

English House Condition Survey 2007/08



help build the picture

Serial number label

Surveyor

Surveyor Number

1. Survey record

	Visit 1		Visit 2		Visit 3		Visit 4		Visit 5	
Visit made	Y	N	Y	N	Y	N	Y	N	Y	N
Was this a booked appointment?	Y	N	Y	N	Y	N	Y	N	Y	N
	Day	Month	Day	Month	Day	Month	Day	Month	Day	Month
Record date of this call <i>(24 hour clock)</i>										
	Hr	mm	Hr	mm	Hr	mm	Hr	mm	Hr	mm
Start time										
Finish time										
Outcome										
Full/completed survey	1		1		1		1		1	
Partial survey/comeback to finish	2		2		2		2		2	
Partial survey then refusal	3		3		3		3		3	
Refusal on doorstep	4		4		4		4		4	
HQ refusal after surveyor visit			5		5		5		5	
Household missed appointment - no contact	6		6		6		6		6	
Household missed appointment - rescheduled	7		7		7		7		7	
Surveyor missed appointment - no contact	8		8		8		8		8	
Surveyor missed appointment - rescheduled	9		9		9		9		9	
Speculative call - no contact	10		10		10		10		10	
Speculative call - appointment scheduled	11		11		11		11		11	
HMO referred to Regional Manager	12		12		12		12		12	
Address untraceable	13		13		13		13		13	
Dwelling derelict	14		14		14		14		14	
Dwelling demolished	15		15		15		15		15	
No longer usable as dwelling	16		16		16		16		16	
Other reason for non-survey	17		17		17		17		17	
HQ USE ONLY - Lost/written off	18		18		18		18		18	

2. Dwelling identification

Is the dwelling address passed on to you by the interviewer a single dwelling?

Y N

Is address

Part of dwelling
1

More than one dwelling
2

Dwelling with non-residential
3

Number of addresses at dwelling

Number of dwellings at address

Number of dwellings at address

Address surveyed same as that passed on by interviewer

Y N

Go to Section 3

Notify MMBL helpline of amended address

Reason for non survey:

3. Dwelling description and occupancy

Type of occupancy (clarify with household)	Single family dwelling 1	Shared house 2	Household with lodgers 3	Bedsits or flatlets 4	Purpose built with shared amenities 5	Hostel/ B&B 6
	Close with household and refer address to RM					

Dwelling type (clarify with household)

House/bungalow					Flat		
End terrace 1	Mid terrace 2	Semi detached 3	Detached 4	Temporary 5	Purpose built 6	Converted 7	Non residential plus flat 8

Tenure (clarify with household)

Owner occupied 1	Private rented 2	Local authority 3	Housing association (RSL) 4
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Construction date (clarify with household)

Pre 1850 1	1850-1899 2	1900-1918 3	1919-1944 4	1945-1964 5	1965-1974 6	1975-1980 7	1981-1990 8	1991-1995 9	1996-2002 10	Post 2002 11
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Occupancy (ask where possible)

Occupied 1	Vacant						
	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition 4	Being modernised 5	New never occupied 6	Being used for other purpose 7	Other (specify) 8
If occupied: how long have the current occupants lived here? Years Months <input type="text"/> <input type="text"/>			If vacant: how long has the dwelling been vacant? Years Months <input type="text"/> <input type="text"/>				
							Is the dwelling boarded up/secured? Y N <input type="text"/> <input type="text"/>

Permanent residence?

Yes 1	No - second home 2	No - holiday home 3
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If occupants have moved in within the last 6 months, ask for date:-

Day Month Year
 | |

Source of information on tenure and occupancy

Occupant 1	Neighbour 2	Caretaker/ warden/agent 3	Estimate/ appearance 4	Other (specify): 5
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IDENTIFY MODULE NOW

4. Module associated with the address surveyed

House (single unit) 1	Converted building (multiple units) 2	Purpose built flats (multiple units) 3
Have all the accommodation units exclusive use of key amenities?		
Yes - sole use 1	Mix (e.g. some sole use, some shared amenities) 2	No (all units share at least one amenity) 3
Number of units with exclusive use of amenities		<input type="text"/>
Number of units which share amenities		<input type="text"/>

Go to Section 5

5. Interior

Does room exist?	Living room	Kitchen	Bedroom	Bathroom	Circulation
	Y N	Y N	Y N	Y N	Y N
Level (B, G, 1, 2, 3 etc)					
Function (L, K, S, T, D, B, U, C, X)					
Room inspected?	Y N	Y N	Y N	Y N	Y N
Ceiling height (metres)	•	•	•	•	•
Width (metres)	•	•	•		
Depth (metres)	•	•	•		

Ceilings (answer in tenths)

Faults?	Y N	Y N	Y N	Y N	Y N
Take down and renew					
Isolated repair, fill cracks					
Leave					

Floors (answer in tenths)

Solid floors?	Y N	Y N	Y N	Y N	Y N
Faults?	Y N	Y N	Y N	Y N	Y N
Replace structure					
Replace only boards or screed					
Leave					

Walls (answer in tenths)

Faults?	Y N	Y N	Y N	Y N	Y N
Rebuild partition wall					
Hack-off, replaster					
Isolated repair, fill cracks					
Leave					
Dry lining present?	Y N	Y N	Y N	Y N	Y N
Internal insulation	Y N	Y N	Y N	Y N	Y N

Doors (answer in numbers)

Faults?	Y N	Y N	Y N	Y N	Y N
Renew					
Repair/rehang					

Windows/Frames

Faults?	Y N	Y N	Y N	Y N	Y N
Means of escape?	Y N	Y N	Y N	Y N	Y N
Secondary glazing for sound insulation?	Y N	Y N	Y N	Y N	Y N

Heating & Services

CH/prog. appliance?	Y N	Y N	Y N	Y N	Y N
Fixed other heater?	Y N	Y N	Y N	Y N	Y N
Fluorescent/low energy lighting?	Y N	Y N	Y N	Y N	Y N

Defects

	Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Rising (ground level) damp	Y	Y	Y	Y	Y	Y
Penetrating (higher level) damp	Y	Y	Y	Y	Y	Y
Serious condensation/mould growth	Y	Y	Y	Y	Y	Y
Inadequate natural light	Y	Y	Y	Y	Y	Y
Inadequate artificial light	Y	Y	Y	Y	Y	Y
Inadequate room ventilation	Y	Y	Y	Y	Y	Y
Inadequate appliance ventilation	Y	Y	Y	Y	Y	Y
Wood boring insect attack	Y	Y	Y	Y	Y	Y
Dry/wet rot	Y	Y	Y	Y	Y	Y
Evidence of mice	Y	Y	Y	Y	Y	Y
Evidence of rats	Y	Y	Y	Y	Y	Y

Integral garage	Integral balcony	Extra room 1	Extra room 2	Extra room 3	Extra room 4	Extra room 5	Extra room 6	Extra room 7	Habitable rooms (specify No)
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	
									Separable units?
									Y N

Stairs within dwelling

Present?	Y N
Open Plan?	Y N
Faults?	Y N
Replace structure	Y
Replace treads	Y
Replace balustrades	Y
Repair/refix treads/balustrades	Y

Security of dwelling

	High	Fairly high	Fairly low	Low	Very low	Not Applic
Main entrance door	1	2	3	4	5	
Other external doors	1	2	3	4	5	8
Accessible windows	1	2	3	4	5	8

Burglar alarm present?	Y N
Door viewer present?	Y N
Smoke detector(s)	Y N

Accessibility

Flush threshold <15mm?	Y N
Room on entrance level suitable for bedroom?	Y N
Bathroom at entrance level?	Y N
WC at entrance level?	Y N
Change in floor level/trip steps at entrance level?	Y N
Doorsets and circulation meet part M?	Y N
Straight stairs with landings >900mm?	Y N

Adaptations for disabled people

Ramps?	Y N
Grab rails?	Y N
Stair lift/thru floor lift?	Y N
Hoists?	Y N
Electrical modifications?	Y N

Health and Safety Rating System

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Fire	1	2	3
Flames, hot surfaces, etc	1	2	3
Damp and mould growth		2	3
Entry by intruders	1	2	3
Noise	1	2	3
Collisions and entrapment	1	2	3

If '3', score HHSRS in Section 22

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Excess heat	1	2	3	4
Lighting	1	2	3	4
Domestic hygiene, pests and refuge	1	2	3	4

Describe 'extreme risk' in Section 22

Rats and Mice

Traps seen?	Y N
Chemicals seen?	Y N
Other visual evidence?	Y N
Told about it?	Y N

5. Interior – amenities

Drinking water supply pipework

Before stopcock?

After stopcock?

Pipework seen		Lead present		Mains	
Y	N	Y	N	Y	N
Y	N	Y	N		

Kitchen amenities

Cold water drinking supply?

Hot water?

Sink?

Fixed waste?

Cooking provision?

Cupboards?

Worktop

Extractor fan?

Washing Machine?

Tumble Dryer?

Refrigerator?

	Present		Working		None	Action			
	Y	N	Y	N		Minor Repair	Major Repair	Replace	Install
Cold water drinking supply?	Y	N	Y	N	1	2	3	4	5
Hot water?	Y	N	Y	N	1	2	3	4	5
Sink?	Y	N	Y	N	1	2		4	5
Fixed waste?	Y	N	Y	N	1	2		4	5
Cooking provision?	Y	N	Y	N	1	2	3	4	5
Cupboards?	Y	N	Y	N	1	2	3	4	5
Worktop	Y	N	Y	N	1	2	3	4	5
Extractor fan?	Y	N	Y	N					
Washing Machine?	Y	N	Y	N					
Tumble Dryer?	Y	N	Y	N					
Refrigerator?	Y	N	Y	N					

Y	N	Adequate cooker space?
Y	N	Adequate cupboard units?
Under 1.5m	1.5-3m	Over 3m
1	2	3

Worktop (metres)

Safety and Hygiene - Defective?

Space	Y	N
Layout	Y	N
Cleanability	Y	N

Kitchen adapted for disabled use? Y N

Kitchen amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
7	1	2	3	4	5	6

Actual date of kitchen refurbishment (if known)

Bathroom amenities

Bath/shower?

Wash hand basin?

W.C.?

Extractor fan in bathroom?

	Present		Working		Hot & cold water		None	Action				Floor			
	Y	N	Y	N	Y	N		Minor repair	Major repair	Replace	Install	B	B	G	G
Bath/shower?	Y	N	Y	N	Y	N	1	2		4	5	B	B	G	G
Wash hand basin?	Y	N	Y	N	Y	N	1	2		4	5	B	B	G	G
W.C.?	Y	N	Y	N			1	2	3	4	5	B	B	G	G
Extractor fan in bathroom?	Y	N	Y	N											

Badly located?	Y	N
No. of external surfaces		
Internal?	Y	N
Close to whb?	Y	N
In bathroom?	Y	N
If WC not in bathroom: Extractor fan?	Y	N

Safety and Hygiene - Defective?

Space	Y	N
Layout	Y	N
Cleanability	Y	N
Location	Y	N

Bathroom adapted for disabled use? Y N

Bathroom amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
7	1	2	3	4	5	6

Actual date of bathroom refurbishment (if known)

Secondary amenities

Second kitchen?

Second bath/shower?

Second wash hand basin?

Second W.C.?

	Present		Working		Hot & cold water		None	Action				Floor				In bedroom/en-suite
	Y	N	Y	N	Y	N		Minor repair	Major repair	Replace	B	B	G	G		
Second kitchen?	Y	N			Y	N	1	2	3	4	B	B	G	G		
Second bath/shower?	Y	N	Y	N	Y	N	1	2	3	4	B	B	G	G	Y	N
Second wash hand basin?	Y	N	Y	N	Y	N	1	2	3	4	B	B	G	G	Y	N
Second W.C.?	Y	N	Y	N			1	2	3	4	B	B	G	G	Y	N

Internal?	Y	N
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Housing Health and Safety Rating System (hazards relate to whole dwelling interior)

Hazards that may require scoring

Falls associated with baths etc.

Significantly lower risk than average	Average risk	Significantly higher risk than average
1	2	3

If '3', score HHSRS in Section 22

Other hazards that may pose an extreme risk

Water Supply
Food Safety
Personal hygiene, sanitation and drainage
Position and operability of amenities

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

Describe 'extreme risk' in Section 22

5. Interior - Primary services

Gas system

		Action			
		None	Minor Repair	Major Repair	Replace
Present?	<input type="checkbox"/> Y <input type="checkbox"/> N	1	2	3	4
Mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N				

Housing Health and Safety Rating System (HHSRS)		Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Uncombusted fuel gas		1	2	3	4
Explosions		1	2	3	4
Describe 'extreme risk' in Section 22					

Electrical system

Present?	<input type="checkbox"/> Y <input type="checkbox"/> N	Normal mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N	Off-peak supply?	<input type="checkbox"/> Y <input type="checkbox"/> N
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Location of meters	Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
	1	2	3	4	5

Type of wiring	Lead or rubber covered	PVC sheathed		Mixture	Unknown
	1	2		4	5

Earthing wires	Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
	1	2		4	5

Consumer unit arrangement	Separate fuse boxes for each circuit	One or two "covered boxes"	One or two "accessible boxes"	Mixture	Unknown
	1	2	3	4	5

Overload protection	Wire fuses	Cartridge fuses	MCB's	Mixture	Unknown
	1	2	3	4	5

Personal protection	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
	1	2	3	4	5

Power sockets	Round 2 or 3 pin	Square 3 pin		Mixture	Unknown
	1	2		4	5

Lighting circuits	Wooden mounting blocks	Flush mounted switches or roses		Mixture	Unknown
	1	2		4	5

		None	Minor Repair	Major Repair	Replace	Install
Action		1	2	3	4	5

Housing Health and Safety Rating System (HHSRS)		Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Electrical safety		1	2	3	4
Describe 'extreme risk' in Section 22					

5. Interior – space heating

Primary heating

Present? Y N

Main heat source in winter? (ask household) Y N

Location of system

Individual 1	Communal system		
	Estate 2	Block 3	Group of dwellings 4

If communal, number of dwellings served:

If present:

Primary heating group

Central heating (wet with rads) 1	Storage heaters 2	Warm air 3	Communal/CHP 4	Electric ceiling/underfloor 5	Room heaters 6
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Primary heating fuel

Gas			Oil	Solid fuel				Electricity				Communal	
Mains 01	Bulk LPG 02	Bottled 03	04	Coal 05	Smokeless fuel 06	Anthracite 07	Wood 08	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12	CHP/Waste heat 13	From boiler 14

Primary heating type

Standard 1	Back boiler 2	Combination 3	Condensing 4	Condensing Combi 5	Combined primary storage unit 6	No boiler 7	Unknown 9
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CRITICAL INFORMATION FROM TABLE

Primary heating appliance Code:

Clarify with household

Action: None, Minor repair, Major repair, Replace, Age

1 2 3 4

1 2 3 4

Primary heating distribution

If boiler driven system: Boiler

Manufacturer name:

Model name/number:

Primary heating controls (non storage heaters)

	Present?		
	Y	N	U
Overall on/off	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boiler thermostat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central timer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manual override on timer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Room thermostat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Radiator controls (manual)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermostatic radiator valves (TRVs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Time and temperature zone control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Delayed start thermostat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Primary heating controls (storage heaters)

	Present?		
	Y	N	U
Manual charge control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Automatic charge control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Select type control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other heating

Present? Main heat source in winter? (ask household)

Y N Y N

Type of system

Mains gas fires									LPG	Electric heaters			Solid fuel heaters		Paraffin	Other
Open flue 01	Balanced flue 02	Fan assisted 03	Condensing 04	Live effect-sealed to chimney 05	Live effect fan assisted flue 06	Decorative open to chimney 07	Flueless 08	Unknown 09	Fixed heaters 10	Panel, convector or radiant 11	Portable 12	Individual storage heater 13	Open fire 14	Stove/space heater 15	Portable heaters 16	

Action: None, Minor repair, Major repair, Replace, Age

1 2 3 4

Housing Health and Safety Rating System (HHSRS)

Carbon monoxide and fuel combustion products

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe 'extreme risk' in Section 22

Hot water system Present?
Y N

If present indicate all systems available

	Present?		Fuel								Action				
	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	None repair	Minor repair	Major repair	Replace	Age
Boiler with central heating	Y	N													
Boiler (water heating only)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
Back boiler (water heating only)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
Single immersion heater	Y	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Dual immersion heater	Y	N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Separate instantaneous heater (Single point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
Separate instantaneous heater (Multi point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
Communal	Y	N	CHP/waste 13	From boiler 14											
Other	Y	N	Specify:						Fuel from facing page						

Cylinder present? Y N

If cylinder:

Size/volume	450 x 900mm (110 l) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 l) 3	450 x 1650mm (245 l) 4				
Cylinder insulation	Foam Factory insulated 1	Jacket Loose jacket 2	Other 3	None 4				
Cylinder insulation thickness	0 1	12.5mm 2	25mm 3	38mm 4	50mm 5	80mm 6	100mm 7	150mm 8

Water heating controls? Present?

