

WINTER CONFERENCE Nov 2022



Kirsty Nugent & Stanley de Bunsen Standing in for Luke Spanton Department for Levelling Up, Housing and Communities.



Luke is the Head of Private Rented Sector Health, Safety, Quality and Net Zero at the Department for Levelling Up, Housing and Communities. He is working on the review of the Housing Health and Safety Rating System (HHSRS) and the introduction of a Decent Homes Standard in the sector. He also leads on Houses in Multiple Occupation (HMOs).

Luke is a qualified Environmental Health Officer and before he joined DLUHC, four years ago, he spent his career in private rented sector enforcement. **Kirsty Nugent**

Stanley de Bunsen



Proposals to create a fairer and better quality private rented sector

Luke Spanton





The Housing Health and Safety Rating System review





What is the HHSRS?



The Housing Health and Safety Rating System review

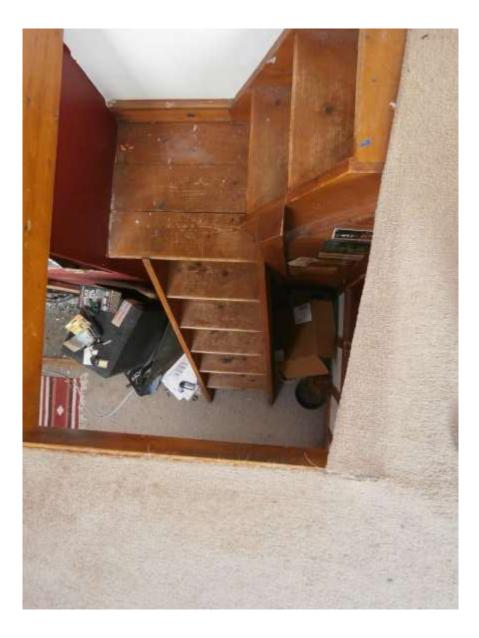
The HHSRS assesses the likelihood of a harmful event and the outcomes of that event. An assessment might show that a fire is very likely (e.g. because a flat is heated by unguarded, antiquated gas fires) and that the outcomes of the fire would be serious (e.g. because there are no smoke detectors and the only way to escape is through the room with the dangerous fires).

Based on the assessment, the hazard is categorised:

- If hazards at the serious 'category 1' level (most dangerous) are found in privately rented properties the LA must take enforcement action.
- To meet the Decent Homes Standard, social housing must be free from category 1 hazards.
- Everything else is 'category 2'. LAs have a power to take action in these cases.























Why review the HHSRS?





- Stakeholders told us it was complicated and inefficient
 - Appreciated links between housing and health
 - Allows properties to be assessed on their merits
- External researchers contracted
 - Sourced expertise, worked with academics
 - Sounding board monitored outcomes





