

A person in a dark suit and purple shirt is holding a small, colorful toy house in their hand. The house is white with blue and pink accents. The background is blurred, showing a desk with a notebook and a pen.

The National HMO Network

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



Department for Levelling Up,
Housing & Communities

The Housing Health and Safety Rating System review



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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.











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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



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Outputs of the review

<p>Make the assessment process more efficient for LAs and more accessible to landlords and tenants</p> <ul style="list-style-type: none"> • 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. 	<p>Ensure assessments are consistent, quick and a solid base for effective enforcement</p> <ul style="list-style-type: none"> • 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.
<p>Make sure the risk of fire in tall buildings can be assessed effectively</p> <ul style="list-style-type: none"> • 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. 	<p>Give the outcomes of the review a firm foundation and legitimacy</p> <ul style="list-style-type: none"> • 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
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	1. Domestic hygiene	1	2
16. Food safety		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	1. Fire & explosions	2	6
27. Explosions		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	
29. Structural collapse	1. Structural collapse	2	1
Number of WEs		50	39

Likelihood of Harm
Dropdowns

Harm Outcomes
Dropdowns

Safety Rating
Dropdowns

Scale Points

Likelihood of harm from this hazard over the next twelve months

Very Likely	1 in 1
	1 in 2
	1 in 3
	1 in 6
Likely	1 in 10
	1 in 20
	1 in 30
Unlikely	Example Dwelling 1 in 60
	1 in 100
	1 in 200
	1 in 300
	1 in 600
Very Unlikely	1 in 1000
	1 in 2000
	1 in 3000
	1 in 6000

National Average

% Extreme Harm

Spread of different harm outcomes which can occur from this hazard (death, permanent paralysis, etc.)

Very Likely	50.0%
	30.0%
	20.0%
Likely	10.0%
Unlikely	5.0%
	2.0%
	1.0%
Very Unlikely	Example Dwelling 0.5%
	National Average 0.2%
	0.1%
	0.0%

Percentage
0.5%

% Severe Harm

Spread of different harm outcomes which can occur from this hazard (heart attack, serious fractures, etc.)

Very Likely	50.0%
	30.0%
	20.0%
Likely	10.0%
Unlikely	5.0%
	2.0%
	1.0%
Very Unlikely	0.5%
	Example Dwelling 0.1%
	National Average 0.0%

Percentage
0.1%

% Serious Harm

Spread of different harm outcomes which can occur from this hazard (chronic stress, severe concussion, etc.)

Very Likely	50.0%
	30.0%
	Example Dwelling 20.0%
Likely	10.0%
Unlikely	National Average 5.0%
	2.0%
	1.0%
Very Unlikely	0.5%
	0.2%
	0.1%
	0.0%

Percentage
20.0%

% Moderate Harm

Spread of different harm outcomes which can occur from this hazard (broken finger, moderate cuts, etc.)

This is calculated as the sum of the other three harm outcomes subtracted from 100%	
Very Likely	50.0%
	30.0%
	20.0%
Likely	10.0%
Unlikely	5.0%
	2.0%
	1.0%
Very Unlikely	0.5%
	0.2%
	0.1%
	0.0%

Percentage
79.4%

Key

Safety rating cores over 1000 require action by law

High Risk	Category 1 Legal duty to take action	A 5,000
Moderate Risk	Category 2 Discretion to take action	B 1,000
Low Risk		C 100

Safety Rating

Safety rating cores over 1000 require action by law

High Risk	A 5,000
Moderate Risk	B 1,000
Low Risk	C 100
	Example Dwelling 750
	National Average 10

Score

Safety Rating
750



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Next Steps



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- 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

Kirsty Nugent

Kirsty.Nugent@levellingup.gov.uk

Stanley de Bunsen

Stanley.deBunsen@levellingup.gov.uk