Time clock for water heating Y N U

Cylinder thermostat Y N U

6. Loft inspection

Inspect all houses and top floor flats

House/Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5
GO TO SECTION 7				

Type of loft	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft (flat or very shallow pitched roof) 4
GO TO SECTION 7				

Roof insulation above living space?	Yes 1	No 2	Don't know 9
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Type of loft insulation?	Mineral wool/fibre glass 1	Vermiculite beads 2	High performance quilt 3	Rigid foam board 4	Not applicable 8	Don't know 9
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Approximate thickness of loft insulation	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99
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Loft information from:	Inspection 1	Occupant 2	no information 9
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Any roof structure problems seen? Y N

If yes, describe and transfer to Section 21

7. Household questionnaire

Questions asked? Y N

1. Do you have **cavity wall insulation**?

Y N U

Record in elevation features (section 16)

2. Do you have access to a **garage/private parking space**

Y N U

If Yes, ask for type and ownership and record in section 19

Waste water disposal

3. Are you directly connected to mains drainage operated by a water/sewage company?

Y N U

Ask for type and record in section 19

4. Who do you pay for your waste water disposal?

Water/sewage company	Landlord - with rent	Other body	Don't know
1	2	3	9

5. (a) Have you had a problem with flooded drains since living here?

If Yes:

(b) Do you still have a problem?

(c) Where is it located?

Flooded drains

(a) Problem	(b) Current problem					(c) Location of problem					
	Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Home		Garden		Common areas	
Y N	1	2	3	4	9	Y N	Y N	Y N	Y N	Y N	

Rats and mice

6. (a) Have you had problems with rats or mice over the last 12 months?

If Yes to either:

(b) Do you still have a problem with rats or mice?

(c) Where is the problem with the rats or mice located? **Code all that apply**

Mice

Rats

(a) Problem	(b) Current problem					(c) Location of problem					
	Current	Not current			Unknown	Home		Garden		Common areas	
Y N	1	2			9	Y N	Y N	Y N	Y N	Y N	
Y N	1	2			9	Y N	Y N	Y N	Y N	Y N	

If **current** problem with **rats or mice**, ask to see evidence and record on form (section 5: rats and mice, section 9: rats and mice, section 19: rats and mice)

Has anyone treated the rats/mice problem?

Y N

If Yes, how was it treated and by whom?

Non-professional (eg occupier or private landlord)

Professional (eg local council or pest control company)

Poison	Traps	Other
Y N	Y N	Y N
Y N	Y N	Y N

Is anything currently being done to stop or control the rats/mice problem?

Y N

Surveyor check:

Have you clarified with the household:

page 2: Tenure, age, length of residence

page 4: Date of refurbishment of kitchen, bathroom and WC?

page 6/7: Age of boiler and heating systems, primary heat source in winter?

page 14: Date of improvements/alterations to dwelling

Y N

Y N

Y N

Y N

9. Common parts of module.

Common parts exist

Y	N	IF NO, GO TO SECTION 10
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Does access/area exist?

Balcony/Deck/Corridor/Lobby

Spacious/Average/Tight

Enclosed?

In module?

Working?

Accessway					
Main horizontal of typical/ upper level		Stairway on typical/ upper level		Main entrance to module	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Floors/ treads (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Y	N	Y	N	Y	N

Walls (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Y	N	Y	N	Y	N

Ceilings/soffits (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Y	N	Y	N	Y	N

Access doors/screens (answer in numbers)

Faults?

Replace

Repair/rehang

Repaint

Y	N	Y	N	Y	N

Accessway windows (answer in numbers)

Faults?

Replace

Repair

Repaint

Y	N	Y	N	Y	N

Accessway lighting (answer in numbers)

Faults?

Replace light fittings

Replace light switches

Y	N	Y	N	Y	N

Balustrades (answer in metre lengths)

Faults?

Replace

Repair

Y	N	Y	N	Y	N

Defects

Ventilation

Artificial lighting

Y	Y	Y
Y	Y	Y

Rats and Mice

Evidence of mice

Evidence of rats

Y	Y	Y	Y	Type of evidence: Traps seen?	Y	N	Chemicals seen?	Y	N
Y	Y	Y	Y	Other visual evidence?	Y	N	Told about it?	Y	N

Lifts		Refuse chutes	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Security of module

Type of access	Multiple access	Single access	Restricted access
	1	2	3

	Present?		Working?		In module?	
Concierge system	Y	N	Y	N	Y	N
Door entry system	Y	N	Y	N	Y	N

Fire safety of flat surveyed

Escape route from flat surveyed to final exit from building

Flat is final exit	Through another flat	Through another flat and common areas	Through common areas
1	2	3	4

Fire precautions	Present		Action			
	Y	N	None	Minor	Major	Renew
Protection to stairs/lobbies?	Y	N	1	2	3	4
Self closing fire doors?	Y	N	1	2	3	4
Fire extinguishers?	Y	N	1	2	3	4
Emergency lighting?	Y	N	1	2	3	4
Sign posting?	Y	N	1			4
Safe practices?	Y	N				
Alternative route?	Y	N				
Alarm system?	Y	N	1	2	3	4

Contribution to problems (within survey module)

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Health and Safety of common areas (affecting flat surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Fire	1	2	3
Flames, hot surfaces, etc	1	2	3
Damp and mould growth		2	3
Entry by intruders	1	2	3
Noise	1	2	3
Collisions/entrapment	1	2	3

If '3', score HHSRS in Section 22

Other location

10. Number of flats in module

This section is critical. Make every attempt to record correct number of flats in module

Number of flats in module

Specify <input type="text"/>	Unknown 999
---------------------------------	----------------

DOUBLE CHECK the number of flats against what you have defined as your module in **Section 8** before continuing

Level of lowest flat

Basement B	Ground Floor G	Floor <input type="text"/>	Unknown 9
---------------	-------------------	-------------------------------	--------------

Use of ground floor

Dwelling only 1	Dwelling and services 2	Services only 3	Dwelling and non residential 4	Non residential only 5	Dwelling and void 6	Other 7
--------------------	----------------------------	--------------------	-----------------------------------	---------------------------	------------------------	------------

Use of basement

No basement 8	Dwelling only 1	Dwelling and services 2	Services only 3	Dwelling and non residential 4	Non residential only 5	Dwelling and void 6	Other 7
------------------	--------------------	----------------------------	--------------------	-----------------------------------	---------------------------	------------------------	------------

Non residential use

If any non residential use, % total floor area of module in non residential use

No non residential 88		Specify % <input type="text"/>	Unknown 99
--------------------------	--	-----------------------------------	---------------

If 'dwelling with non residential': non residential use

Not 'dwelling with non residential' 8	Shop/business 1	Office 2	Industrial/Institutional 3	Surgery 4	Public House 5	Hotel 6	Other 7
--	--------------------	-------------	-------------------------------	--------------	-------------------	------------	------------

If 'dwelling with non residential':

Does the non-residential use include the handling/processing of food for commercial purposes?

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Other flats in module

Are they?

Survey flat is only one in module 8	Mostly same as survey dwelling 1	Mostly small flats 2	Mostly large flats 3	Mixture of small/large flats 4	Mixture of flats/maisonettes 5	Unknown 9
--	-------------------------------------	-------------------------	-------------------------	-----------------------------------	-----------------------------------	--------------

Approximate number of vacant flats in module

Survey flat is only one in module 888	Specify <input type="text"/>	Unknown 999
--	---------------------------------	----------------

11. Shared facilities and services *(within 100m of survey dwelling)*

Do shared facilities/services exist? Y N IF NO, GO TO SECTION 12

Stores and common rooms

	Location				Action		
	Present?	Integral?	Not Integral?	None	Minor	Major	
Tenant stores	Y	N	1	2	1	2	3
Bin stores	Y	N	1	2	1	2	3
Paladin stores	Y	N	1	2	1	2	3
Laundry	Y	N	1	2	1	2	3
Drying room	Y	N	1	2	1	2	3
Community room	Y	N	1	2	1	2	3
Warden cartaker office	Y	N	1	2	1	2	3

Common/electrical services

	Location				Action		
	Present?	None	Minor	Major			
CCTV	Y	N	1	2	3		
TV reception	Y	N	1	2	3		
Lightning conductors	Y	N	1	2	3		
Communal heating	Y	N	1	2	3		
Burglar alarm system	Y	N	1	2	3		
External lighting	Y	N	1	2	3		

Communal parking facilities

	Location				Action		
	Present?	Integral?	Not Integral?	None	Minor	Major	
Garages	Y	N	1	2	1	2	3
Multi storey parking	Y	N	1	2	1	2	3
Underground parking	Y	N	1	2	1	2	3
Roof parking	Y	N	1	2	1	2	3
Other covered parking	Y	N	1	2	1	2	3
Open air parking bays	Y	N			1	2	3

Surfaces and fences

	Location				Action		
	Present?	None	Minor	Major			
Drying areas	Y	N	1	2	3		
Children's play areas	Y	N	1	2	3		
Unadopted estate roads	Y	N	1	2	3		

Landscaping

	Location				Action		
	Present?	None	Minor	Major			
Paths	Y	N	1	2	3		
Walls/fences	Y	N	1	2	3		
Hard landscaping	Y	N	1	2	3		
Grass/planting	Y	N	1	2	3		

Contribution to problems in condition *(outside survey module)*

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Design of paths

ANSWER IF PATHS PRESENT

(‘Y’ IN BOX ABOVE)

Paths	Yes	No	Not applicable
	At least 900mm wide?	1	2
Gradient gentler than 1 in 12?	1	2	3
Protected from adjacent drops?	1	2	3

Accessibility

Number of steps from pavement to entrance of module

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps		
8	7	1	2	3		
Space for ramp						
Not applicable	8	Yes 1	No 2			
Is path firm and even?		<table border="1"> <tr> <td>Y</td> <td>N</td> </tr> </table>			Y	N
Y	N					
Is entrance adequately lit?		<table border="1"> <tr> <td>Y</td> <td>N</td> </tr> </table>			Y	N
Y	N					
Is entrance covered?		<table border="1"> <tr> <td>Y</td> <td>N</td> </tr> </table>			Y	N
Y	N					

Health and Safety of shared areas

(affecting dwelling surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Entry by intruders	1	2	3
Collision and entrapment	1	2	3

If ‘3’, score HHSRS in Section 22

12. House/module shape

	Draw plan								Back						
	Left														Right
Location of additional part	No additional part	Front elevation			Back elevation			Left elevation			Right elevation			Unknown	
	77	Left 01	Centre 02	Right 03	Left 04	Centre 05	Right 06	Front 07	Centre 08	Back 09	Front 10	Centre 11	Back 12	99	

Attic/basement in house/module	Attic only 1	Basement only 2	Both 3	Neither 4	Unknown 9
--------------------------------	-----------------	--------------------	-----------	--------------	--------------

Entry floor to house/module	Basement B	Ground G	Specify <input style="width: 20px; height: 20px;" type="text"/>	Unknown 9
-----------------------------	---------------	-------------	--	--------------

13. External dimensions of house/module

	No. of floors	Level (B, G, 1, 2 etc)	Width (metres)	Depth (metres)
Main structure	<input style="width: 40px; height: 20px;" type="text"/>	<input style="width: 150px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 150px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 150px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
Additional part	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 150px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 150px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 150px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>

14. Material and construction of house/module (code one type only)

Code	Material	Construction	Type	
01	Masonry	Boxwall	Solid	
02	Masonry	Boxwall	Cavity	
03	Masonry	Crosswall		
04	Concrete	Boxwall	In-situ	
05	Concrete	Boxwall	Precast panel <1m wide	
06	Concrete	Boxwall	Precast panel >1m wide	
07	Concrete	Crosswall	In-situ	
08	Concrete	Crosswall	Precast panel	
09	Concrete	Frame	In-situ	
10	Concrete	Frame	Precast	
11	Timber	Frame	Pre 1919	
12	Timber	Frame	Post 1919	
13	Metal	Frame		
14	Other, please specify if known			

Proprietary system? Y N U

If Yes, name: _____

15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

Clarify with Household

	None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-2007	In progress
Conversion to more than one dwelling	1	2	3	4	5	6	7	8
Conversion to HMO use	1	2	3	4	5	6	7	8
Conversion from non-residential use	1	2	3	4	5	6	7	8
Two or more dwellings combined	1	2	3	4	5	6	7	8
Complete refurbishment/modernisation	1	2	3	4	5	6	7	8
Rearrangement of internal space	1	2	3	4	5	6	7	8
Extension added for amenities	1	2	3	4	5	6	7	8
Extension added for living space	1	2	3	4	5	6	7	8
Alteration of external appearance	1	2	3	4	5	6	7	8
Over-roofing	1	2	3	4	5	6	7	8
Over-cladding	1	2	3	4	5	6	7	8
Structure replaced	1	2	3	4	5	6	7	8
Loft conversion	1	2	3	4	5	6	7	8
Radon remedial works (check postcode)	1	2	3	4	5	6	7	8

16. Elevation features

Front face			Left face			Right face			Back face		
Y	N		Y	N		Y	N		Y	N	
Y	N		Y	N		Y	N		Y	N	
Y	N		Y	N		Y	N		Y	N	
Is part of face unattached?											
Solar panels (<i>number</i>)											
Valley gutters (<i>number</i>)											
Gables (<i>tenths</i>)											
Parapets (<i>tenths</i>)											
Mono supporting walls (<i>tenths</i>)											
Base walls (<i>tenths</i>)											
Cavity wall insulation?											
External insulation?											
Fenestration (<i>tenths</i>)											
window	void	wall	window	void	wall	window	void	wall	window	void	wall

17. Specification of views

Back view	10/10 attached	Not seen																										
B	A	N																										
Tenths attached																												
BACK FACE																												
<table border="1"> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td colspan="3">MAIN PART</td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table>										MAIN PART																		
	MAIN PART																											
LEFT FACE																												
Front view	Back view	10/10 attached	Not seen																									
F	B	A	N																									
Tenths attached																												
RIGHT FACE																												
Front view	Back view	10/10 attached	Not seen																									
F	B	A	N																									
Tenths attached																												
FRONT FACE																												
Front view																												
F																												
Tenths attached																												

18. Exterior – of house/module

FRONT VIEW

Masonry		Other	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Chimney stacks

(Number)

Present?

Number

Age

Faults?

Rebuild

Part rebuild

Repoint/refix pot

Leave

Urgent?

Replacement period

BACK VIEW

Masonry		Other	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Roof structure

(Tenths of area)

Pitched	Mansard	Flat	Chalet
Y	N	U	Y
N	U	Y	N
Y	N	U	Y
N	U	Y	N
Y	N	Y	N
Y	N	Y	N

Tenths of area

Age

Faults?

Replace

Strengthen

Leave

Urgent?

Replacement period

Pitched	Mansard	Flat	Chalet
Y	N	U	Y
N	U	Y	N
Y	N	U	Y
N	U	Y	N
Y	N	Y	N
Y	N	Y	N

Roof covering

(Tenths of area)

Natural slate/stone /shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
Y	N	U	Y				
N	U	Y	N				
Y	N	U	Y				
N	U	Y	N				
Y	N	Y	N				
Y	N	Y	N				

Tenths of area

Age

Faults?

Renew

Isolated repairs

Leave

Urgent?

Replacement period

Natural slate/stone /shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
Y	N	U	Y				
N	U	Y	N				
Y	N	U	Y				
N	U	Y	N				
Y	N	Y	N				
Y	N	Y	N				

Roof features and drainage

(Tenths of length)

Fascias	Valley gutters/ flashings	Gutters/ down-pipes	Stacks/ wastes	Party parapets	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Present?

Faults?

Replace

Repair

Leave

Urgent?

