

Buy-To-Let the 29 HHSRS Observations - Site Notes	
Date :	Address :
1.Damp and Mould	This category covers threats to health associated with increased prevalence of house dust mites and mould or fungal growths resulting from dampness and/or high humidities. It includes threats to mental health and social well-being which may be caused by living with the presence of damp, damp staining and/or mould growth.
2.Excess Cold	A healthy indoor temperature is around 21°C. Although cold is not generally perceived until the temperature drops below 18°C a small risk of adverse health effects begins once the temperature falls below 19°C. Serious health risks occur below 16°C with a substantially increased risk of respiratory and cardiovascular conditions. Below 10°C the risk of hypothermia becomes appreciable, especially for the elderly.
3.Excess Heat	As temperatures rise, thermal stress increases, initially triggering the body's defence mechanisms such as sweating. High temperatures can increase cardiovascular strain and trauma, and where temperatures exceed 25°C, mortality increases and there is an increase in strokes. Dehydration is a problem primarily for the elderly and the very young.
4.Asbestos	The health risks from asbestos exposure are associated with inhalation. Use of asbestos was banned in the UK in 1999 but you can still find it in many properties. Landlords should assume that asbestos is present in all pre-2000 buildings. If it's in good condition and not damaged or disturbed then it shouldn't present a risk. Risks from ingestion and skin contact are minimal. Manufactured Mineral Fibres (MMF) include rockwool and glass fibre blanket, which provide thermal and acoustic insulation. MMF are skin, eye and respiratory irritants, and there have been isolated reports of respiratory problems and dermatitis associated with exposure to MMF in the home.
5.Biocides	Biocides are intended to prevent growth or development of insects, fungi, moulds and bacteria, or kill those already present. The potential for harm to human health varies depending on the particular biocide. The main health risk is from inhalation, although skin contact and ingestion may also be an issue, particularly for small children.
6.Carbon Monoxide	At high concentrations carbon monoxide can cause unconsciousness and death. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 require that a carbon monoxide alarm is installed in any room containing a solid fuel burning appliance.
7.Lead Pipes	Lead is a heavy metal, which, when ingested accumulates in the body, and has toxic effects on the nervous system, cognitive development and blood production. Continual exposure at low levels has been shown to cause mental retardation and behavioural problems in children. Lead pipes should be replaced with plastic or copper alternatives. Flaking or loose lead paint should be safely removed and any remaining paint covered with a new coat of paint.

8.Radiation	Radon gas, the most common form of natural radiation, is the second most important cause of lung cancer after smoking, and most radon exposure occurs at home. Risk estimates suggest that up to one in 20 cases of lung cancer in the UK can be attributed to residential radon exposure, and this figure will be higher in some areas. This amounts to around 3,000 lung cancer deaths per year, of which 1,000 are in non-smokers. High concentrations of radon can usually be dissipated by increasing underfloor ventilation and adding house "positive pressure" systems.
9.Uncombusted Fuel Gas	Fuel gases can cause asphyxiation, the most likely cause being from faulty appliances. The Gas Safety (Installation and Use) Regulations 1998 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe, and require that an annual gas safety check is carried out within 12 months of the installation of a new appliance or flue and annually thereafter by a Gas Safe Registered engineer. Failure to provide the CP12 Gas Safety Certificate is a criminal offence.
10.VOC	Volatile Organic Compounds - Care should be taken not to confuse the source of the odour with other problems, such as faulty gas appliances, and to eliminate sources which may have been introduced by the occupier.
11.Crowding and Space	Within a dwelling there should be sufficient space for the separation of different household activities, either by physical separation or by a clearly defined space within a larger space. The degree of separation is partly dependent on the number of people who can be expected to share the space, and whether or not they are expected to be part of the same household.
12.Entry by Intruders	The dwelling should be capable of being secured against unauthorised entry, which will both delay and deter intruders and will make the occupants feel safer. The design of the building and its curtilage should include clearly defensible space. The use of window locks or deadlocks, burglar alarms, security lights and window grilles reduce risk of an occurrence considerably. Spy holes and chains on entrance doors can help.
13.Lighting	The layout of the dwelling, particularly living rooms and kitchens, and of recreation space, should allow access for sunlight. Basement and sub-ground level rooms can pose particular problems, and there should be sufficient adequate open space outside the window to allow for adequate light penetration. Artificial light is particularly important where domestic tasks require adequate light, for example in the kitchen over worktops, sinks and cookers.
14.Noise	Noise in the home is a common complaint; a national noise attitude survey found that one in three people said that environmental noise disturbed their home lives to some extent.
15.Domestic Hygiene	This category covers hazards which can result from poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic, access into, and harbourage within, the dwelling for pests and inadequate and unhygienic provision for storing and disposal of household waste.
16.Food Safety	Kitchen facilities should be in a properly designed room or area, laid out so as to make safe and hygienic preparation and cooking of food easy, so reducing the risk of food poisoning and promoting safe practice.

