

**Isle of Wight
Housing and Community Services**

HOUSING RENEWAL

HOUSES IN MULTIPLE OCCUPATION

AMENITY & FACILITY GUIDELINES

**Housing Health & Safety Rating System
HHSRS SYNOPSIS**



1. HOUSING HEALTH AND SAFETY RATING SYSTEM

The following guide indicates the areas of concern which the rating system covers in relation to amenities; and which could be considered during each inspection of a property.

1.1 Domestic Hygiene, Pests and Refuse

- a) poor design, layout and construction such that the dwelling cannot be readily kept clean and hygienic;
- b) access into, and harbourage within, the dwelling for pests; and
- c) inadequate and unhygienic provision for storing and disposal of household waste.

1.2 Food Safety

1.2.1 Storage

- a) Food storage facilities – the absence of properly designed facilities of adequate size for the household.
- b) Impervious surfaces – lack of smooth, easily cleansed surfaces.
- c) Disrepair to storage facilities – or dampness to the facilities.
- d) Space for fridge and freezer – lack of appropriately sited space for a refrigerator and freezer.
- e) Power sockets – lack of sufficient power socket outlets.

1.2.2 Preparation

- f) Sink provision – the absence of a kitchen sink, with a separate supply of cold drinking and hot water for each household.
- g) Drainer to sink – the absence of a drainer to each sink or the absence of a dual sink.
- h) Kitchen worktops – the lack of sufficient worktops with adjacent power sockets.
- i) Disrepair – to the sinks, drainers or worktops.

1.2.3 Cooking

- j) Provision for cooking – the absence of cooking facilities, including an oven and hob.
- k) Size of cooking facilities – inadequately sized oven and/or hob having regard to the number and size of the (potential) household(s).
- l) Disrepair to cooking facilities – defects or disrepair to the oven and/or hob.
- m) Space for cooking facilities – the absence of sufficient space for the installation of an oven and/or hob.

1.3 **Design, layout and state of repair**

- n) Kitchen floor – uneven, porous, damp, or otherwise defective surface to the floor of the kitchen area.
- o) Walls and ceilings – uneven, damp, or otherwise defective walls or ceiling surfaces.
- p) Impervious finishes – lack of such finishes adjacent to a cooker, sink, a drainer or a worktop.
- q) Defective seal – between a sink, a drainer, or a worktop and the adjacent wall surface.
- r) Kitchen lighting – inadequate or inappropriate natural or artificial lighting to the kitchen area.
- s) Ventilation – inappropriate or defective means of ventilation of the kitchen area.

1.4 **Personal hygiene**

- a) Bath or showers – lack of sufficient and/or appropriately sited baths or showers for the number of occupants or potential occupants.
- b) Wash-hand basins – lack of sufficient and/or appropriately sited wash hand basins for the number of occupants or potential occupants.
- c) Hot and cold water supply – inadequate supplies of hot and cold water (or water at a controlled temperature) to each bath, shower and wash hand basin.
- d) Kitchen sink – the lack of a sink for each household with separate supplies of cold and hot water.
- e) Clothes drying facilities – the lack of sufficient and/or appropriately sited facilities in the dwelling or building.
- f) Disrepair to facilities – disrepair or defects to, or associated with, a bath, shower, wash hand basin, hot or cold water supply, sink or clothes drying facility.
- g) Inadequate lighting – to the room containing the personal washing facilities.
- h) Shared facilities – personal hygiene facilities shared by more than one household.

1.5 **Sanitation facilities**

- a) Sewage system – none or an obsolete means for the sanitary collection and removal of human excreta from the dwelling.
- b) Sanitary provision – insufficient numbers of sanitary closets (whether water, composting or chemical) for the numbers in occupation.
- c) Sanitary closet siting – inappropriate or inconvenient location of a sanitary closet.
- d) Disrepair of sanitary closet – cracked or otherwise non-impervious bowl to a water closet or other sanitary appliance.
- e) Water to water closet – inadequate supply of water to the flushing cistern serving a water closet.

- f) Effective flush – defective mechanism to a flushing cistern serving a water closet.
- g) Macerator defects – defective mechanism to a water closet.
- h) Earth closet defects – ineffective means of supplying deodorising earth or similar material to an earth closet.
- j) Seat/lid to sanitary closet – missing or non-impervious seat and/or lid to a sanitary closet.
- k) Ventilation to compartment – inadequate ventilation to the compartment or room housing a sanitary closet.
- l) Unhygienic compartment – defective design, construction and/or maintenance of the surfaces to the walls and floor of the compartment resulting in them not being capable of being kept clean and hygienic.
- m) Inadequate lighting – to the compartment or room containing a sanitary closet.
- n) Door to compartment – missing or defective door to the compartment.
- o) Adjacent wash hand basin – lack of a wash hand basin in the room, compartment or immediately adjacent room.

1.6 **Drainage**

- a) Soil and waste pipe provision – the lack of an adequately sized soil or waste pipe connected to a water-using facility able to carry foul or waste water safely to the drainage system.
- b) Pipe defects – defects to a soil or waste pipe serving a water using facility.
- c) Traps and water seals – the lack or disrepair of a trap and water seal.
- d) Ventilation of pipes – inadequate ventilation to a soil or waste pipe.
- e) Disrepair to system – defects to the foul or waste water drainage systems.
- f) Private sewage system – missing or defective private foul sewage treatment system or private foul sewage storage cistern.
- g) Soakaway – missing, defective or badly located soakaway for surface water.
- h) Surface water drainage – inadequate or defective drainage.
- j) Recycling system – defects to greywater or rainwater recycling system.

1.7 **Water Supply for Domestic Purposes**

- a) Water supply tap – lack of a tap for drawing wholesome water for drinking within the dwelling.
- b) Intermittent supply – regular or prolonged interruption of supply.
- c) Water pressure – water delivered to taps at inappropriate pressure.
- d) Water temperature – water stored at an inappropriate temperature.
- e) Defective pipework etc. – inappropriate materials used for pipework, storage tanks, or fittings.
- f) Contamination of tanks – inadequate protection against contamination of water storage tanks.
- g) Water filter defects – poor maintenance of water filters.
- h) Water softening system – poor maintenance of water softening system.

1.8 **Falls associated with Baths etc**

- a) Poor friction – of the internal surface of a bath or shower.
- b) Siting of taps, wastes, light switches and other controls– inappropriate siting increasing the risk of falls.
- c) Handles and grab rails – lack of, or insecurely fitted.
- d) Unstable appliance – unstable fitting of bath, shower, water closet basin, or wash hand basin.
- e) Inadequate space – for the functional area immediately adjacent to the appliance.
- f) Inadequate lighting – lack of adequate natural or artificial lighting.
- g) Glare – from natural or artificial lighting.
- h) Space heating – inadequate means of heating the bathroom.

This Section indicates the type and form of deficiencies, relating to amenities and facilities, that if found through survey will trigger either informal or formal action, dependant on the probability of an occurrence (during the twelve months following the assessment) that could cause harm; and the range of possible harm outcomes (i.e. Classes of Harm) which could result from such an occurrence, in relation to the vulnerable age range for the particular hazard.