Replacement period

Fascias	Valley gutters/ flashings	Gutters/ down-pipes	Stacks/ wastes	Party parapets	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

18. Exterior – of house/module (continued)

FRONT VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Wall structure

(Tenths of area)

Net tenths of area
Age
Faults?
Rebuild/renew
Repair
Leave
Urgent?
Replacement period

BACK VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Wall finish

(Tenths of area)

Net tenths of area
Age
Faults?
Render
Renew/repoint
Isolated repairs
Paint
Leave
Urgent?
Replacement period

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Dormers and bays

(Number)

Present?
Number
Age
Faults?
Rebuild roof and walls
Rebuild roof only
Rebuild wall only
Major repairs
Minor repairs
Demolish
Leave
Urgent?
Replacement period

Bays	Dormers	Porches	Conservatories	Balconies	
Single storey	Multi storey	Standard	Roof extension	(Survey dwelling)	(Survey dwelling)
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Bays	Dormers	Porches	Conservatories	Balconies	
Single storey	Multi storey	Standard	Roof extension	(Survey dwelling)	(Survey dwelling)
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Damp proof course

(Tenths of length)

Tenths of length
Faults?
Replace/install
Leave
Urgent?
Replacement period

Physical barrier	Injection DPC	None
Y	N	U
Y	N	U
Y	N	U

Closable door between conservatory and dwelling	<input type="checkbox"/> Y <input type="checkbox"/> N
Sq m	<input type="text"/>
Footprint of conservatory	<input type="text"/>
Conservatory window type	SG <input type="checkbox"/> DG <input type="checkbox"/>
	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Conservatory roof	Glass <input type="checkbox"/> Poly <input type="checkbox"/>
	1 <input type="checkbox"/> 2 <input type="checkbox"/>

Physical barrier	Injection DPC	None
Y	N	U
Y	N	U
Y	N	U

19. Around the house/module

Underground drainage

Drainage system	Mains 1	Septic tank 2	Cess pool 3	Private sewage system 4	Unknown 9
-----------------	------------	------------------	----------------	----------------------------	--------------

Faults?	Y	N	
Blockage	Y		
Other (specify)	Y		

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
HHSRS Personal hygiene sanitation and drainage	1	2	3	4
Describe 'extreme risk' in Section 22				

Rats and mice outside house/module

Evidence of mice?	Y	N	Type of evidence:	Traps seen?	Chemicals?	Other visual evidence?	Told about it?		
Evidence of rats?	Y	N		Y	N	Y	N	Y	N
Pets/livestock kept outside?	Y	N							

Litter/rubbish around house/module	None 1	Minor 2	Major 3
------------------------------------	-----------	------------	------------

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
HHSRS Domestic hygiene pests and refuse	1	2	3	4
Describe 'extreme risk' in Section 22				

Parking provision of survey dwelling

ASK HOUSEHOLD

	Present?		On plot?		Car spaces	Action					Who owns garage/parking			
	Y	N	Y	N		None	Minor	Major	Renew	Demolish	Household	Local authority	Other landlord	Other
Integral garage	Y	N	Y	N		1	2	3	4		1	2	3	4
Attached garage	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Detached garage	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Car port	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Designated parking space(s)	Y	N	Y	N		1	2	3	4	5	1	2	3	4

Street parking	Adequate 1	Inadequate 2	None 3
----------------	---------------	-----------------	-----------

Exposure

Is the dwelling in an exposed position	Not exposed 1	Slightly exposed 2	Exposed 3	Very exposed 4
---	------------------	-----------------------	--------------	-------------------

20. Block

Number of houses/modules in block	Detached house/module 01	Specify number <input style="width: 40px; height: 20px;" type="text"/>	More than 50 75
-----------------------------------	-----------------------------	---	--------------------

Approximate number of seriously defective houses/modules in block	House/module is block 88	Specify number <input style="width: 40px; height: 20px;" type="text"/>
---	-----------------------------	---

Survey block/building in context with surroundings	Y	N
--	---	---

Situation of block	Major trunk road 1	Main road 2	Side road 3	Cul de sac/crescent 4	Private road 5	Unmade/no road 6
--------------------	-----------------------	----------------	----------------	--------------------------	-------------------	---------------------

Road has traffic calming measures?	Y	N
------------------------------------	---	---

21. Structural defects

Any structural defects present? Y N **IF YES, DESCRIBE BELOW**

IF YES OR NO, COMPLETE HHSRS ASSESSMENT AT BOTTOM OF PAGE

Defect	Action required?		Monitor/ examine further?		Action described elsewhere on form?		Action required on assumption problem is progressive												
							Any additional action required that is not accounted for elsewhere												
							Treatment?			Extent									
Roof sagging	Y	Y	N	Y	N	Y	N												
Roof humping	Y	Y	N	Y	N	Y	N												
Roof spreading	Y	Y	N	Y	N	Y	N	Tie-ing	Y	N	Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Sulphate attack	Y	Y	N	Y	N	Y	N	Chimney-liner	Y	N	Linear Metres	<input type="text"/> m							
								Other	Y	N	Specify	<input type="text"/>							
Unstable parapets	Y	Y	N	Y	N	Y	N												
Wall bulging	Y	Y	N	Y	N	Y	N	Tie rods	Y	N	Number:	<input type="text"/>							
								Strapping	Y	N	Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Differential movement	Y	Y	N	Y	N	Y	N	Movement-joint	Y	N	Linear Metres	<input type="text"/> m							
								Other	Y	N	Specify	<input type="text"/>							
Lintel failure	Y	Y	N	Y	N	Y	N	Replace lintels	Y	N	Number:	<input type="text"/>							
Wall tie failure	Y	Y	N	Y	N	Y	N	Insert wall ties	Y	N	Wall area:	<input type="text"/> m ²							
Unstable floors, stairs or ceilings	Y	Y	N	Y	N	Y	N												
Dry rot/Wet rot	Y	Y	N	Y	N	Y	N	Wall & timber treatment	Y	N	Basement 1	One room 2	One floor 3	Loft 4	Most building 5				
Wood-borer infestation	Y	Y	N	Y	N	Y	N	Timber treatment	Y	N	Basement 1	One room 2	One floor 3	Loft 4	Most building 5				
Adequacy of balconies / projections	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Foundation settlement	Y	Y	N	Y	N	Y	N	Underpin	Y	N	Linear Metres	<input type="text"/> m							
								Other	Y	N	Specify	<input type="text"/>							
Integrity of structural frame	Y	Y	N	Y	N	Y	N	Making-good	Y	N	Wall area	<input type="text"/> m ²							
								Replace frame	Y	N									
Integrity of wall panels	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Boundary wall - unsafe height	Y	Y	N	Y	N	Y	N												
Boundary wall - out of plumb	Y	Y	N	Y	N	Y	N												
Boundary wall - horizontal cracking	Y	Y	N	Y	N	Y	N												
Unstable retaining wall	Y	Y	N	Y	N	Y	N												
Any other problems	Y	Y	N	Y	N	Y	N	Specify	<input type="text"/>			Specify	<input type="text"/>						

Housing Health and Safety Rating System (HHSRS)

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Structural collapse and falling elements

Describe 'extreme risk' in Section 22

22. Housing Health and Safety Rating System

Refer back to all the HHSRS flags. Consider each of the following hazards in turn in relation to the dwelling as a whole. Decide whether any hazards are significantly worse than average and need to be scored individually on pages 21 - 25. Decide if there are any other hazards listed below which represent an extreme risk. If yes, indicate below and describe risk. If there are no hazards to score move to the Local Area section on page 26.

HAZARDS WHICH MAY REQUIRE SCORING

Hazard	Review survey form	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs etc	Check flags on pages 3, 10, 12, 17	1	2	3
Falling on level surfaces	Check flags on pages 3, 10, 12, 17	1	2	3
Falling between levels	Check flags on pages 3, 10, 12, 17	1	2	3
Falls associated with baths etc	Check flag on page 4	1	2	3
Fire	Check flags on pages 3, 10, 12	1	2	3
Flames, hot surfaces, etc	Check flags on pages 3, 10, 12	1	2	3
Damp and mould growth	Check flags on pages 3, 10, 17		2	3
Entry by intruders	Check flags on pages 3, 10, 12, 17	1	2	3
Noise	Check flags on pages 3, 10	1	2	3
Collision and entrapment	Check flags on pages 3, 10, 12, 17	1	2	3

Are any hazards significantly higher than average (code 3)?

 Y N

If **Yes**, describe below and score hazard on pages 21-25

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard	Review survey form	Extreme risk?
Excess heat	Check flag on page 3	Y
Lighting	Check flag on page 3	Y
Water supply for domestic purposes	Check flag on page 4	Y
Food safety	Check flag on page 4	Y
Personal hygiene, sanitation and drainage	Check flags on pages 4, 18	Y
Position and operability of amenities	Check flag on page 4	Y
Uncombusted fuel gas	Check flag on page 5	Y
Explosions	Check flag on page 5	Y
Electrical safety	Check flag on page 5	Y
Carbon monoxide and fuel combustion products	Check flag on page 6	Y
Domestic hygiene, pests and refuse	Check flags on pages 3, 18	Y
Structural collapse and falling elements	Check flag on page 19	Y

If **Yes**, to any of the above, describe extreme risk below

Falling on stairs etc.

Significantly higher than average

Y N

Average
Pre 1919

Likelihood of a person over 60 having a fall leading to harm

		1800	1000	560	320	180	100	56	32	18	<10
--	--	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person over 60 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%							E	D	C	B
0.2%						E-	E	D	C	B
0.5%						E	E	D	C	B
1.0%						E	E+	D	C	A-
2.2%				F	E-	E	D	C	B	A
4.6%				E-	E	D	C	B-	B	A
10.0%			E-	E	D	C	B-	B	A	A
21.5%		E	E	D	C	B	B	A	A	A
31.6%		E	D	C	C	B	A	A	A	A
46.4%	E	E	D	C	B	B	A	A	A	A
100%	D	C-	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
		Y	N		
Y	Install handrail	Y	N	Metres:	
Y	Install balustrade	Y	N	Metres:	
Y	Cover dangerous balustrade/guarding	Y	N	Metres:	
Y	Repair/replace internal staircase (S5)	Y			
Y	Redesign internal, common or external staircase (design, not condition)		N	Number:	
Y	Repair/replace external/common staircase (S9)	Y			
Y	Repair/replace external steps (S11, S18)	Y	N	Number:	
Y	Cover slippery stairs	Y	N	Flights:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Falling on level surfaces etc.

Significantly higher than average

Y N

Average

Likelihood of a person over 60 having a fall leading to harm

			1000	560	320	180	100	56	32	18	<10
--	--	--	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person over 60 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%						E	D	C	B+
0.2%						E-	E	D+	C
0.5%						E	D	D	C
1.0%						E	D	D	B
2.2%				E	E	D-	D	C	B
4.6%			E	E	D	C	B	B	A
10.0%		E	E	D	C	B	B	A	A
21.5%	E	E	D	C	B	B	A	A	A
31.6%	E	D	C	C+	B	A	A	A	A
46.4%	E+	D	C	B	B	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
		Y	N		
Y	Repair Floors (S5, S9)	Y			
Y	Repair paths/external surfaces (S11, S18)	Y			
Y	Remove trip steps (S5, S9)	Y	N	Number:	
Y	Redesign external pathways (S11, S18)		N	Metres:	
Y	Cover slippery surfaces	Y	N	Sq m:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Falling between levels

Significantly higher than average Y N

Likelihood of a child under 5 having a fall leading to harm

Average											
5600	3200	1800	1000	560	320	180	100	56	32	18	<10

Likely outcome if a child under 5 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%												B
0.2%			J	H	H	G	F	E-	E	E	E	B
0.5%			I	H	H	G	F	E	E	D	D	B
1.0%			I	H	G	F	F	E	D-	D	D	A-
2.2%		I	H	H	G	F	E	E	D	D	B	A
4.6%	I	H	H	G	F	E	E	D	D	B-	B	A
10.0%	H	H	G	F	E	D	D	C	B	B	A	A
21.5%	H	G	F	E	D	D	C	B	B	A	A	A
31.6%	G	F	F	E	D	C-	C	B	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Install window safety catches	Y	N	Number:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Brick-up dangerous opening / raise cill height		N	Number:	
Y	Repair/replace balconies (S9, S18)	Y			
Y	Repairs to plot (S11, S18)	Y			
Y	Repair/replace existing guarding/balustrading (S5, S9, S11, S18)	Y			
Y	Install new guarding/balustrading/cover		N	Metres:	
Y	Remove obstacle		N	Number:	

Falls associated with baths etc.

Significantly higher than average Y N

Likelihood of a fall occurring if occupied by a person over 60

Average											
5600	3200	1800	1000	560	320	180	100	56	32	18	<10

Likely outcome if a person over 60 should fall and be injured

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%												C
0.2%				I-	I	H	G-	G+	F	E	D-	C
0.5%				I	H	H	G	F	E	E	D	B
1.0%			I-	I	H	G-	F	F	E	D	C-	B
2.2%		J	I	H	G-	G+	F	E	D	D+	C	A-
4.6%		I	H	G	G+	F	E	D	D+	C	B	A
10.0%	I+	H	G	F	F+	E	D	C	C+	B	A	A
21.5%	H	G	F	E	E	D	C	B	B	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	A	A	A	A
46.4%	G	F	E	E+	D	C	B	B+	A	A	A	A
100%	F	E	D	C	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Repair/replace bath/shower (S5)	Y	N	Number:	
Y	Provide additional grabrail		N	Number:	
Y	Rearrange bathroom (S5)	Y	N	Number:	
Y	Re-site bathroom		N	Number:	
Y	Provide additional heating (S5)	Y	N	Number:	
Y	Repair/replace/provide additional lighting (S5)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Fire

Significantly higher than average Y N

Average Ave flat

Likelihood of a fire occurring leading to harm if occupied by a person over 60

5600	3200	1800	1000	560	320	180	100	56	32	18	<10
------	------	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if occupied by a person over 60

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%							G	F-	F	E	E	C
0.2%							G	F	E-	E	D	C
0.5%						H	G	F	E	E	D	B
1.0%							G	F-	F	E	D	C
2.2%					G	G	F	E	D	C	C	A-
4.6%	I	H	H	G	F-	F	E	D	C	C	B	A
10.0%	H	H	G	F-	F	E	D	C-	C	B	A	A
21.5%	H	G	F	E	E	D	C	B-	C	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	B	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Repair/replace electrical system (S5)	Y	
Y	Provide additional sockets	Y N	Number:
Y	Repair/replace or reposition heater (S5)	Y N	Number:
Y	Relocate cooker	Y N	Number:
Y	Re-fit, extend, re-site kitchen (S5)	Y N	Number:
Y	Repair/Install precautions to common areas (S9)	Y N	Sq m:
Y	Replace non fire resistant/smoke permeable structure/poly. tiles	Y N	Sq m:
Y	Upgrade stairway to protected route	Y N	Flights:
Y	Provide fire stops to service ducts	Y N	Number:
Y	Provide fire stop wall to loft space	Y N	Number:
Y	Provide self-closing doors	Y N	Number:
Y	Install smoke detection measures	Y N	Number:
Y	Provide suitable openable windows/doors for MOE (S5, S9)	Y N	Number:
Y	Provide fire escape	Y N	Flights:
Y	Remove obstacle	N	Number:

Flames, hot surfaces etc.

Significantly higher than average Y N

Average

Likelihood of a child under 5 being burnt/scalded

			1000	560	320	180	100	56	32	18	<10
--	--	--	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a child under 5 is burnt/scalded

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%				H	F	E-	E	D	C
0.2%				G	F	E	E	D	C
0.5%				G	F	E	D-	D	B
1.0%				F	E-	E	D	C	B
2.2%			F-	F	E	D	D+	C	A
4.6%		F-	F	E	D	D	C	B	A
10.0%	F-	F+	E	D	C	C+	B	A	A
21.5%	E-	E	D	C	B	B	A	A	A
31.6%	E	D	C-	C	B	A	A	A	A
46.4%	E+	D	C	B	B+	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Repair, replace or reposition heater, heating or hot water pipes, or cover (S5)	Y N	Number:
Y	Relocate cooker	Y N	Number:
Y	Re-fit, extend, re-site kitchen (S5)	Y N	Number:
Y	Remove obstacle	N	Number:

Damp and Mould Growth

Significantly higher than average

 Y N

Likelihood of a person over 60 suffering illness

Average											
1800	1000	560	320	180	100	56	32	18	10	5	<10

Likely outcome if a person over 60 should fall ill

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%			I-	I	H	G	F-	F	E	D+
0.2%			I	H	H	G	F	E-	E	C
0.5%			I	H	H	G+	F	E	D	C
1.0%		I	H	G	G	F	E	E+	D	B
2.2%	I	H	H+	G	F	E	E+	D	C	B
4.6%	H	G-	G	F	E	D-	D	C	B	A
10.0%	G	F-	F+	E	D	C-	C+	B	A	A
21.5%	F	E	E	D	C	B	B	A	A	A
31.6%	F	E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D	D	C	B	A-	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Treat rising damp (S5, S18)	Y	
Y	Treat penetrating damp, leaking pipes and services (S5, S18)	Y	Number:
Y	Condensation - extractor fans to install/repair (S5)	Y	Number:
Y	Condensation - repair/provide opening window (S9, S18)	Y	Number:
Y	Repair/replace/improve heating system (S5)	Y	Number:
Y	Improve Insulation (S5, S6, S16, S18)	Y	

Entry by intruders

Significantly higher than average

 Y N

Likelihood of a person being affected

Average											
1800	1000	560	320	180	100	56	32	18	10	5	<10

Likely outcome if a person is affected

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%								F	E	D+
0.2%								E-	E	C
0.5%							F	E	D	C
1.0%							E	E+	D	B
2.2%						E	E+	D	C	B
4.6%					E	D-	D	C	B	A
10.0%			F+	E	D	C-	C+	B	A	A
21.5%		E	E	D	C	B	B	A	A	A
31.6%		E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	E	D	C	B	B	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Make doors to dwelling secure (S5, S18)	Y	Number:
Y	Make windows to dwelling secure (S5, S18)	Y	Number:
Y	Provide additional (security) lighting	Y	Number:
Y	Install alarm system/CCTV to dwelling	N	
Y	Provide concierge or entry phone system to block of flats	N	
Y	Repair/provide defensible space to dwelling	Y	Sq m:
Y	Neighbourhood problems which require measures other than improvements to dwelling security		

Noise

Significantly higher than average

Y	N
---	---

Average

Likelihood of a person being affected			1800	1000	560	320	180	100	56	32	18	<10
Likely outcome if a person is affected	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%		J	I-	I	H	G	F-	F	E	D+
0.2%		J	I	H-	H	G	F	E-	E	C
0.5%	J	J	I	H	G	G+	F	E	D	C
1.0%	J	I	H	H+	G	F	E	E+	D	B
2.2%	I	H	H+	G	F	E	E+	D	C	B
4.6%	H	G-	G	F	E	D-	D	C	B	A
10.0%	G	F-	F+	E	D	C-	C+	B	A	A
21.5%	F	E	E	D	C	B	B	A	A	A
31.6%	F	E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D	C	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Soundproof floors		N	Sq m:	
Y	Soundproof ceiling		N	Sq m:	
Y	Soundproof / move noisy machinery / equipment		N	Number:	
Y	Soundproof partitions		N	Sq m:	
Y	Soundproof party walls		N	Sq m:	
Y	Install secondary glazing to windows/repair windows	Y	N	Number:	

Collision and entrapment

Significantly higher than average

Y	N
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Average

Likelihood of a <u>child under 5</u> being injured			1800	1000	560	320	180	100	56	32	18	<10
Likely outcome if a <u>child under 5</u> is injured	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%								F	F+	D
0.2%								F	E	D
0.5%								E	E	C
1.0%							E	E	D	B-
2.2%						E	E	D	C	B
4.6%					E	E+	D	C	B	A
10.0%				E	D	C-	C	B	A	A
21.5%		E-	E	D	C	B-	B	A	A	A
31.6%		E	D	D+	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D-	D+	C	B	A-	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Repair/replace windows (S9, S18)	Y	N	Number:	
Y	Repair/replace doors (S5, S9, S18)	Y	N	Number:	
Y	Signpost low headroom		N	Number:	
Y	Remove obstacle		N	Number:	

24. Local area

Clearly define an area of manageable size before completing this page.