Outputs of the review

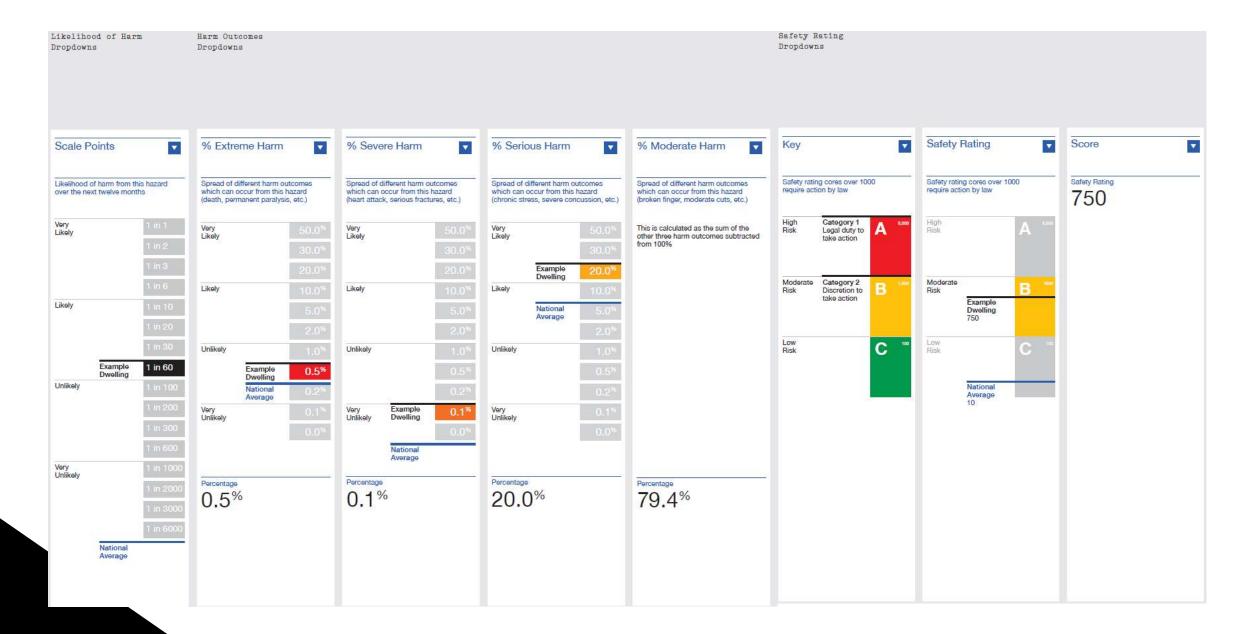


 Make the assessment process more efficient for LAs and nore accessible to landlords and tenants Amalgamated and reduced the number of hazards assessed. Simpler means of banding the results of HHSRS assessments. Produced a checklist that can be used to make an initial assessment of whether a property contains serious hazards. 	 Ensure assessments are consistent, quick and a solid base for effective enforcement Revised operating and Enforcement Guidance Comprehensive set of new case studies produced Tailored guidance written for all stakeholders Analysis of a potential digital assessment tool Reviewed training requirements and competency frameworks.
 Aake sure the risk of fire in tall buildings can be assessed Extra work on the Fire hazard. Recommended amalgamating it with 'Explosions in Dwellings'. 'Relevant matters affecting likelihood and harm outcome' updated with specific minimum standards. 	 Give the outcomes of the review a firm foundation and legitimacy Extensive stakeholder engagement In-depth literature reviews for each of the project outputs and workstreams. Multi-method approach to engagement, using a combination of regional online focus groups, one-to-one interviews and published online surveys. Over 1,000 stakeholders with specialist experience and relevance to the HHSRS and housing sector contributed to the consultation.



Old hazard	New hazard (not necessarily new order)		Updated Case Studies	New Case Studies
1. Damp and mould	1.	Damp and mould	3	4
2. Excess cold	1.	Excess cold	3	4
3. Excess heat	1.	Excess heat	1	2
4. Asbestos	1.	Asbestos	2	1
5. Biocides	1.	Chemical and combustion-related air pollutants	1	2
6.1 Carbon monoxide			1	
6.2 Nitrogen dioxide			1	
6.3 Sulphur dioxide				
9. Uncombusted fuel gas			1	
10. VOCs			1	
7. Lead	1.	Lead	1	0
8. Radiation	1.	Radiation	3	0
11. Crowding and space	1.	Crowding and space	2	3
12. Entry by intruders	1.	Entry by intruders	1	1
13. Lighting	1.	Lighting	1	1
14. Noise	1.	Noise	2	1
15. Domestic hygiene		. Domestic hygiene	1	2
16. Food safety	1.		1	
17. Personal hygiene			2	
18. Water supply	1.	Water supply	1	0
19. Falls – baths	1.	Falls on the level	1	2
20. Falls on level			2	
21. Falls stairs and steps	1.	Falls stairs and steps	4	1
22. Falls between levels	1.	Falls between levels	4	1
23. Electrical hazards	1.	Electrical hazards	0	5
24. Fire		Fire & explosions	2	6
27. Explosions	1.		0	
25. Hot surfaces/ materials	1.	Hot surfaces/materials	3	1
26. Collision & entrapment	1	Collisions, entrapment, and ergonomics	2	1
28. Poor ergonomics	1.	consions, entrapment, and ergonomics	1	
29. Structural collapse	1.	Structural collapse	2	1
Number of WEs			50	39









Next Steps





- ➢ Wider PRS reform
- Analyse responses to DHS consultation
- > Talk to stakeholders
- Legislation affirmative Statutory Instrument
- Publish guidance and case studies



Questions

Contact Luke Spanton Department for Levelling Up, Housing and Communities Luke.Spanton@levellingup.gov.uk

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