is a cavity but it is uninsulated

No cavity	0
None	1
25mm	2
50mm	3

### Solid wall insulation

Indicate the type of solid wall insulation. 'None' should be indicated where walls are solid but uninsulated

Not solid	0
None	1
Internal cladding	2
External cladding	3

### Floor insulation

If the dwelling is on the ground floor, is the floor insulated?  Y  N

How many households at this address?  How long has someone from the household lived here?

Relationship to head of household	Resident	Sex		Age	Family unit	Working Status						Disabled	
		Male	Female			Full-time	Part-time	Self-employ	Un-employ	Sick/disabled	Other	Y	N
2. Partner	Head	1	2			1	2	3	4	5	6	Y	N
3. Child		1	2			1	2	3	4	5	6	Y	N
4. Parent		1	2			1	2	3	4	5	6	Y	N
5. Grandparent		1	2			1	2	3	4	5	6	Y	N
6. Grandchild		1	2			1	2	3	4	5	6	Y	N
7. Other relative		1	2			1	2	3	4	5	6	Y	N
8. Lodger		1	2			1	2	3	4	5	6	Y	N
9. Sharer		1	2			1	2	3	4	5	6	Y	N
0. Other		1	2			1	2	3	4	5	6	Y	N

Insert Code

Does any member of your family have any longstanding disability, illness or infirmity?  Y  N *If yes:*

Disability type	Person1	Person2	Disabled adaptations	Has	Needs
Bed bound	1	1	Wider doorways	1	2
Full time wheelchair user	2	2	Straight stair lift	1	2
Mainly wheelchair user (can't stand)	3	3	Curved stair lift / lift	1	2
Only uses wheelchair outdoors	4	4	Ramp	1	2
Walks using frame or other aid	5	5	Grab / hand rails	1	2
Walks unaided but unsteady	6	6	Hoist	1	2
Visually impaired	7	7	Redesign kitchen	1	2
Hearing impaired	8	8	Redesign / locate WC	1	2
Fully mobile	9	9	Redesign / locate bathroom	1	2
Other	10	10	Door answering / opening	1	2
			Emergency alarm	1	2
			Bathroom / bedroom extension	1	2
			Other adaptation	1	2

Do you have difficulty in keeping warm in the winter?  Y  N

Do you keep the heating lower than you would like due to the cost?  Y  N

Has anyone in your household had a trip or fall resulting in a visit to the doctor or hospital in the past year?  Y  N

### Black and Minority Ethnic

How would you describe majority of your household?

- White British  1
- White Irish  2
- White Other  3
- White/Black Caribbean  4
- White/Black African  5
- White/Asian  6
- Other Mixed  7
- Indian  8
- Pakistani  9
- Bangladeshi  10
- Asian Other  11
- Black Caribbean  12
- Black African  13
- Black Other  14
- Chinese  15
- Other  16

If other, please describe

How would you describe nationality of your household?

# Private Sector H.C.S. Form



## Socio-economic survey (cont...)

### For owner occupiers only:

Are you aware of any defects to the property?

Y	N
---	---

If yes, please describe

How much do you think these works will cost?

£

Can you afford to carry out these works?

Y	N
---	---

Would you consider a zero interest loan for these works

Y	N
---	---

What would your preference be for the work

From savings	1
Personal loan	2
Council loan	3
Other	4

Are you interested in shared ownership schemes

Y	N
---	---

Would you consider a flexible loan for repairs?

Y	N
---	---

Would you consider equity release for repairs?

Y	N
---	---

Have you received a grant/loan from the Council previously?

Y	N
---	---

Have you made any of the following improvements in the last 12 months?

Wall insulation	Y	N
Loft insulation	Y	N
Central heating	Y	N
New boiler	Y	N
Double glazing	Y	N
Renewable measures	Y	N

Please specify

What is the value of your property?

£

Do you have mortgage or other loan on the property?

Y	N
---	---

What is the current outstanding mortgage?

£

### Questions to all occupiers:

Do you suffer significant levels of external noise?