Nature of area

Urban			Rural		
Commercial City/town centre 1	Urban 2	Suburban residential 3	Rural residential 4	Village centre 5	Rural 6

Number of dwellings in area

Under 25 1	25-49 2	50-99 3	100-299 4	300-499 5	500+ 6	Isolated 7	If isolated go to visual quality
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Predominant age

Pre 1919 1	1919-1944 2	1945-1964 3	1965-1980 4	Post 1980 5	None 6
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Predominant residential building type

Houses				Flats				Mixed houses and flats 9
Terraced 1	Semi-detached 2	Detached 3	Mixed houses 4	Converted flats 5	Low rise flats 6	High rise flats 7	Mixed flats 8	

Predominant tenure as built

Privately built 1	Local authority built 2	Housing association built 3	Mixed tenure 4	Impossible to ascertain 9
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Estate

Number of dwellings on estate

Not on estate 8	Same as area 1	Under 25 2	25-49 3	50-99 4	100-299 5	300-499 6	500+ 7
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If area is L.A. estate, % of RTB dwellings

Not on L.A. estate 8	None (0%) 1	1-10% 2	11-25% 3	26-50% 4	51-75% 5	76-99% 6	100% 7
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Visual quality of local area

Best							Worst	
1	2	3	4	5	6	7		

Problems in local area

	No problems			Major problems	
Litter/rubbish/dumping	1	2	3	4	5
Graffiti	1	2	3	4	5
Vandalism	1	2	3	4	5
Dog/other excrement	1	2	3	4	5
Condition of dwellings	1	2	3	4	5
Vacant sites	1	2	3	4	5
Intrusive industry	1	2	3	4	5
Non-conforming uses	1	2	3	4	5
Vacant/boarded-up buildings	1	2	3	4	5
Ambient air quality	1	2	3	4	5
Heavy traffic	1	2	3	4	5
Intrusion from motorways/main roads	1	2	3	4	5
Railway/aircraft noise	1	2	3	4	5
Nuisance from street parking	1	2	3	4	5
Scruffy gardens/landscaping	1	2	3	4	5
Scruffy/neglected buildings	1	2	3	4	5
Condition of road, pavements and street furniture	1	2	3	4	5

English House Condition Survey 2007/08



help build the picture

Serial number label

Surveyor

Surveyor Number

1. Survey record

	Visit 1		Visit 2		Visit 3		Visit 4		Visit 5	
Visit made	Y	N	Y	N	Y	N	Y	N	Y	N
Was this a booked appointment?	Y	N	Y	N	Y	N	Y	N	Y	N
	Day	Month	Day	Month	Day	Month	Day	Month	Day	Month
Record date of this call										
<i>(24 hour clock)</i>	Hr	mm	Hr	mm	Hr	mm	Hr	mm	Hr	mm
Start time										
Finish time										
Outcome										
Full/completed survey	1		1		1		1		1	
Partial survey/comeback to finish	2		2		2		2		2	
Partial survey then refusal	3		3		3		3		3	
Refusal on doorstep	4		4		4		4		4	
HQ refusal after surveyor visit			5		5		5		5	
Household missed appointment - no contact	6		6		6		6		6	
Household missed appointment - rescheduled	7		7		7		7		7	
Surveyor missed appointment - no contact	8		8		8		8		8	
Surveyor missed appointment - rescheduled	9		9		9		9		9	
Speculative call - no contact	10		10		10		10		10	
Speculative call - appointment scheduled	11		11		11		11		11	
HMO referred to Regional Manager	12		12		12		12		12	
Address untraceable	13		13		13		13		13	
Dwelling derelict	14		14		14		14		14	
Dwelling demolished	15		15		15		15		15	
No longer usable as dwelling	16		16		16		16		16	
Other reason for non-survey	17		17		17		17		17	
HQ USE ONLY - Lost/written off	18		18		18		18		18	

2. Dwelling identification

Is the dwelling address passed on to you by the interviewer a single dwelling?

Y N

Is address

Part of dwelling
1

More than one dwelling
2

Dwelling with non-residential
3

Number of addresses at dwelling

Number of dwellings at address

Number of dwellings at address

Address surveyed same as that passed on by interviewer

Y N

Go to Section 3

Go to Section 3

Notify MMBL helpline of amended address

Reason for non survey:

3. Dwelling description and occupancy

Type of occupancy (clarify with household)	Single family dwelling 1	Shared house 2	Household with lodgers 3	Bedsits or flatlets 4	Purpose built with shared amenities 5	Hostel/ B&B 6
	Close with household and refer address to RM					

Dwelling type (clarify with household)

House/bungalow					Flat		
End terrace 1	Mid terrace 2	Semi detached 3	Detached 4	Temporary 5	Purpose built 6	Converted 7	Non residential plus flat 8

Tenure (clarify with household)

Owner occupied 1	Private rented 2	Local authority 3	Housing association (RSL) 4
---------------------	---------------------	----------------------	--------------------------------

Construction date (clarify with household)

Pre 1850 1	1850-1899 2	1900-1918 3	1919-1944 4	1945-1964 5	1965-1974 6	1975-1980 7	1981-1990 8	1991-1995 9	1996-2002 10	Post 2002 11
---------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------	-----------------

Occupancy (ask where possible)

Occupied 1	Vacant						
	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition 4	Being modernised 5	New never occupied 6	Being used for other purpose 7	Other (specify) 8
If occupied: how long have the current occupants lived here? Years Months <input type="text"/> <input type="text"/>			If vacant: how long has the dwelling been vacant? Years Months <input type="text"/> <input type="text"/>				
							Is the dwelling boarded up/secured? <input type="checkbox"/> Y <input type="checkbox"/> N

Permanent residence?

Yes 1	No - second home 2	No - holiday home 3
----------	-----------------------	------------------------

If occupants have moved in within the last 6 months, ask for date:-

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Source of information on tenure and occupancy

Occupant 1	Neighbour 2	Caretaker/ warden/agent 3	Estimate/ appearance 4	Other (specify): 5
---------------	----------------	------------------------------	---------------------------	-----------------------

IDENTIFY MODULE NOW

4. Module associated with the address surveyed

House (single unit) 1	Converted building (multiple units) 2	Purpose built flats (multiple units) 3
Have all the accommodation units exclusive use of key amenities?		
Yes - sole use 1	Mix (e.g. some sole use, some shared amenities) 2	No (all units share at least one amenity) 3
Number of units with exclusive use of amenities		<input type="text"/>
Number of units which share amenities		<input type="text"/>

Go to Section 5

5. Interior

Does room exist?	Living room	Kitchen	Bedroom	Bathroom	Circulation
	Y N	Y N	Y N	Y N	Y N
Level (B, G, 1, 2, 3 etc)					
Function (L, K, S, T, D, B, U, C, X)					
Room inspected?	Y N	Y N	Y N	Y N	Y N
Ceiling height (metres)					
Width (metres)					
Depth (metres)					

Ceilings (answer in tenths)

Faults?	Y N	Y N	Y N	Y N	Y N
Take down and renew					
Isolated repair, fill cracks					
Leave					

Floors (answer in tenths)

Solid floors?	Y N	Y N	Y N	Y N	Y N
Faults?	Y N	Y N	Y N	Y N	Y N
Replace structure					
Replace only boards or screed					
Leave					

Walls (answer in tenths)

Faults?	Y N	Y N	Y N	Y N	Y N
Rebuild partition wall					
Hack-off, replaster					
Isolated repair, fill cracks					
Leave					
Dry lining present?	Y N	Y N	Y N	Y N	Y N
Internal insulation	Y N	Y N	Y N	Y N	Y N

Doors (answer in numbers)

Faults?	Y N	Y N	Y N	Y N	Y N
Renew					
Repair/rehang					

Windows/Frames

Faults?	Y N	Y N	Y N	Y N	Y N
Means of escape?	Y N	Y N	Y N	Y N	Y N
Secondary glazing for sound insulation?	Y N	Y N	Y N	Y N	Y N

Heating & Services

CH/prog. appliance?	Y N	Y N	Y N	Y N	Y N
Fixed other heater?	Y N	Y N	Y N	Y N	Y N
Fluorescent/low energy lighting?	Y N	Y N	Y N	Y N	Y N

Defects

	Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Rising (ground level) damp	Y	Y	Y	Y	Y	Y
Penetrating (higher level) damp	Y	Y	Y	Y	Y	Y
Serious condensation/mould growth	Y	Y	Y	Y	Y	Y
Inadequate natural light	Y	Y	Y	Y	Y	Y
Inadequate artificial light	Y	Y	Y	Y	Y	Y
Inadequate room ventilation	Y	Y	Y	Y	Y	Y
Inadequate appliance ventilation	Y	Y	Y	Y	Y	Y
Wood boring insect attack	Y	Y	Y	Y	Y	Y
Dry/wet rot	Y	Y	Y	Y	Y	Y
Evidence of mice	Y	Y	Y	Y	Y	Y
Evidence of rats	Y	Y	Y	Y	Y	Y

	Integral garage	Integral balcony	Extra room 1	Extra room 2	Extra room 3	Extra room 4	Extra room 5	Extra room 6	Extra room 7	Habitable rooms (specify No)
	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	
										Separable units?
										Y N

Stairs within dwelling

Present?	Y N
Open Plan?	Y N
Faults?	Y N
Replace structure	Y
Replace treads	Y
Replace balustrades	Y
Repair/refix treads/balustrades	Y

Security of dwelling

	High	Fairly high	Fairly low	Low	Very low	Not Applic
Main entrance door	1	2	3	4	5	
Other external doors	1	2	3	4	5	8
Accessible windows	1	2	3	4	5	8

Burglar alarm present?	Y N
Door viewer present?	Y N
Smoke detector(s)	Y N

Accessibility

Flush threshold <15mm?	Y N
Room on entrance level suitable for bedroom?	Y N
Bathroom at entrance level?	Y N
WC at entrance level?	Y N
Change in floor level/trip steps at entrance level?	Y N
Doorsets and circulation meet part M?	Y N
Straight stairs with landings >900mm?	Y N

Adaptations for disabled people

Ramps?	Y N
Grab rails?	Y N
Stair lift/thru floor lift?	Y N
Hoists?	Y N
Electrical modifications?	Y N

Health and Safety Rating System

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Fire	1	2	3
Flames, hot surfaces, etc	1	2	3
Damp and mould growth		2	3
Entry by intruders	1	2	3
Noise	1	2	3
Collisions and entrapment	1	2	3

If '3', score HHSRS in Section 22

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Excess heat	1	2	3	4
Lighting	1	2	3	4
Domestic hygiene, pests and refuge	1	2	3	4

Describe 'extreme risk' in Section 22

Rats and Mice

Traps seen?	Y N
Chemicals seen?	Y N
Other visual evidence?	Y N
Told about it?	Y N

5. Interior – amenities

Drinking water supply pipework

Before stopcock?

After stopcock?

Pipework seen		Lead present		Mains	
<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N
<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>

Kitchen amenities

Cold water drinking supply?

Hot water?

Sink?

Fixed waste?

Cooking provision?

Cupboards?

Worktop

Extractor fan?

Washing Machine?

Tumble Dryer?

Refrigerator?

	Present		Working		None	Action			
	Y	N	Y	N		Minor Repair	Major Repair	Replace	Install
Cold water drinking supply?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	5
Hot water?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	5
Sink?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	<input type="checkbox"/>	4	5
Fixed waste?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	<input type="checkbox"/>	4	5
Cooking provision?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	5
Cupboards?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	5
Worktop	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	5
Extractor fan?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N					
Washing Machine?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N					
Tumble Dryer?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N					
Refrigerator?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N					

<input type="checkbox"/> Y	<input type="checkbox"/> N	Adequate cooker space?	
<input type="checkbox"/> Y	<input type="checkbox"/> N	Adequate cupboard units?	
Under 1.5m	1.5-3m	Over 3m	Worktop (metres)
1	2	3	

Safety and Hygiene - Defective?

Space	<input type="checkbox"/> Y	<input type="checkbox"/> N
Layout	<input type="checkbox"/> Y	<input type="checkbox"/> N
Cleanability	<input type="checkbox"/> Y	<input type="checkbox"/> N

Kitchen adapted for disabled use? Y N

Kitchen amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
7	1	2	3	4	5	6

Actual date of kitchen refurbishment (if known)

Bathroom amenities

Bath/shower?

Wash hand basin?

W.C.?

Extractor fan in bathroom?

	Present		Working		Hot & cold water		None	Action				Floor			
	Y	N	Y	N	Y	N		Minor repair	Major repair	Replace	Install	B	B	G	G
Bath/shower?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	<input type="checkbox"/>	4	5	B	B	G	G
Wash hand basin?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	<input type="checkbox"/>	4	5	B	B	G	G
W.C.?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	1	2	3	4	5	B	B	G	G
Extractor fan in bathroom?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N											

Badly located?	<input type="checkbox"/> Y	<input type="checkbox"/> N
No. of external surfaces	<input type="text"/>	
Internal?	<input type="checkbox"/> Y	<input type="checkbox"/> N
Close to whb?	<input type="checkbox"/> Y	<input type="checkbox"/> N
In bathroom?	<input type="checkbox"/> Y	<input type="checkbox"/> N
If WC not in bathroom: Extractor fan?	<input type="checkbox"/> Y	<input type="checkbox"/> N

Safety and Hygiene - Defective?

Space	<input type="checkbox"/> Y	<input type="checkbox"/> N
Layout	<input type="checkbox"/> Y	<input type="checkbox"/> N
Cleanability	<input type="checkbox"/> Y	<input type="checkbox"/> N
Location	<input type="checkbox"/> Y	<input type="checkbox"/> N

Bathroom adapted for disabled use? Y N

Bathroom amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
7	1	2	3	4	5	6

Actual date of bathroom refurbishment (if known)

Secondary amenities

Second kitchen?

Second bath/shower?

Second wash hand basin?

Second W.C.?

	Present		Working		Hot & cold water		None	Action				Floor				In bedroom/en-suite	
	Y	N	Y	N	Y	N		Minor repair	Major repair	Replace	B	B	G	G	Y	N	
Second kitchen?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	B	B	G	G	<input type="checkbox"/>	<input type="checkbox"/>	
Second bath/shower?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	B	B	G	G	<input type="checkbox"/>	<input type="checkbox"/>	
Second wash hand basin?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	1	2	3	4	B	B	G	G	<input type="checkbox"/>	<input type="checkbox"/>	
Second W.C.?	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/>	<input type="checkbox"/>	1	2	3	4	B	B	G	G	<input type="checkbox"/>	<input type="checkbox"/>	

Internal?	<input type="checkbox"/> Y	<input type="checkbox"/> N
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Housing Health and Safety Rating System (hazards relate to whole dwelling interior)

Hazards that may require scoring

Falls associated with baths etc.