17. Personal Hygiene, Sanitation and Drainage	This category covers threats of infection and threats to mental health associated with personal hygiene, including personal washing and clothes washing facilities, sanitation and drainage.
18. Water Supply	Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All man-made hot and cold water systems are likely to provide an environment where Legionella can grow.
19. Falls associated with baths etc	Baths and showers should be stable and securely fitted, provide for slip resistance and incorporate safety features such as handles or grab rails and side positioning of taps and waste controls. The layout of a bathroom and of the appliances should allow for ease of use of each appliance, including sufficient functional space to enable users (including an adult assisting a child) to be able to undress, dry themselves and dress without increasing the likelihood of a fall.
20. Falling on level surfaces where the level changes less than 300mm	Effective drainage of surface water is important for outdoor paths and yards to reduce the chances of occurrences because of ponding of water, and in adverse weather, patches of ice. Each room and part of a dwelling should have sufficient space and be laid out so as to allow for the carrying out of appropriate tasks and manoeuvres without increasing the chances of a slip. Adequate lighting will enable users to identify any obstructions and any trip steps or projecting thresholds.
21. Falling on stairs where the level change is greater than 300mm	Accidents are nearly twice as likely on stairs consisting of straight steps with no winders or intermediate landings. The length of flight of stairs or of slopes may increase the seriousness of the outcome by increasing the possible distance of a fall.
22. Falling between levels	The ease of opening windows, the distance they can be opened, the height of the sill and the design of the opening light will all have a bearing on the possibility of an occurrence. Guarding (e.g. balustrade) should be provided to balconies and landings to prevent falls.
23. Electrical Hazards	It is the Landlord's responsibility to ensure that the electrical installation and appliances provided by the landlord are safe when the tenancy begins and are in proper working order throughout the tenancy. For all HMOs (not just licensable HMOs) there is an obligation to have fixed electrical installations in every HMO inspected and tested at intervals not exceeding 5 years by a qualified electrician. A certificate must be obtained. The Electrical Safety Council now recommends in that for ANY rented property inspections/tests of the installation by a qualified electrician are carried out at least every 5 years or on a change of tenancy. They recommend portable appliance testing (PAT) of any portable electrical appliances which the landlord provides under the tenancy are safe at the point of letting, and at periodic intervals after that.

<p>24.Fire Hazards</p>	<p>Landlords must ensure that there is at least one smoke alarm on every storey of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance. And the landlord must make sure that the alarms are in working order at the start of each new tenancy.</p> <p>Landlords must carry out a Fire Risk Assessment which should be periodically reviewed, and ensure that escape routes are kept clear and accessible. Advice can be obtained from your local Fire and Rescue Service.</p> <p>The Fire and Rescue Authority Issue alterations, enforcement or prohibition notices for failures to adequately ensure fire safety, and failure to comply with such a notice can result in unlimited fines and up to 2 years imprisonment.</p>
<p>25.Flames, hot surfaces etc.</p>	<p>Around 50% of severe burn and scald injuries to young children happen in the kitchen. The most common items involved in these accidents are cups and mugs of hot drinks, kettles, teapots, coffee pots, saucepans, cookers and chip pans and deep fryers.</p>
<p>26.Collisions and entrapment</p>	<p>Window opening lights should not project over pathways to obstruct the passage of those using the path.</p> <p>Doors and windows should be maintained in repair, with particular attention to items such as sash cords, to avoid increasing the risk of an occurrence. Self-closers on doors should be adjusted so as not to cause over-vigorous closing.</p> <p>Safety glazing should be provided in doors and windows in vulnerable locations.</p>
<p>27.Explosions</p>	<p>The Gas Safety (Installation and Use) Regulations 1998 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe, and require that an annual gas safety check is carried out within 12 months of the installation of a new appliance or flue and annually thereafter by a Gas Safe Registered engineer.</p> <p>Failure to provide the CP12 Gas Safety Certificate is a criminal offence and landlords can face fines of up to £6000 or 6 months in prison for failure to provide this material to their tenants.</p>
<p>28.Position and operability of amenities</p>	<p>The layout of the dwelling and in particular the kitchen and bathroom should be such as to make use convenient and easy, as well as safe, and should facilitate cleaning.</p>
<p>29.Structural Collapse and Falling Elements</p>	<p>Landlords have a duty to maintain their properties in a proper and safe condition and should regularly inspect them to identify unsafe features which could result in harm.</p>