Y	N
---	---

Please could you tell me what is yours and your partner's gross income, including any pension and or benefits

	Annual	Month	Week	Refused	Don't know
Head	£ <input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	7	9
Partner	£ <input type="text"/>	£ <input type="text"/>	£ <input type="text"/>	7	9

Does any of this income come from:

	Yes	No	Refused	Don't know
Income support	1	2	7	9
Housing benefit	1	2	7	9
Council tax benefit	1	2	7	9
Inc based job seekers allowance	1	2	7	9
Attendance allowance	1	2	7	9
Disabled living allowance	1	2	7	9
Industrial injuries disable benefit	1	2	7	9
War disablement pension	1	2	7	9
Pension credit (g'ranteed/savings)	1	2	7	9
Working tax credit	1	2	7	9
Child tax credit	1	2	7	9
State pension	1	2	7	9

Are any of the following present?

Secure doors (deadlock)	Y	N
Door viewer	Y	N
Door chain	Y	N
Secure windows (locks)	Y	N
Alarm	Y	N

To maintain quality we carry out brief follow up inspections, are you willing to allow this or fill out a short questionnaire?

Y	N
---	---

If yes, contact details:

Name:

Tel:

# Private Sector H.C.S. Form

## Dimensions and Exterior elements condition



<b>Gable</b>	
front	Y N
back	Y N
left	Y N
right	Y N
Fenestration ratio	
Front	0
Back	0
Left	0
Right	0
Exterior steps? Y N	
if steps Y, Num: <input type="text"/>	

  

Back2	Stores	<input type="text"/>
Roof Pitched		1
Roof Flat		2
Walls insulated	Y	N

  

Back	Stores	<input type="text"/>
Roof Pitched		1
Roof Flat		2
Walls insulated	Y	N

  

Left	Stores	<input type="text"/>
Roof Pitched		1
Roof Flat		2
Walls insulated	Y	N

  

Main	Stores	<input type="text"/>
Roof Pitched		1
Roof Flat		2
Walls insulated	Y	N

  

Right	Stores	<input type="text"/>
Roof Pitched		1
Roof Flat		2
Walls insulated	Y	N

Yard/paving area M2

Wall/fence length M

### Condition

	No Work	Minor	Major	Replace	N/a	Urgent?	Renew period
Pitched roof timbers	1	2	3	4	8	Y N	
Pitched roof cover	1	2	3	4	8	Y N	
Flat roof timbers	1	2	3	4	8	Y N	
Flat roof cover	1	2	3	4	8	Y N	
Wall structure	1	2	3	4	8	Y N	
Wall surface	1	2	3	4	8	Y N	
Foundations	1	2	3	4	8	Y N	
Paved areas	1	2	3	4	8	Y N	
Walls / fences	1	2	3	4	8	Y N	
External steps	1	2	3	4	8	Y N	
	Total num	Minor	Major	Replace	N/a	Urgent?	Renew period
Chimney stacks						Y N	
Dormers						Y N	
Bays (excl windows)						Y N	
Windows and frame						Y N	
Doors and frames						Y N	
	No Work	Minor	Rpl/Inst	Demolish	N/a	Urgent?	Renew period
DPC	1	2	3		8	Y N	
Fascia	1	2	3		8	Y N	
Roof drainage	1	2	3		8	Y N	
Soil drainage	1	2	3		8	Y N	
Outbuildings	1			4	8	Y N	

Roof Cover							
Primary	Type	%	Age	Secondary	Type	%	Age
Natural slate	1	%		Natural slate	11	%	
Asb cem slate	2	%		Asb cem slat	22	%	
Clay tile	3	%		Clay tile	33	%	
Concrete tile	4	%		Concrete tile	44	%	
Asphalt	5	%		Asphalt	55	%	
Felt	6	%		Felt	66	%	
Laminate	7	%		Laminate	77	%	
Thatch	8	%		Thatch	88	%	
Stone	9	%		Stone	99	%	

Wall Structure							
Primary	Type	%	Age	Secondary	Type	%	Age
Mason cavity	1	%		Mason cavity	11	%	
Mason single	2	%		Mason single	22	%	
9" solid	3	%		9" solid	33	%	
>9" solid	4	%		>9" solid	44	%	
In situ c'crete	5	%		In situ c'crete	55	%	
C'crete panels	6	%		C'crete panel	66	%	
Timber	7	%		Timber	77	%	
Metal frame	8	%		Metal frame	88	%	