Significantly lower risk than average	Average risk	Significantly higher risk than average
1	2	3

If '3', score HHSRS in Section 22

Other hazards that may pose an extreme risk

- Water Supply
- Food Safety
- Personal hygiene, sanitation and drainage
- Position and operability of amenities

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

Describe 'extreme risk' in Section 22

5. Interior - Primary services

Gas system

Present?	<input type="checkbox"/> Y <input type="checkbox"/> N	Mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N	Action			
				None	Minor Repair	Major Repair	Replace
				1	2	3	4

Housing Health and Safety Rating System (HHSRS)				Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Uncombusted fuel gas				1	2	3	4
Explosions				1	2	3	4
				Describe 'extreme risk' in Section 22			

Electrical system

Present?	<input type="checkbox"/> Y <input type="checkbox"/> N	Normal mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N	Off-peak supply?	<input type="checkbox"/> Y <input type="checkbox"/> N
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Location of meters	Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
	1	2	3	4	5

Type of wiring	Lead or rubber covered	PVC sheathed		Mixture	Unknown
	1	2		4	5

Earthing wires	Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
	1	2		4	5

Consumer unit arrangement	Separate fuse boxes for each circuit	One or two "covered boxes"	One or two "accessible boxes"	Mixture	Unknown
	1	2	3	4	5

Overload protection	Wire fuses	Cartridge fuses	MCB's	Mixture	Unknown
	1	2	3	4	5

Personal protection	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
	1	2	3	4	5

Power sockets	Round 2 or 3 pin	Square 3 pin		Mixture	Unknown
	1	2		4	5

Lighting circuits	Wooden mounting blocks	Flush mounted switches or roses		Mixture	Unknown
	1	2		4	5

Action	None	Minor Repair	Major Repair	Replace	Install
	1	2	3	4	5

Housing Health and Safety Rating System (HHSRS)				Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Electrical safety				1	2	3	4
				Describe 'extreme risk' in Section 22			

5. Interior – space heating

Primary heating

Present? Y N **If present:** Y N

Main heat source in winter? (ask household) Y N

Location of system

Individual 1	Communal system		
	Estate 2	Block 3	Group of dwellings 4

If communal, number of dwellings served

<input type="text"/>	<input type="text"/>	<input type="text"/>
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If present:

Central heating (wet with rads)	Storage heaters	Warm air	Communal/CHP	Electric ceiling/underfloor	Room heaters
1	2	3	4	5	6

Primary heating fuel

Gas			Oil	Solid fuel				Electricity				Communal	
Mains 01	Bulk LPG 02	Bottled 03	04	Coal 05	Smokeless fuel 06	Anthracite 07	Wood 08	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12	CHP/Waste heat 13	From boiler 14

Primary heating type

Standard 1	Back boiler 2	Combination 3	Condensing 4	Condensing Combi 5	Combined primary storage unit 6	No boiler 7	Unknown 9
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CRITICAL INFORMATION FROM TABLE

Primary heating appliance

Code

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Clarify with household

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	<input type="text"/>

Age

1	2	3	4	<input type="text"/>
---	---	---	---	----------------------

Primary heating distribution

If boiler driven system: Boiler

Manufacturer name:

Model name/number:

Primary heating controls (non storage heaters)

	Present?		
Overall on/off	Y	N	U
Boiler thermostat	Y	N	U
Central timer	Y	N	U
Manual override on timer	Y	N	U
Room thermostat	Y	N	U
Radiator controls (manual)	Y	N	U
Thermostatic radiator valves (TRVs)	Y	N	U
Time and temperature zone control	Y	N	U
Delayed start thermostat	Y	N	U

Primary heating controls (storage heaters)

	Present?		
Manual charge control	Y	N	U
Automatic charge control	Y	N	U
Select type control	Y	N	U

Other heating

Present? Y N Main heat source in winter? (ask household) Y N

Type of system

Mains gas fires									LPG	Electric heaters			Solid fuel heaters		Paraffin	Other
Open flue 01	Balanced flue 02	Fan assisted 03	Condensing 04	Live effect - sealed to chimney 05	Live effect fan assisted flue 06	Decorative open to chimney 07	Flueless 08	Unknown 09	Fixed heaters 10	Panel, convector or radiant 11	Portable 12	Individual storage heater 13	Open fire 14	Stove/space heater 15	Portable heaters 16	

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	<input type="text"/>

Housing Health and Safety Rating System (HHSRS)

Carbon monoxide and fuel combustion products

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe 'extreme risk' in Section 22

Hot water system Present? Y N

If present indicate all systems available

	Present?		Fuel								Action				
	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	None	Minor repair	Major repair	Replace	Age
Boiler with central heating	Y	N													
Boiler (water heating only)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
Back boiler (water heating only)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
Single immersion heater	Y	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Dual immersion heater	Y	N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Separate instantaneous heater (Single point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
Separate instantaneous heater (Multi point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
Communal	Y	N	CHP/waste 13	From boiler 14											
Other	Y	N	Specify:						Fuel from facing page						

Cylinder present? Y N

If cylinder:

Size/volume	450 x 900mm (110 l) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 l) 3	450 x 1650mm (245 l) 4				
Cylinder insulation	Foam Factory insulated 1	Jacket Loose jacket 2	Other 3	None 4				
Cylinder insulation thickness	0 1	12.5mm 2	25mm 3	38mm 4	50mm 5	80mm 6	100mm 7	150mm 8

Water heating controls? Present?

Time clock for water heating Y N U

Cylinder thermostat Y N U

6. Loft inspection

Inspect all houses and top floor flats

House/Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5
GO TO SECTION 7				

Type of loft	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft (flat or very shallow pitched roof) 4
GO TO SECTION 7				

Roof insulation above living space?	Yes 1	No 2	Don't know 9
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Type of loft insulation?	Mineral wool/fibre glass 1	Vermiculite beads 2	High performance quilt 3	Rigid foam board 4	Not applicable 8	Don't know 9
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Approximate thickness of loft insulation	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99
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Loft information from:	Inspection 1	Occupant 2	no information 9
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Any roof structure problems seen? Y N

If yes, describe and transfer to Section 21

7. Household questionnaire

Questions asked? Y N

1. Do you have **cavity wall insulation**?

Y N U

Record in elevation features (section 16)

2. Do you have access to a **garage/private parking space**

Y N U

If Yes, ask for type and ownership and record in section 19

Waste water disposal

3. Are you directly connected to mains drainage operated by a water/sewage company?

Y N U

Ask for type and record in section 19

4. Who do you pay for your waste water disposal?

Water/sewage company	Landlord - with rent	Other body	Don't know
1	2	3	9

5. (a) Have you had a problem with flooded drains since living here?

If Yes:

(b) Do you still have a problem?

(c) Where is it located?

Flooded drains

(a) Problem	(b) Current problem					(c) Location of problem					
	Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Home		Garden		Common areas	
Y N	1	2	3	4	9	Y N	Y N	Y N	Y N	Y N	

Rats and mice

6. (a) Have you had problems with rats or mice over the last 12 months?

If Yes to either:

(b) Do you still have a problem with rats or mice?

(c) Where is the problem with the rats or mice located? **Code all that apply**

Mice

Rats

(a) Problem	(b) Current problem					(c) Location of problem					
	Current	Not current			Unknown	Home		Garden		Common areas	
Y N	1	2			9	Y N	Y N	Y N	Y N	Y N	
Y N	1	2			9	Y N	Y N	Y N	Y N	Y N	

If **current** problem with **rats or mice**, ask to see evidence and record on form (section 5: rats and mice, section 9: rats and mice, section 19: rats and mice)

Has anyone treated the rats/mice problem?

Y N

If Yes, how was it treated and by whom?

Non-professional (eg occupier or private landlord)

Professional (eg local council or pest control company)

Poison	Traps	Other
Y N	Y N	Y N
Y N	Y N	Y N

Is anything currently being done to stop or control the rats/mice problem?

Y N

Surveyor check:

Have you clarified with the household:

page 2: Tenure, age, length of residence

page 4: Date of refurbishment of kitchen, bathroom and WC?

page 6/7: Age of boiler and heating systems, primary heat source in winter?

page 14: Date of improvements/alterations to dwelling

Y N

Y N

Y N

Y N

8. Details of flat

Plan of flat

Draw plan of module and locate flat within it. Show if measurements have been rectangularised

Locate flat in module					Back				
Left					Right				
					Front				

Tenths of wall exposed

(Columns add up to 10)

To outside air

To internal accessways

To other flats

Front wall	Back wall	Left wall	Right wall
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Entry floor to dwelling proper

Basement BB	Ground GG	Specify <input type="text"/>	Unknown 99
----------------	--------------	---------------------------------	---------------

Private entry stair

None 1	Up 2	Down 3
-----------	---------	-----------

Dimensions of flat (internal and rectangularised)

No. of floors in flat

External dimensions same as module

Y N → Main floor

Next floor

Level (B, G, 1, 2 etc)

B	B	G	G	<input type="text"/>		
N	N	B	B	G	G	<input type="text"/>

Width (metres) •

Depth (metres) •

S S S • S S S •

If yes, record at section 13

9. Common parts of module.

Common parts exist

Y	N	IF NO, GO TO SECTION 10
---	---	-------------------------

Does access/area exist?

Balcony/Deck/Corridor/Lobby

Spacious/Average/Tight

Enclosed?

In module?

Working?

Accessway					
Main horizontal of typical/upper level		Stairway on typical/upper level		Main entrance to module	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Floors/ treads (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Y	N	Y	N	Y	N

Walls (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Y	N	Y	N	Y	N

Ceilings/soffits (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Y	N	Y	N	Y	N

Access doors/screens (answer in numbers)

Faults?

Replace

Repair/rehang

Repaint

Y	N	Y	N	Y	N

Accessway windows (answer in numbers)

Faults?

Replace

Repair

Repaint

Y	N	Y	N	Y	N

Accessway lighting (answer in numbers)

Faults?

Replace light fittings

Replace light switches

Y	N	Y	N	Y	N

Balustrades (answer in metre lengths)

Faults?

Replace

Repair

Y	N	Y	N	Y	N

Defects

Ventilation

Artificial lighting

Y	Y	Y
Y	Y	Y

Rats and Mice

Evidence of mice

Evidence of rats

Y	Y	Y	Y	Type of evidence: Traps seen?	Y	N	Chemicals seen?	Y	N
Y	Y	Y	Y	Other visual evidence?	Y	N	Told about it?	Y	N

Lifts		Refuse chutes	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Security of module

Type of access	Multiple access	Single access	Restricted access
	1	2	3

	Present?		Working?		In module?	
Concierge system	Y	N	Y	N	Y	N
Door entry system	Y	N	Y	N	Y	N

Fire safety of flat surveyed

Escape route from flat surveyed to final exit from building	Flat is final exit	Through another flat	Through another flat and common areas	Through common areas
	1	2	3	4

Fire precautions	Present		Action			
	Y	N	None	Minor	Major	Renew
Protection to stairs/lobbies?	Y	N	1	2	3	4
Self closing fire doors?	Y	N	1	2	3	4
Fire extinguishers?	Y	N	1	2	3	4
Emergency lighting?	Y	N	1	2	3	4
Sign posting?	Y	N	1			4
Safe practices?	Y	N				
Alternative route?	Y	N				
Alarm system?	Y	N	1	2	3	4

Contribution to problems (within survey module)

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Health and Safety of common areas (affecting flat surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Fire	1	2	3
Flames, hot surfaces, etc	1	2	3
Damp and mould growth		2	3
Entry by intruders	1	2	3
Noise	1	2	3
Collisions/entrapment	1	2	3

If '3', score HHSRS in Section 22

Other location

10. Number of flats in module

This section is critical. Make every attempt to record correct number of flats in module

Number of flats in module

Specify <input type="text"/>	Unknown 999
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DOUBLE CHECK the number of flats against what you have defined as your module in **Section 8** before continuing

Level of lowest flat

Basement B	Ground Floor G	Floor <input type="text"/>	Unknown 9
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Use of ground floor

Dwelling only 1	Dwelling and services 2	Services only 3	Dwelling and non residential 4	Non residential only 5	Dwelling and void 6	Other 7
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Use of basement

No basement 8	Dwelling only 1	Dwelling and services 2	Services only 3	Dwelling and non residential 4	Non residential only 5	Dwelling and void 6	Other 7
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Non residential use

If any non residential use, % total floor area of module in non residential use

No non residential 88		Specify % <input type="text"/>	Unknown 99
--------------------------	--	-----------------------------------	---------------

If 'dwelling with non residential': non residential use

Not 'dwelling with non residential' 8	Shop/business 1	Office 2	Industrial/Institutional 3	Surgery 4	Public House 5	Hotel 6	Other 7
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If 'dwelling with non residential':

Does the non-residential use include the handling/processing of food for commercial purposes?

Y	N	U
---	---	---

Other flats in module

Are they?

Survey flat is only one in module 8	Mostly same as survey dwelling 1	Mostly small flats 2	Mostly large flats 3	Mixture of small/large flats 4	Mixture of flats/maisonettes 5	Unknown 9
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Approximate number of vacant flats in module

Survey flat is only one in module 888	Specify <input type="text"/>	Unknown 999
--	---------------------------------	----------------

11. Shared facilities and services *(within 100m of survey dwelling)*

Do shared facilities/services exist? Y N IF NO, GO TO SECTION 12

Stores and common rooms

	Location				Action		
	Present?	Integral?	Not Integral?	None	Minor	Major	
Tenant stores	Y	N	1	2	1	2	3
Bin stores	Y	N	1	2	1	2	3
Paladin stores	Y	N	1	2	1	2	3
Laundry	Y	N	1	2	1	2	3
Drying room	Y	N	1	2	1	2	3
Community room	Y	N	1	2	1	2	3
Warden cartaker office	Y	N	1	2	1	2	3

Common/electrical services

	Location				Action		
	Present?	None	Minor	Major			
CCTV	Y	N	1	2	3		
TV reception	Y	N	1	2	3		
Lightning conductors	Y	N	1	2	3		
Communal heating	Y	N	1	2	3		
Burglar alarm system	Y	N	1	2	3		
External lighting	Y	N	1	2	3		

Communal parking facilities

	Location				Action		
	Present?	Integral?	Not Integral?	None	Minor	Major	
Garages	Y	N	1	2	1	2	3
Multi storey parking	Y	N	1	2	1	2	3
Underground parking	Y	N	1	2	1	2	3
Roof parking	Y	N	1	2	1	2	3
Other covered parking	Y	N	1	2	1	2	3
Open air parking bays	Y	N			1	2	3

Surfaces and fences

	Location				Action		
	Present?	None	Minor	Major			
Drying areas	Y	N	1	2	3		
Children's play areas	Y	N	1	2	3		
Unadopted estate roads	Y	N	1	2	3		

Landscaping

	Location				Action		
	Present?	None	Minor	Major			
Paths	Y	N	1	2	3		
Walls/fences	Y	N	1	2	3		
Hard landscaping	Y	N	1	2	3		
Grass/planting	Y	N	1	2	3		

Contribution to problems in condition *(outside survey module)*

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Design of paths

ANSWER IF PATHS PRESENT

(‘Y’ IN BOX ABOVE)

Paths	Yes	No	Not applicable
	At least 900mm wide?	1	2
Gradient gentler than 1 in 12?	1	2	3
Protected from adjacent drops?	1	2	3

Accessibility

Number of steps from pavement to entrance of module

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps
8	7	1	2	3
Space for ramp				
Not applicable	8	Yes 1	No 2	
Is path firm and even?		<input type="checkbox"/> Y <input type="checkbox"/> N		
Is entrance adequately lit?		<input type="checkbox"/> Y <input type="checkbox"/> N		
Is entrance covered?		<input type="checkbox"/> Y <input type="checkbox"/> N		

Health and Safety of shared areas

(affecting dwelling surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Entry by intruders	1	2	3
Collision and entrapment	1	2	3

If ‘3’, score HHSRS in Section 22

12. House/module shape

Location of additional part	Draw plan												Back											
	Left																						Right	
	No additional part			Front elevation			Back elevation			Left elevation			Right elevation			Unknown								
				Left	Centre	Right	Left	Centre	Right	Front	Centre	Back	Front	Centre	Back									
	77	01	02	03	04	05	06	07	08	09	10	11	12											99

Attic/basement in house/module	Attic only 1	Basement only 2	Both 3	Neither 4	Unknown 9
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Entry floor to house/module	Basement B	Ground G	Specify <input style="width:20px; height:20px;" type="text"/>	Unknown 9
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13. External dimensions of house/module

	No. of floors	Level (B, G, 1, 2 etc)	Width (metres)	Depth (metres)																																																						
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14. Material and construction of house/module (code one type only)

Code	Material	Construction	Type
01	Masonry	Boxwall	Solid
02	Masonry	Boxwall	Cavity
03	Masonry	Crosswall	
04	Concrete	Boxwall	In-situ
05	Concrete	Boxwall	Precast panel <1m wide
06	Concrete	Boxwall	Precast panel >1m wide
07	Concrete	Crosswall	In-situ
08	Concrete	Crosswall	Precast panel
09	Concrete	Frame	In-situ
10	Concrete	Frame	Precast
11	Timber	Frame	Pre 1919
12	Timber	Frame	Post 1919
13	Metal	Frame	
14	Other, please specify if known		

Proprietary system? Y N U

If Yes, name: _____

15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

Clarify with Household

- Conversion to more than one dwelling
- Conversion to HMO use
- Conversion from non-residential use
- Two or more dwellings combined
- Complete refurbishment/modernisation
- Rearrangement of internal space
- Extension added for amenities
- Extension added for living space
- Alteration of external appearance
- Over-roofing
- Over-cladding
- Structure replaced
- Loft conversion
- Radon remedial works (check postcode)

	None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-2007	In progress
Conversion to more than one dwelling	1	2	3	4	5	6	7	8
Conversion to HMO use	1	2	3	4	5	6	7	8
Conversion from non-residential use	1	2	3	4	5	6	7	8
Two or more dwellings combined	1	2	3	4	5	6	7	8
Complete refurbishment/modernisation	1	2	3	4	5	6	7	8
Rearrangement of internal space	1	2	3	4	5	6	7	8
Extension added for amenities	1	2	3	4	5	6	7	8
Extension added for living space	1	2	3	4	5	6	7	8
Alteration of external appearance	1	2	3	4	5	6	7	8
Over-roofing	1	2	3	4	5	6	7	8
Over-cladding	1	2	3	4	5	6	7	8
Structure replaced	1	2	3	4	5	6	7	8
Loft conversion	1	2	3	4	5	6	7	8
Radon remedial works (check postcode)	1	2	3	4	5	6	7	8

16. Elevation features

Front face

Y	N
Y	N
Y	N

Y N
Y N

window void wall

--	--	--

Left face

Y	N
Y	N
Y	N

Y N
Y N

window void wall

--	--	--

Is part of face unattached?