Is the wall structure?	Cobb	Y	N
	Cotswold stone	Y	N
	Green sandstone	Y	N
	PRC	Y	N

Wall Surface							
Primary	Type	%	Age	Secondary	Type	%	Age
Mason point	1	%		Mason point	11	%	
Natural	2	%		Natural	22	%	
Rendered	3	%		Rendered	33	%	
Shiplap timb	4	%		Shiplap timb	44	%	
Tile hung	5	%		Tile hung	55	%	
Slip/tile faced	6	%		Slip/tile faced	66	%	
Plastic	7	%		Plastic	77	%	
Other	8	%		Other	88	%	

Window frame							
Primary	Type	%	Age	Secondary	Type	%	Age
Wood case	1	%		Wood case	11	%	
Metal frame	2	%		Metal frame	22	%	
Met therm brk	3	%		Met therm brk	33	%	
UPVC	4	%		UPVC	44	%	
Wood Sash	5	%		Wood Sash	55	%	
Metal sash	6	%		Metal sash	66	%	
UPVC Sash	7	%		UPVC Sash	77	%	
Other	8	%		Other	88	%	

Window glazing							
<i>Note: Double 2002+ should be the norm for dwellings built after this date, but may also be retrofitted. Should have a kite mark, wider spacing and is Argon filled</i>							
Primary	Type	%	Age	Secondary	Type	%	Age
Single	1	%		Single	11	%	
Double	2	%		Double	22	%	
Double 2002+	3	%		Double 2002+	33	%	

Doors							
Primary	Type	%	Age	Secondary	Type	%	Age
Wood	1	%		Wood	11	%	
UPVC	2	%		UPVC	22	%	
Other	3	%		Other	33	%	

# Private Sector H.C.S. Form

## Housing Health and Safety Rating System



Hazards to be noted (no detailed scoring required)	Risk: Above average	Extreme	Hazards to be scored in detail (score on next page)	Risk: Above average	Extreme
Excess heat	1	2	Falls on stairs etc	1	2
Lighting	1	2	Falls on level surfaces	1	2
Water supply for domestic purpose	1	2	Falling between levels	1	2
Food safety	1	2	Falls associated with baths etc	1	2
Personal hygiene, sanitation, drains	1	2	Fire	1	2
Position and operability of amenities	1	2	Flames hot surfaces etc	1	2
Uncombusted fuel gas	1	2	Damp and mould growth	1	2
Explosions	1	2	Entry by intruders	1	2
Electrical safety	1	2	Collision and entrapment	1	2
Carbon monoxide and fuel products	1	2			
Domestic hygiene, pets, refuse	1	2			
Structural collapse, falling elements	1	2			
Noise	1	2			
Crowding and space	1	2			

If any of these hazards score an above average risk of harm, these MUST be scored individually on the page 9 of this form

Falls on stairs etc		Average pre 1919													
Likelihood of a person over 60 having a fall					1000	560	320	180	100	56	32	18	6	2	
Likely outcome if person over 60 should fall	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%		
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
Install handrail					Y	N	Repair/replace external/common stairs					Y	N		
Install balustrade					Y	N	Repair/replace external steps					Y	N		
Cover dangerous balustrade/guarding					Y	N	Cover slippery stairs					Y	N		
Repair/replace internal staircase					Y	N	Repair/replace/provide additional light					Y	N		
Redesign stairs (design, not condition)					Y	N	Remove obstacle(s)					Y	N		

Falling on level surfaces		Average													
Likelihood of a person over 60 having a fall					1000	560	320	180	100	56	32	18	6	2	
Likely outcome if person over 60 should fall	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%		
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
Repair floors					Y	N	Cover slippery floors					Y	N		
Repair paths/external surfaces					Y	N	Repair/replace/provide additional light					Y	N		
Remove trip steps					Y	N	Remove obstacle(s)					Y	N		
Redesign external pathways					Y	N									

Falling between levels		Average													
Likelihood of a child under 5 having a fall		5600	3200	1800	1000	560	320	180	100	56	32	18	6	2	
Likely outcome if a child under 5 should fall	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%		
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
Window safety catches to install					Y	N	Repairs to plot level and falls					Y	N		
Repair/replace lighting					Y	N	Repair/replace guarding/balustrading					Y	N		
Brick up dangerous opening/raise cill					Y	N	Guard rails to install					Y	N		
Repair/replace balconies					Y	N	Remove obstacle(s)					Y	N		

Falls associated with baths etc		Average													
Likelihood of a person over 60 having a fall		5600	3200	1800	1000	560	320	180	100	56	32	18	6	2	
Likely outcome if person over 60 should fall	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%		
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			

# Private Sector H.C.S. Form

## Housing Health and Safety Rating System (cont...)



Fire		Average Avg flat													
Likelihood of a person over 60 being harmed		5600	3200	1800	1000	560	320	180	100	56	32	18	6	2	
Likely outcome if person >60 should be hurt	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%		
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	repair/replace electrics	Y	N	Extend kitchen and re-fit				Y	N	Provide fire stops service duct				Y	N
	Provide additional sockets	Y	N	Re-site kitchen and re-fit				Y	N	Provide fire stop wall loft space				Y	N
	Repair/replace heaters	Y	N	Reposition heater/heating				Y	N	Provide self closing doors				Y	N
	Replace inadequate heating	Y	N	Remove inappropriate finish				Y	N	Install smoke detectors				Y	N
	Relocate cooker	Y	N	Replace non fire resist struc				Y	N	Provide suitable doors/windows				Y	N
	Re-fit kitchen	Y	N	Upgrade stairs protected route				Y	N	Provide fire escape				Y	N

Flames hot surfaces etc		Average													
Likelihood of a child under 5 being burnt or															
Likely outcome if child under 5 should be hurt		1000	560	320	180	100	56	32	18	6	2	Must not add up to >100.2%			
Likely outcome if child under 5 should be hurt	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4			100	
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4			100	
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Reposition heater/heating/pipes	Y	N	Re-fit kitchen				Y	N	Re-site kitchen and re-fit				Y	N
	Relocate cooker	Y	N	Extend kitchen and re-fit				Y	N	Remove obstacle(s)				Y	N

Damp and mould growth		Average													
Likelihood of person under 15 becoming ill		1800	1000	560	320	180	100	56	32	18	6	2			
	Treat rising damp	Y	N	Condensation - install/fix fans				Y	N	Repair/replace/improve heating				Y	N
	Treat penetrating damp	Y	N	Condensation - improve windows				Y	N	Improve insulation				Y	N

Entry by intruders		Average													
Likelihood of a person being affected		1800	1000	560	320	180	100	56	32	18	6	2			
	Make doors to dwelling secure	Y	N	Provide further (security) lights				Y	N	Flats: concierge/entry phone				Y	N
	Make windows to dwelling secure	Y	N	Install Alarm/CCTV to dwelling				Y	N	Repair/provide defensible space				Y	N
	Neighbourhood problems which require measures other than improving dwelling security														

Collision and entrapment		Average													
Likelihood of a child under 5 being injured		1800	1000	560	320	180	100	56	32	18	6	2			
Likely outcome if a child under 5 is injured	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%		
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100			
	Repair/replace jamming/poorly operating door(s)	Y	N	Raise doorway height where less than 1.9m				Y	N					Y	N
	Repair/replace jamming/poorly operating window(s)	Y	N	Raise/alter ceiling beam arrangement where <1.9m				Y	N					Y	N
	Replace windows that project over path/walk ways	Y	N	Relocate poorly positioned door				Y	N					Y	N
	Install safety glazing where not present	Y	N	Close unprotected gaps (e.g. banisters >100mm)				Y	N					Y	N

Hazard title		Likelihood												
		1800	1000	560	320	180	100	56	32	18	6	2		
Class1 Extreme	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%	
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		

Hazard title		Likelihood												
		1800	1000	560	320	180	100	56	32	18	6	2		
Class1 Extreme	Class1 Extreme	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%	
	Class2 Severe	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
	Class3 Serious	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		