Solar panels (*number*)

Valley gutters (*number*)

Gables (*tenths*)

Parapets (*tenths*)

Mono supporting walls (*tenths*)

Base walls (*tenths*)

Cavity wall insulation?

External insulation?

Fenestration (*tenths*)

Right face

Y	N
Y	N
Y	N

Y N
Y N

window void wall

--	--	--

Back face

Y	N
Y	N
Y	N

Y N
Y N

window void wall

--	--	--

17. Specification of views

Back view	10/10 attached	Not seen
B	A	N

Tenths attached

BACK FACE

LEFT FACE

Front view	Back view	10/10 attached	Not seen
F	B	A	N

Tenths attached

	MAIN PART				

FRONT FACE

Front view
F

Tenths attached

RIGHT FACE

Front view	Back view	10/10 attached	Not seen
F	B	A	N

Tenths attached

18. Exterior – of house/module

FRONT VIEW

Masonry		Other	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Pitched	Mansard	Flat	Chalet
Y	N	U	Y
N	U	Y	N
Y	N	U	Y
N	U	Y	N
Y	N	Y	N
Y	N	Y	N

Chimney stacks

(Number)

Present?

Number

Age

Faults?

Rebuild

Part rebuild

Repoint/refix pot

Leave

Urgent?

Replacement period

BACK VIEW

Masonry		Other	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Roof structure

(Tenths of area)

Tenths of area

Age

Faults?

Replace

Strengthen

Leave

Urgent?

Replacement period

Pitched	Mansard	Flat	Chalet
Y	N	U	Y
N	U	Y	N
Y	N	U	Y
N	U	Y	N
Y	N	Y	N
Y	N	Y	N

Roof covering

(Tenths of area)

Natural slate/stone /shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
Y	N	U	Y	N	U	Y	N
N	U	Y	N	U	Y	N	U
Y	N	U	Y	N	U	Y	N
N	U	Y	N	U	Y	N	U
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Tenths of area

Age

Faults?

Renew

Isolated repairs

Leave

Urgent?

Replacement period

Natural slate/stone /shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
Y	N	U	Y	N	U	Y	N
N	U	Y	N	U	Y	N	U
Y	N	U	Y	N	U	Y	N
N	U	Y	N	U	Y	N	U
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Roof features and drainage

(Tenths of length)

Fascias	Valley gutters/ flashings	Gutters/ down-pipes	Stacks/ wastes	Party parapets	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Present?

Faults?

Replace

Repair

Leave

Urgent?

Replacement period

Fascias	Valley gutters/ flashings	Gutters/ down-pipes	Stacks/ wastes	Party parapets	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

18. Exterior – of house/module (continued)

FRONT VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Wall structure

(Tenths of area)

Net tenths of area
Age
Faults?
Rebuild/renew
Repair
Leave
Urgent?
Replacement period

BACK VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Wall finish

(Tenths of area)

Net tenths of area
Age
Faults?
Render
Renew/repoint
Isolated repairs
Paint
Leave
Urgent?
Replacement period

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
Y	N	Y	N	Y	N	Y
Y	N	Y	N	Y	N	Y

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
Y	N	Y	N	Y	N	Y
Y	N	Y	N	Y	N	Y

Dormers and bays

(Number)

Present?
Number
Age
Faults?
Rebuild roof and walls
Rebuild roof only
Rebuild wall only
Major repairs
Minor repairs
Demolish
Leave
Urgent?
Replacement period

Bays		Dormers		Porches	Conservatories	Balconies
Single storey	Multi storey	Standard	Roof extension		(Survey dwelling)	(Survey dwelling)
Y	N	Y	N	Y	N	Y
Y	N	Y	N	Y	N	Y
Y	N	Y	N	Y	N	Y

Bays		Dormers		Porches	Conservatories	Balconies
Single storey	Multi storey	Standard	Roof extension		(Survey dwelling)	(Survey dwelling)
Y	N	Y	N	Y	N	Y
Y	N	Y	N	Y	N	Y
Y	N	Y	N	Y	N	Y

Damp proof course

(Tenths of length)

Tenths of length
Faults?
Replace/install
Leave
Urgent?
Replacement period

Physical barrier	Injection DPC	None
Y	N	U
Y	N	U

Physical barrier	Injection DPC	None
Y	N	U
Y	N	U

Closable door between conservatory and dwelling	<input type="checkbox"/> Y <input type="checkbox"/> N
Sq m	<input type="text"/>
Footprint of conservatory	<input type="text"/>
Conservatory window type	SG <input type="checkbox"/> DG <input type="checkbox"/>
	1 <input type="checkbox"/> 2 <input type="checkbox"/>
Conservatory roof	Glass <input type="checkbox"/> Poly <input type="checkbox"/>
	1 <input type="checkbox"/> 2 <input type="checkbox"/>

18. Exterior – of survey dwelling

FRONT VIEW

Single-glazed			Double-glazed				
Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Windows/frames to survey dwelling

(Number)

Number

Age

Faults?

Replace

Repair/replace sash/member

Ease sashes etc/reglaze

Repaint/reputty

Leave

Urgent?

Replacement period

BACK VIEW

Single-glazed			Double-glazed				
Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Doors/frames to survey dwelling

Wood	UPVC	Metal			
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

(Number)

Number

Age

Faults?

Replace

Repair/glaze

Ease/replace/adjust ironmongery

Paint

Leave

Urgent?

Replacement period

Wood	UPVC	Metal			
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

18. Exterior – plot of survey dwelling (Not shared plots)

Private plot exists	No private or shared plot	Shared plot only
Complete all this section	Complete accessibility only, below	Complete section 11 only
1	2	3

Accessibility

Number of steps from gate/pavement to entrance
note: entrance maybe in either view

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps
8	7	1	2	3
Space for ramp				
Not applicable 8		Yes 1	No 2	

Is path firm and even?	Y	N
Is path at least 900mm wide?	Y	N
Is gradient less than 1:12?	Y	N
Is entrance adequately lit?	Y	N
Is entrance covered?	Y	N

Front plot

Exists

Y	N
Y	N
Y	
Y	N

Depth (m)

Width of plot

Width (m) Same as dwelling

	88
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Tenths hard

Tenths soft

Faults?

Bridged DPC

Inadequate/reverse falls

Excavation (m³)

Internal tanking (m²)

Repair/renew paving (m²)

Repair/renew retaining wall (m)

Repair/renew steps (no.)

Install gully?

Rear plot

Exists

Y	N
Y	N
Y	
Y	N

Depth (m)

Health and Safety (of plot)

note: include front and rear plots

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs/steps	1	2	3
Falls on level	1	2	3
Falls between levels	1	2	3
Damp and mould		2	3
Entry by intruders	1	2	3
Collision and entrapment	1	2	3

If '3', score HHSRS in Section 22

Boundary walls

Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Present?

Faults?

Replace (m)

Repair (m)

Demolish (m)

Urgent?

Replacement period

Wall (high)	Wall (low)	Fence (wood)	Fence (metal)	Hedge	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

19. Around the house/module

Underground drainage

Drainage system	Mains 1	Septic tank 2	Cess pool 3	Private sewage system 4	Unknown 9
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Faults?	Y	N	
Blockage	Y		
Other (specify)	Y		

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
HHSRS Personal hygiene sanitation and drainage	1	2	3	4
Describe 'extreme risk' in Section 22				

Rats and mice outside house/module

Evidence of mice?	Y	N	Type of evidence:	Traps seen?	Y	N	Chemicals?	Y	N	Other visual evidence?	Y	N	Told about it?	Y	N	
Evidence of rats?	Y	N														
Pets/livestock kept outside?	Y	N														

Litter/rubbish around house/module	None 1	Minor 2	Major 3
------------------------------------	-----------	------------	------------

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
HHSRS Domestic hygiene pests and refuse	1	2	3	4
Describe 'extreme risk' in Section 22				

Parking provision of survey dwelling

ASK HOUSEHOLD

	Present?		On plot?		Car spaces	Action					Who owns garage/parking			
	Y	N	Y	N		None	Minor	Major	Renew	Demolish	Household	Local authority	Other landlord	Other
Integral garage	Y	N	Y	N		1	2	3	4		1	2	3	4
Attached garage	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Detached garage	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Car port	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Designated parking space(s)	Y	N	Y	N		1	2	3	4	5	1	2	3	4

Street parking	Adequate 1	Inadequate 2	None 3
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Exposure

Is the dwelling in an exposed position	Not exposed 1	Slightly exposed 2	Exposed 3	Very exposed 4
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20. Block

Number of houses/modules in block	Detached house/module 01	Specify number <input style="width: 40px; height: 20px;" type="text"/>	More than 50 75
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Approximate number of seriously defective houses/modules in block	House/module is block 88	Specify number <input style="width: 40px; height: 20px;" type="text"/>
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Survey block/building in context with surroundings	Y	N
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Situation of block	Major trunk road 1	Main road 2	Side road 3	Cul de sac/crescent 4	Private road 5	Unmade/no road 6
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Road has traffic calming measures?	Y	N
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21. Structural defects

Any structural defects present? Y N IF YES, DESCRIBE BELOW

IF YES OR NO, COMPLETE HHSRS ASSESSMENT AT BOTTOM OF PAGE

Defect	Action required?			Monitor/examine further?		Action described elsewhere on form?		Action required on assumption problem is progressive											
	Y	Y	N	Y	N	Y	N	Any additional action required that is not accounted for elsewhere											
								Treatment?		Extent									
Roof sagging	Y	Y	N	Y	N	Y	N												
Roof humping	Y	Y	N	Y	N	Y	N												
Roof spreading	Y	Y	N	Y	N	Y	N	Tie-ing	Y	N	Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Sulphate attack	Y	Y	N	Y	N	Y	N	Chimney-liner	Y	N	Linear Metres	<input type="text"/> m							
								Other	Y	N	Specify	<input type="text"/>							
Unstable parapets	Y	Y	N	Y	N	Y	N												
Wall bulging	Y	Y	N	Y	N	Y	N	Tie rods	Y	N	Number:	<input type="text"/>							
								Strapping	Y	N	Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Differential movement	Y	Y	N	Y	N	Y	N	Movement-joint	Y	N	Linear Metres	<input type="text"/> m							
								Other	Y	N	Specify	<input type="text"/>							
Lintel failure	Y	Y	N	Y	N	Y	N	Replace lintels	Y	N	Number:	<input type="text"/>							
Wall tie failure	Y	Y	N	Y	N	Y	N	Insert wall ties	Y	N	Wall area:	<input type="text"/> m ²							
Unstable floors, stairs or ceilings	Y	Y	N	Y	N	Y	N												
Dry rot/Wet rot	Y	Y	N	Y	N	Y	N	Wall & timber treatment	Y	N	Basement 1	One room 2	One floor 3	Loft 4	Most building 5				
Wood-borer infestation	Y	Y	N	Y	N	Y	N	Timber treatment	Y	N	Basement 1	One room 2	One floor 3	Loft 4	Most building 5				
Adequacy of balconies / projections	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Foundation settlement	Y	Y	N	Y	N	Y	N	Underpin	Y	N	Linear Metres	<input type="text"/> m							
								Other	Y	N	Specify	<input type="text"/>							
Integrity of structural frame	Y	Y	N	Y	N	Y	N	Making-good	Y	N	Wall area	<input type="text"/> m ²							
								Replace frame	Y	N									
Integrity of wall panels	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Boundary wall - unsafe height	Y	Y	N	Y	N	Y	N												
Boundary wall - out of plumb	Y	Y	N	Y	N	Y	N												
Boundary wall - horizontal cracking	Y	Y	N	Y	N	Y	N												
Unstable retaining wall	Y	Y	N	Y	N	Y	N												
Any other problems	Y	Y	N	Y	N	Y	N	Specify	<input type="text"/>			Specify	<input type="text"/>						

Housing Health and Safety Rating System (HHSRS)

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Structural collapse and falling elements

Describe 'extreme risk' in Section 22

22. Housing Health and Safety Rating System

Refer back to all the HHSRS flags. Consider each of the following hazards in turn in relation to the dwelling as a whole. Decide whether any hazards are significantly worse than average and need to be scored individually on pages 21 - 25. Decide if there are any other hazards listed below which represent an extreme risk. If yes, indicate below and describe risk. If there are no hazards to score move to the Local Area section on page 26.

HAZARDS WHICH MAY REQUIRE SCORING

Hazard	Review survey form	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs etc	Check flags on pages 3, 10, 12, 17	1	2	3
Falling on level surfaces	Check flags on pages 3, 10, 12, 17	1	2	3
Falling between levels	Check flags on pages 3, 10, 12, 17	1	2	3
Falls associated with baths etc	Check flag on page 4	1	2	3
Fire	Check flags on pages 3, 10, 12	1	2	3
Flames, hot surfaces, etc	Check flags on pages 3, 10, 12	1	2	3
Damp and mould growth	Check flags on pages 3, 10, 17		2	3
Entry by intruders	Check flags on pages 3, 10, 12, 17	1	2	3
Noise	Check flags on pages 3, 10	1	2	3
Collision and entrapment	Check flags on pages 3, 10, 12, 17	1	2	3

Are any hazards significantly higher than average (code 3)? Y N
 If **Yes**, describe below and score hazard on pages 21-25

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard	Review survey form	Extreme risk?
Excess heat	Check flag on page 3	Y
Lighting	Check flag on page 3	Y
Water supply for domestic purposes	Check flag on page 4	Y
Food safety	Check flag on page 4	Y
Personal hygiene, sanitation and drainage	Check flags on pages 4, 18	Y
Position and operability of amenities	Check flag on page 4	Y
Uncombusted fuel gas	Check flag on page 5	Y
Explosions	Check flag on page 5	Y
Electrical safety	Check flag on page 5	Y
Carbon monoxide and fuel combustion products	Check flag on page 6	Y
Domestic hygiene, pests and refuse	Check flags on pages 3, 18	Y
Structural collapse and falling elements	Check flag on page 19	Y

If **Yes**, to any of the above, describe extreme risk below

Falling on stairs etc.

Significantly higher than average

Y N

Average
Pre 1919

Likelihood of a person over 60 having a fall leading to harm

		1800	1000	560	320	180	100	56	32	18	<10
--	--	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person over 60 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%							E	D	C	B
0.2%						E-	E	D	C	B
0.5%						E	E	D	C	B
1.0%						E	E+	D	C	A-
2.2%				F	E-	E	D	C	B	A
4.6%				E-	E	D	C	B-	B	A
10.0%			E-	E	D	C	B-	B	A	A
21.5%		E	E	D	C	B	B	A	A	A
31.6%		E	D	C	C	B	A	A	A	A
46.4%	E	E	D	C	B	B	A	A	A	A
100%	D	C-	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
		Y	N		
Y	Install handrail	Y	N	Metres:	
Y	Install balustrade	Y	N	Metres:	
Y	Cover dangerous balustrade/guarding	Y	N	Metres:	
Y	Repair/replace internal staircase (S5)	Y			
Y	Redesign internal, common or external staircase (design, not condition)		N	Number:	
Y	Repair/replace external/common staircase (S9)	Y			
Y	Repair/replace external steps (S11, S18)	Y	N	Number:	
Y	Cover slippery stairs	Y	N	Flights:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Falling on level surfaces etc.

Significantly higher than average

Y N

Average

Likelihood of a person over 60 having a fall leading to harm

			1000	560	320	180	100	56	32	18	<10
--	--	--	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person over 60 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%						E	D	C	B+
0.2%						E-	E	D+	C
0.5%						E	D	D	C
1.0%						E	D	D	B
2.2%				E	E	D-	D	C	B
4.6%			E	E	D	C	B	B	A
10.0%		E	E	D	C	B	B	A	A
21.5%	E	E	D	C	C	B	A	A	A
31.6%	E	D	C	C+	B	A	A	A	A
46.4%	E+	D	C	B	B	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
		Y	N		
Y	Repair Floors (S5, S9)	Y			
Y	Repair paths/external surfaces (S11, S18)	Y			
Y	Remove trip steps (S5, S9)	Y	N	Number:	
Y	Redesign external pathways (S11, S18)		N	Metres:	
Y	Cover slippery surfaces	Y	N	Sq m:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Falling between levels

Significantly higher than average Y N

Likelihood of a child under 5 having a fall leading to harm

Average											
5600	3200	1800	1000	560	320	180	100	56	32	18	<10

Likely outcome if a child under 5 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%												B
0.2%			J	H	H	G	F	E-	E	E	E	B
0.5%			I	H	H	G	F	E	E	D	D	B
1.0%			I	H	G	F	F	E	D-	D	D	A-
2.2%		I	H	H	G	F	E	E	D	D	B	A
4.6%	I	H	H	G	F	E	E	D	D	B-	B	A
10.0%	H	H	G	F	E	D	D	C	B	B	A	A
21.5%	H	G	F	E	D	D	C	B	B	A	A	A
31.6%	G	F	F	E	D	C-	C	B	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Install window safety catches	Y	N	Number:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Brick-up dangerous opening / raise cill height		N	Number:	
Y	Repair/replace balconies (S9, S18)	Y			
Y	Repairs to plot (S11, S18)	Y			
Y	Repair/replace existing guarding/balustrading (S5, S9, S11, S18)	Y			
Y	Install new guarding/balustrading/cover		N	Metres:	
Y	Remove obstacle		N	Number:	

Falls associated with baths etc.

Significantly higher than average Y N

Likelihood of a fall occurring if occupied by a person over 60

Average											
5600	3200	1800	1000	560	320	180	100	56	32	18	<10

Likely outcome if a person over 60 should fall and be injured

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%												C
0.2%				I-	I	H	G-	G+	F	E	D-	C
0.5%				I	H	H	G	F	E	E	D	B
1.0%			I-	I	H	G-	F	F	E	D	C-	B
2.2%		J	I	H	G-	G+	F	E	D	D+	C	A-
4.6%		I	H	G	G+	F	E	D	D+	C	B	A
10.0%	I+	H	G	F	F+	E	D	C	C+	B	A	A
21.5%	H	G	F	E	E	D	C	B	B	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	A	A	A	A
46.4%	G	F	E	E+	D	C	B	B+	A	A	A	A
100%	F	E	D	C	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Repair/replace bath/shower (S5)	Y	N	Number:	
Y	Provide additional grabrail		N	Number:	
Y	Rearrange bathroom (S5)	Y	N	Number:	
Y	Re-site bathroom		N	Number:	
Y	Provide additional heating (S5)	Y	N	Number:	
Y	Repair/replace/provide additional lighting (S5)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Fire

Significantly higher than average Y N

Average Ave flat

Likelihood of a fire occurring leading to harm if occupied by a person over 60

5600	3200	1800	1000	560	320	180	100	56	32	18	<10
------	------	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if occupied by a person over 60
Class 1 Extreme %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
-----	-----	-----	---	-----	-----	----	------	------	------	-----

Class 2 Severe %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
-----	-----	-----	---	-----	-----	----	------	------	------	-----

Class 3 Serious %

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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%							G	F-	F	E	E	C
0.2%							G	F	E-	E	D	C
0.5%						H	G	F	E	E	D	B
1.0%						G	F-	F	E	D	C	B
2.2%					G	G	F	E	D	C	C	A-
4.6%	I	H	H	G	F-	F	E	D	C	C	B	A
10.0%	H	H	G	F-	F	E	D	C-	C	B	A	A
21.5%	H	G	F	E	E	D	C	B-	C	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	B	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Repair/replace electrical system (S5)	Y	
Y	Provide additional sockets	Y	Number: <input type="text"/>
Y	Repair/replace or reposition heater (S5)	Y	Number: <input type="text"/>
Y	Relocate cooker	Y	Number: <input type="text"/>
Y	Re-fit, extend, re-site kitchen (S5)	Y	Number: <input type="text"/>
Y	Repair/Install precautions to common areas (S9)	Y	Sq m: <input type="text"/>
Y	Replace non fire resistant/smoke permeable structure/poly. tiles	Y	Sq m: <input type="text"/>
Y	Upgrade stairway to protected route	Y	Flights: <input type="text"/>
Y	Provide fire stops to service ducts	Y	Number: <input type="text"/>
Y	Provide fire stop wall to loft space	Y	Number: <input type="text"/>
Y	Provide self-closing doors	Y	Number: <input type="text"/>
Y	Install smoke detection measures	Y	Number: <input type="text"/>
Y	Provide suitable openable windows/doors for MOE (S5, S9)	Y	Number: <input type="text"/>
Y	Provide fire escape	Y	Flights: <input type="text"/>
Y	Remove obstacle	N	Number: <input type="text"/>

Flames, hot surfaces etc.

Significantly higher than average Y N

Average

Likelihood of a child under 5 being burnt/scalded

			1000	560	320	180	100	56	32	18	<10
--	--	--	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a child under 5 is burnt/scalded
Class 1 Extreme %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
------	-----	-----	---	-----	-----	----	------	------	------	-----

Class 2 Severe %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
-----	-----	-----	---	-----	-----	----	------	------	------	-----

Class 3 Serious %

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%

Look-up table

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%				H	F	E-	E	D	C
0.2%				G	F	E	E	D	B
0.5%				G	F	E	D-	D	B
1.0%				F	E-	E	D	C	B
2.2%			F-	F	E	D	D+	C	A
4.6%		F-	F	E	D	D	C	B	A
10.0%	F-	F+	E	D	C	C+	B	A	A
21.5%	E-	E	D	C	B	B	A	A	A
31.6%	E	D	C-	C	B	A	A	A	A
46.4%	E+	D	C	B	B+	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Repair, replace or reposition heater, heating or hot water pipes, or cover (S5)	Y	Number: <input type="text"/>
Y	Relocate cooker	Y	Number: <input type="text"/>
Y	Re-fit, extend, re-site kitchen (S5)	Y	Number: <input type="text"/>
Y	Remove obstacle	N	Number: <input type="text"/>

Damp and Mould Growth

Significantly higher than average Y N

		Average										
		1800	1000	560	320	180	100	56	32	18	<10	
Likelihood of a person over 60 suffering illness												
Likely outcome if a person over 60 should fall ill	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%			I-	I	H	G	F-	F	E	D+
0.2%			I	H	H	G	F	E-	E	C
0.5%			I	H	G	G+	F	E	D	C
1.0%		I	H	G	G	F	E	E+	D	B
2.2%	I	H	H+	G	F	E	E+	D	C	B
4.6%	H	G-	G	F	E	D-	D	C	B	A
10.0%	G	F-	F+	E	D	C-	C+	B	A	A
21.5%	F	E	E	D	C	B	B	A	A	A
31.6%	F	E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D	D	C	B	A-	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Treat rising damp (S5, S18)	Y			
Y	Treat penetrating damp, leaking pipes and services (S5, S18)	Y	N	Number:	
Y	Condensation - extractor fans to install/repair (S5)	Y	N	Number:	
Y	Condensation - repair/provide opening window (S9, S18)	Y	N	Number:	
Y	Repair/replace/improve heating system (S5)	Y	N	Number:	
Y	Improve Insulation (S5, S6, S16, S18)	Y			

Entry by intruders

Significantly higher than average Y N

		Average										
		1800	1000	560	320	180	100	56	32	18	<10	
Likelihood of a person being affected												
Likely outcome if a person is affected	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%								F	E	D+
0.2%								E-	E	C
0.5%							F	E	D	C
1.0%							E	E+	D	B
2.2%						E	E+	D	C	B
4.6%					E	D-	D	C	B	A
10.0%			F+	E	D	C-	C+	B	A	A
21.5%		E	E	D	C	B	B	A	A	A
31.6%		E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	E	D	C	B	B	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Make doors to dwelling secure (S5, S18)	Y	N	Number:	
Y	Make windows to dwelling secure (S5, S18)	Y	N	Number:	
Y	Provide additional (security) lighting	Y	N	Number:	
Y	Install alarm system/CCTV to dwelling		N		
Y	Provide concierge or entry phone system to block of flats		N		
Y	Repair/provide defensible space to dwelling	Y	N	Sq m:	
Y	Neighbourhood problems which require measures other than improvements to dwelling security				

Noise

Significantly higher than average

Y N

Average

Likelihood of a person being affected

		1800	1000	560	320	180	100	56	32	18	<10
--	--	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person is affected

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%		J	I-	I	H	G	F-	F	E	D+
0.2%		J	I	H-	H	G	F	E-	E	C
0.5%	J	J	I	H	G	G+	F	E	D	C
1.0%	J	I	H	H+	G	F	E	E+	D	B
2.2%	I	H	H+	G	F	E	E+	D	C	B
4.6%	H	G-	G	F	E	D-	D	C	B	A
10.0%	G	F-	F+	E	D	C-	C+	B	A	A
21.5%	F	E	E	D	C	B	B	A	A	A
31.6%	F	E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D	C	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Soundproof floors		N	Sq m:	
Y	Soundproof ceiling		N	Sq m:	
Y	Soundproof / move noisy machinery / equipment		N	Number:	
Y	Soundproof partitions		N	Sq m:	
Y	Soundproof party walls		N	Sq m:	
Y	Install secondary glazing to windows/repair windows	Y	N	Number:	

Collision and entrapment

Significantly higher than average

Y N

Average

Likelihood of a child under 5 being injured

		1800	1000	560	320	180	100	56	32	18	<10
--	--	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a child under 5 is injured

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%								F	F+	D
0.2%								F	E	D
0.5%								E	E	C
1.0%							E	E	D	B-
2.2%						E	E	D	C	B
4.6%					E	E+	D	C	B	A
10.0%				E	D	C-	C	B	A	A
21.5%		E-	E	D	C	B-	B	A	A	A
31.6%		E	D	D+	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D-	D+	C	B	A-	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Repair/replace windows (S9, S18)	Y	N	Number:	
Y	Repair/replace doors (S5, S9, S18)	Y	N	Number:	
Y	Signpost low headroom		N	Number:	
Y	Remove obstacle		N	Number:	

24. Local area

Clearly define an area of manageable size before completing this page.

Nature of area

Urban			Rural		
Commercial City/town centre 1	Urban 2	Suburban residential 3	Rural residential 4	Village centre 5	Rural 6

Number of dwellings in area

Under 25 1	25-49 2	50-99 3	100-299 4	300-499 5	500+ 6	Isolated 7	If isolated go to visual quality
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Predominant age

Pre 1919 1	1919-1944 2	1945-1964 3	1965-1980 4	Post 1980 5	None 6
---------------	----------------	----------------	----------------	----------------	-----------

Predominant residential building type

Houses				Flats				Mixed houses and flats 9
Terraced 1	Semi-detached 2	Detached 3	Mixed houses 4	Converted flats 5	Low rise flats 6	High rise flats 7	Mixed flats 8	

Predominant tenure as built

Privately built 1	Local authority built 2	Housing association built 3	Mixed tenure 4	Impossible to ascertain 9
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Estate

Number of dwellings on estate

Not on estate 8	Same as area 1	Under 25 2	25-49 3	50-99 4	100-299 5	300-499 6	500+ 7
--------------------	-------------------	---------------	------------	------------	--------------	--------------	-----------

If area is L.A. estate, % of RTB dwellings

Not on L.A. estate 8	None (0%) 1	1-10% 2	11-25% 3	26-50% 4	51-75% 5	76-99% 6	100% 7
-------------------------	----------------	------------	-------------	-------------	-------------	-------------	-----------

Visual quality of local area

Best							Worst
1	2	3	4	5	6	7	

Problems in local area

	No problems			Major problems	
Litter/rubbish/dumping	1	2	3	4	5
Graffiti	1	2	3	4	5
Vandalism	1	2	3	4	5
Dog/other excrement	1	2	3	4	5
Condition of dwellings	1	2	3	4	5
Vacant sites	1	2	3	4	5
Intrusive industry	1	2	3	4	5
Non-conforming uses	1	2	3	4	5
Vacant/boarded-up buildings	1	2	3	4	5
Ambient air quality	1	2	3	4	5
Heavy traffic	1	2	3	4	5
Intrusion from motorways/main roads	1	2	3	4	5
Railway/aircraft noise	1	2	3	4	5
Nuisance from street parking	1	2	3	4	5
Scruffy gardens/landscaping	1	2	3	4	5
Scruffy/neglected buildings	1	2	3	4	5
Condition of road, pavements and street furniture	1	2	3	4	5

English House Condition Survey 2007/08



help build the picture

Serial number label

Surveyor

Surveyor Number

1. Survey record

	Visit 1		Visit 2		Visit 3		Visit 4		Visit 5	
Visit made	Y	N	Y	N	Y	N	Y	N	Y	N
Was this a booked appointment?	Y	N	Y	N	Y	N	Y	N	Y	N
	Day	Month	Day	Month	Day	Month	Day	Month	Day	Month
Record date of this call										
(24 hour clock)	Hr	mm	Hr	mm	Hr	mm	Hr	mm	Hr	mm
Start time										
Finish time										
Outcome										
Full/completed survey	1		1		1		1		1	
Partial survey/comeback to finish	2		2		2		2		2	
Partial survey then refusal	3		3		3		3		3	
Refusal on doorstep	4		4		4		4		4	
HQ refusal after surveyor visit			5		5		5		5	
Household missed appointment - no contact	6		6		6		6		6	
Household missed appointment - rescheduled	7		7		7		7		7	
Surveyor missed appointment - no contact	8		8		8		8		8	
Surveyor missed appointment - rescheduled	9		9		9		9		9	
Speculative call - no contact	10		10		10		10		10	
Speculative call - appointment scheduled	11		11		11		11		11	
HMO referred to Regional Manager	12		12		12		12		12	
Address untraceable	13		13		13		13		13	
Dwelling derelict	14		14		14		14		14	
Dwelling demolished	15		15		15		15		15	
No longer usable as dwelling	16		16		16		16		16	
Other reason for non-survey	17		17		17		17		17	
HQ USE ONLY - Lost/written off	18		18		18		18		18	

2. Dwelling identification

Is the dwelling address passed on to you by the interviewer a single dwelling?

Y N

Is address

Part of dwelling
1

More than one dwelling
2

Dwelling with non-residential
3

Number of addresses at dwelling

Number of dwellings at address

Number of dwellings at address

Address surveyed same as that passed on by interviewer

Y N

Go to Section 3

Notify MMBL helpline of amended address

Reason for non survey:

3. Dwelling description and occupancy

Type of occupancy (clarify with household)	Single family dwelling 1	Shared house 2	Household with lodgers 3	Bedsits or flatlets 4	Purpose built with shared amenities 5	Hostel/ B&B 6
	Close with household and refer address to RM					

Dwelling type (clarify with household)

House/bungalow					Flat		
End terrace 1	Mid terrace 2	Semi detached 3	Detached 4	Temporary 5	Purpose built 6	Converted 7	Non residential plus flat 8

Tenure (clarify with household)

Owner occupied 1	Private rented 2	Local authority 3	Housing association (RSL) 4
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Construction date (clarify with household)

Pre 1850 1	1850-1899 2	1900-1918 3	1919-1944 4	1945-1964 5	1965-1974 6	1975-1980 7	1981-1990 8	1991-1995 9	1996-2002 10	Post 2002 11
---------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	-----------------	-----------------

Occupancy (ask where possible)

Occupied 1	Vacant						
	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition 4	Being modernised 5	New never occupied 6	Being used for other purpose 7	Other (specify) 8
If occupied: how long have the current occupants lived here? Years Months <input type="text"/> <input type="text"/>				If vacant: how long has the dwelling been vacant? Years Months <input type="text"/> <input type="text"/>			
				Is the dwelling boarded up/secured? <input type="checkbox"/> Y <input type="checkbox"/> N			

Permanent residence?

Yes 1	No - second home 2	No - holiday home 3
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If occupants have moved in within the last 6 months, ask for date:-

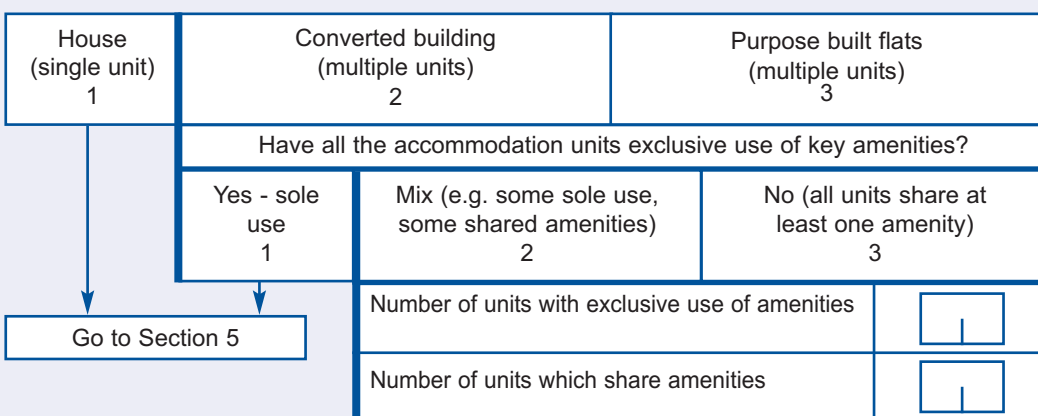
Day Month Year
 | |

Source of information on tenure and occupancy

Occupant 1	Neighbour 2	Caretaker/ warden/agent 3	Estimate/ appearance 4	Other (specify): 5
---------------	----------------	------------------------------	---------------------------	-----------------------

IDENTIFY MODULE NOW

4. Module associated with the address surveyed



5. Interior

Does room exist?	Y N	Y N	Y N	Y N	Y N
Level (B, G, 1, 2, 3 etc)					
Function (L, K, S, T, D, B, U, C, X)					
Room inspected?	Y N	Y N	Y N	Y N	Y N
Ceiling height (metres)	•	•	•	•	•
Width (metres)	•	•	•		
Depth (metres)	•	•	•		

Ceilings (answer in tenths)

Faults?	Y N	Y N	Y N	Y N	Y N
Take down and renew					
Isolated repair, fill cracks					
Leave					

Floors (answer in tenths)

Solid floors?	Y N	Y N	Y N	Y N	Y N
Faults?	Y N	Y N	Y N	Y N	Y N
Replace structure					
Replace only boards or screed					
Leave					

Walls (answer in tenths)

Faults?	Y N	Y N	Y N	Y N	Y N
Rebuild partition wall					
Hack-off, replaster					
Isolated repair, fill cracks					
Leave					
Dry lining present?	Y N	Y N	Y N	Y N	Y N
Internal insulation	Y N	Y N	Y N	Y N	Y N

Doors (answer in numbers)

Faults?	Y N	Y N	Y N	Y N	Y N
Renew					
Repair/rehang					

Windows/Frames

Faults?	Y N	Y N	Y N	Y N	Y N
Means of escape?	Y N	Y N	Y N	Y N	Y N
Secondary glazing for sound insulation?	Y N	Y N	Y N	Y N	Y N

Heating & Services

CH/prog. appliance?	Y N	Y N	Y N	Y N	Y N
Fixed other heater?	Y N	Y N	Y N	Y N	Y N
Fluorescent/low energy lighting?	Y N	Y N	Y N	Y N	Y N

Defects

	Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Rising (ground level) damp	Y	Y	Y	Y	Y	Y
Penetrating (higher level) damp	Y	Y	Y	Y	Y	Y
Serious condensation/mould growth	Y	Y	Y	Y	Y	Y
Inadequate natural light	Y	Y	Y	Y	Y	Y
Inadequate artificial light	Y	Y	Y	Y	Y	Y
Inadequate room ventilation	Y	Y	Y	Y	Y	Y
Inadequate appliance ventilation	Y	Y	Y	Y	Y	Y
Wood boring insect attack	Y	Y	Y	Y	Y	Y
Dry/wet rot	Y	Y	Y	Y	Y	Y
Evidence of mice	Y	Y	Y	Y	Y	Y
Evidence of rats	Y	Y	Y	Y	Y	Y

Integral garage	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Habitable rooms (specify No)
Integral balcony																
Extra room 1																
Extra room 2																
Extra room 3																
Extra room 4																
Extra room 5																
Extra room 6																
Extra room 7																
Separable units?																Y N

Stairs within dwelling

Present?	Y N
Open Plan?	Y N
Faults?	Y N
Replace structure	Y
Replace treads	Y
Replace balustrades	Y
Repair/refix treads/balustrades	Y

Security of dwelling

	High	Fairly high	Fairly low	Low	Very low	Not Applic
Main entrance door	1	2	3	4	5	
Other external doors	1	2	3	4	5	8
Accessible windows	1	2	3	4	5	8

Burglar alarm present?	Y N
Door viewer present?	Y N
Smoke detector(s)	Y N

Accessibility

Flush threshold <15mm?	Y N
Room on entrance level suitable for bedroom?	Y N
Bathroom at entrance level?	Y N
WC at entrance level?	Y N
Change in floor level/trip steps at entrance level?	Y N
Doorsets and circulation meet part M?	Y N
Straight stairs with landings >900mm?	Y N

Adaptations for disabled people

Ramps?	Y N
Grab rails?	Y N
Stair lift/thru floor lift?	Y N
Hoists?	Y N
Electrical modifications?	Y N

Health and Safety Rating System

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Fire	1	2	3
Flames, hot surfaces, etc	1	2	3
Damp and mould growth		2	3
Entry by intruders	1	2	3
Noise	1	2	3
Collisions and entrapment	1	2	3

If '3', score HHSRS in Section 22

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Excess heat	1	2	3	4
Lighting	1	2	3	4
Domestic hygiene, pests and refuge	1	2	3	4

Describe 'extreme risk' in Section 22

Rats and Mice

Type of evidence	Traps seen?	Y N
	Chemicals seen?	Y N
	Other visual evidence?	Y N
	Told about it?	Y N

5. Interior – amenities

Drinking water supply pipework

Before stopcock?

After stopcock?

Pipework seen		Lead present		Mains	
Y	N	Y	N	Y	N
Y	N	Y	N		

Kitchen amenities

Cold water drinking supply?

Hot water?

Sink?

Fixed waste?

Cooking provision?

Cupboards?

Worktop

Extractor fan?

Washing Machine?

Tumble Dryer?

Refrigerator?

	Present		Working		None	Action			
	Y	N	Y	N		Minor Repair	Major Repair	Replace	Install
Cold water drinking supply?	Y	N	Y	N	1	2	3	4	5
Hot water?	Y	N	Y	N	1	2	3	4	5
Sink?	Y	N	Y	N	1	2		4	5
Fixed waste?	Y	N	Y	N	1	2		4	5
Cooking provision?	Y	N	Y	N	1	2	3	4	5
Cupboards?	Y	N	Y	N	1	2	3	4	5
Worktop	Y	N	Y	N	1	2	3	4	5
Extractor fan?	Y	N	Y	N					
Washing Machine?	Y	N	Y	N					
Tumble Dryer?	Y	N	Y	N					
Refrigerator?	Y	N	Y	N					

Y	N	Adequate cooker space?
Y	N	Adequate cupboard units?
Under 1.5m	1.5-3m	Over 3m
1	2	3

Worktop (metres)

Safety and Hygiene - Defective?

Space	Y	N
Layout	Y	N
Cleanability	Y	N

Kitchen adapted for disabled use? Y N

Kitchen amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
7	1	2	3	4	5	6

Actual date of kitchen refurbishment (if known)

Bathroom amenities

Bath/shower?

Wash hand basin?

W.C.?

Extractor fan in bathroom?

	Present		Working		Hot & cold water		None	Action				Floor			
	Y	N	Y	N	Y	N		Minor repair	Major repair	Replace	Install	B	B	G	G
Bath/shower?	Y	N	Y	N	Y	N	1	2		4	5	B	B	G	G
Wash hand basin?	Y	N	Y	N	Y	N	1	2		4	5	B	B	G	G
W.C.?	Y	N	Y	N			1	2	3	4	5	B	B	G	G
Extractor fan in bathroom?	Y	N	Y	N											

Badly located?	Y	N
No. of external surfaces		
Internal?	Y	N
Close to whb?	Y	N
In bathroom?	Y	N
If WC not in bathroom: Extractor fan?	Y	N

Safety and Hygiene - Defective?

Space	Y	N
Layout	Y	N
Cleanability	Y	N
Location	Y	N

Bathroom adapted for disabled use? Y N

Bathroom amenities last refurbished

Original	Pre 1960	1960s	1970s	1980s	1990's +	In progress
7	1	2	3	4	5	6

Actual date of bathroom refurbishment (if known)

Secondary amenities

Second kitchen?

Second bath/shower?

Second wash hand basin?

Second W.C.?

	Present		Working		Hot & cold water		None	Action				Floor				In bedroom/en-suite
	Y	N	Y	N	Y	N		Minor repair	Major repair	Replace	B	B	G	G		
Second kitchen?	Y	N			Y	N	1	2	3	4	B	B	G	G		
Second bath/shower?	Y	N	Y	N	Y	N	1	2	3	4	B	B	G	G	Y	N
Second wash hand basin?	Y	N	Y	N	Y	N	1	2	3	4	B	B	G	G	Y	N
Second W.C.?	Y	N	Y	N			1	2	3	4	B	B	G	G	Y	N

Internal?	Y	N
-----------	---	---

Housing Health and Safety Rating System (hazards relate to whole dwelling interior)

Hazards that may require scoring

Falls associated with baths etc.

Significantly lower risk than average	Average risk	Significantly higher risk than average
1	2	3

If '3', score HHSRS in Section 22

Other hazards that may pose an extreme risk

Water Supply
Food Safety
Personal hygiene, sanitation and drainage
Position and operability of amenities

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

Describe 'extreme risk' in Section 22

5. Interior - Primary services

Gas system

		Action			
		None	Minor Repair	Major Repair	Replace
Present?	<input type="checkbox"/> Y <input type="checkbox"/> N	1	2	3	4
Mains supply?	<input type="checkbox"/> Y <input type="checkbox"/> N				

Housing Health and Safety Rating System (HHSRS)				
	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Uncombusted fuel gas	1	2	3	4
Explosions	1	2	3	4

Describe 'extreme risk' in Section 22

Electrical system

Present? Y N Normal mains supply? Y N Off-peak supply? Y N

Location of meters	Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
	1	2	3	4	5

Type of wiring	Lead or rubber covered	PVC sheathed		Mixture	Unknown
	1	2		4	5

Earthing wires	Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
	1	2		4	5

Consumer unit arrangement	Separate fuse boxes for each circuit	One or two "covered boxes"	One or two "accessible boxes"	Mixture	Unknown
	1	2	3	4	5

Overload protection	Wire fuses	Cartridge fuses	MCB's	Mixture	Unknown
	1	2	3	4	5

Personal protection	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
	1	2	3	4	5

Power sockets	Round 2 or 3 pin	Square 3 pin		Mixture	Unknown
	1	2		4	5

Lighting circuits	Wooden mounting blocks	Flush mounted switches or roses		Mixture	Unknown
	1	2		4	5

		None	Minor Repair	Major Repair	Replace	Install
Action		1	2	3	4	5

Housing Health and Safety Rating System (HHSRS)				
	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Electrical safety	1	2	3	4

Describe 'extreme risk' in Section 22

5. Interior – space heating

Primary heating

Present?

Y	N
---	---

If present:

Y	N
---	---

Main heat source in winter? (ask household)

Location of system

Individual	Communal system		
	Estate	Block	Group of dwellings
1	2	3	4

If communal, number of dwellings served

--	--

Primary heating group

If present:

Central heating (wet with rads)	Storage heaters	Warm air	Communal/CHP	Electric ceiling/underfloor	Room heaters
1	2	3	4	5	6

Primary heating fuel

Gas			Oil	Solid fuel				Electricity			Communal		
Mains	Bulk LPG	Bottled		Coal	Smokeless fuel	Anthracite	Wood	Standard	7 hr tariff	10 hr tariff	24 hr tariff	CHP/Waste heat	From boiler
01	02	03	04	05	06	07	08	09	10	11	12	13	14

Primary heating type

Standard	Back boiler	Combination	Condensing	Condensing Combi	Combined primary storage unit	No boiler	Unknown
1	2	3	4	5	6	7	9

CRITICAL INFORMATION

FROM TABLE

Code

Primary heating appliance

--	--

Clarify with household

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	

Primary heating distribution

1	2	3	4	
---	---	---	---	--

If boiler driven system: Boiler

Manufacturer name:																		
Model name/number:																		

Primary heating controls (non storage heaters)

Present?

Overall on/off	Y	N	U
Boiler thermostat	Y	N	U
Central timer	Y	N	U
Manual override on timer	Y	N	U
Room thermostat	Y	N	U
Radiator controls (manual)	Y	N	U
Thermostatic radiator valves (TRVs)	Y	N	U
Time and temperature zone control	Y	N	U
Delayed start thermostat	Y	N	U

Primary heating controls (storage heaters)

Present?

Manual charge control	Y	N	U
Automatic charge control	Y	N	U
Select type control	Y	N	U

Other heating

Present? Main heat source in winter? (ask household)

Y	N
---	---

Y	N
---	---

Type of system

Mains gas fires									LPG	Electric heaters			Solid fuel heaters		Paraffin	Other
Open flue	Balanced flue	Fan assisted	Condensing	Live effect - sealed to chimney	Live effect fan assisted flue	Decorative open to chimney	Flueless	Unknown	Fixed heaters	Panel, convector or radiant	Portable	Individual storage heater	Open fire	Stove/ space heater	Portable heaters	
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17

Action

None	Minor repair	Major repair	Replace	Age
1	2	3	4	

Housing Health and Safety Rating System (HHSRS)

Carbon monoxide and fuel combustion products

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe 'extreme risk' in Section 22

Hot water system Present?
Y N

If present indicate all systems available

	Present?		Fuel								Action				
	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	None	Minor repair	Major repair	Replace	Age
Boiler with central heating	Y	N													
Boiler (water heating only)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
Back boiler (water heating only)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	
Single immersion heater	Y	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Dual immersion heater	Y	N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	
Separate instantaneous heater (Single point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
Separate instantaneous heater (Multi point)	Y	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	
Communal	Y	N	CHP/waste 13	From boiler 14											
Other	Y	N	Specify:						Fuel from facing page						

Cylinder present? Y N

If cylinder:

Size/volume	450 x 900mm (110 l) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 l) 3	450 x 1650mm (245 l) 4				
Cylinder insulation	Foam Factory insulated 1	Jacket Loose jacket 2	Other 3	None 4				
Cylinder insulation thickness	0 1	12.5mm 2	25mm 3	38mm 4	50mm 5	80mm 6	100mm 7	150mm 8

Water heating controls? Present?

Time clock for water heating Y N U

Cylinder thermostat Y N U

6. Loft inspection

Inspect all houses and top floor flats

House/Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5
GO TO SECTION 7				

Type of loft	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft (flat or very shallow pitched roof) 4
GO TO SECTION 7				

Roof insulation above living space?	Yes 1	No 2	Don't know 9
-------------------------------------	----------	---------	-----------------

Type of loft insulation?	Mineral wool/fibre glass 1	Vermiculite beads 2	High performance quilt 3	Rigid foam board 4	Not applicable 8	Don't know 9
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Approximate thickness of loft insulation	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99
--	---------------------	------------	------------	------------	-------------	-------------	-------------	-------------	-------------	-------------	--------------	----------------------------

Loft information from:	Inspection 1	Occupant 2	no information 9
------------------------	-----------------	---------------	---------------------

Any roof structure problems seen? Y N

If yes, describe and transfer to Section 21

7. Household questionnaire

Questions asked? Y N

1. Do you have **cavity wall insulation**?

Y N U

Record in elevation features (section 16)

2. Do you have access to a **garage/private parking space**

Y N U

If Yes, ask for type and ownership and record in section 19

Waste water disposal

3. Are you directly connected to mains drainage operated by a water/sewage company?

Y N U

Ask for type and record in section 19

4. Who do you pay for your waste water disposal?

Water/sewage company	Landlord - with rent	Other body	Don't know
1	2	3	9

5. (a) Have you had a problem with flooded drains since living here?

If Yes:

(b) Do you still have a problem?

(c) Where is it located?

Flooded drains

(a) Problem	(b) Current problem					(c) Location of problem					
	Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Home		Garden		Common areas	
Y N	1	2	3	4	9	Y N	Y N	Y N	Y N	Y N	

Rats and mice

6. (a) Have you had problems with rats or mice over the last 12 months?

If Yes to either:

(b) Do you still have a problem with rats or mice?

(c) Where is the problem with the rats or mice located? **Code all that apply**

Mice

Rats

(a) Problem	(b) Current problem					(c) Location of problem					
	Current	Not current			Unknown	Home		Garden		Common areas	
Y N	1	2			9	Y N	Y N	Y N	Y N	Y N	
Y N	1	2			9	Y N	Y N	Y N	Y N	Y N	

If **current** problem with **rats or mice**, ask to see evidence and record on form (section 5: rats and mice, section 9: rats and mice, section 19: rats and mice)

Has anyone treated the rats/mice problem?

Y N

If Yes, how was it treated and by whom?

Non-professional (eg occupier or private landlord)

Professional (eg local council or pest control company)

Poison	Traps	Other
Y N	Y N	Y N
Y N	Y N	Y N

Is anything currently being done to stop or control the rats/mice problem?

Y N

Surveyor check:

Have you clarified with the household:

page 2: Tenure, age, length of residence

page 4: Date of refurbishment of kitchen, bathroom and WC?

page 6/7: Age of boiler and heating systems, primary heat source in winter?

page 14: Date of improvements/alterations to dwelling

Y N

Y N

Y N

Y N

8. Details of flat

Plan of flat

Draw plan of module and locate flat within it. Show if measurements have been rectangularised

	Locate flat in module						Back							
Left														Right
							Front							

Tenths of wall exposed

(Columns add up to 10)

To outside air
 To internal accessways
 To other flats

	Front wall	Back wall	Left wall	Right wall
To outside air	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
To internal accessways	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
To other flats	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Entry floor to dwelling proper

Basement BB	Ground GG	Specify <input type="text"/>	Unknown 99
----------------	--------------	---------------------------------	---------------

Private entry stair

None 1	Up 2	Down 3
-----------	---------	-----------

Dimensions of flat (internal and rectangularised)

No. of floors in flat

External dimensions same as module Y N

Level (B, G, 1, 2 etc)

Main floor

B	B	G	G	<input type="text"/>
---	---	---	---	----------------------

Next floor

N	N	B	B	G	G	<input type="text"/>
---	---	---	---	---	---	----------------------

Width (metres)

<input type="text"/>	•	<input type="text"/>
----------------------	---	----------------------

Depth (metres)

<input type="text"/>	•	<input type="text"/>
----------------------	---	----------------------

Width (metres)

S	S	S	<input type="text"/>	•	<input type="text"/>
---	---	---	----------------------	---	----------------------

Depth (metres)

S	S	S	<input type="text"/>	•	<input type="text"/>
---	---	---	----------------------	---	----------------------

If yes, record at section 13

9. Common parts of module.

Common parts exist

Y	N	IF NO, GO TO SECTION 10
---	---	-------------------------

Does access/area exist?

Balcony/Deck/Corridor/Lobby

Spacious/Average/Tight

Enclosed?

In module?

Working?

Accessway					
Main horizontal of typical/ upper level		Stairway on typical/ upper level		Main entrance to module	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Floors/ treads (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Y	N	Y	N	Y	N

Walls (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Y	N	Y	N	Y	N

Ceilings/soffits (answer in sq m)

Faults?

Modify structure

Renew surface

Repair surface

Repaint surface

Y	N	Y	N	Y	N

Access doors/screens (answer in numbers)

Faults?

Replace

Repair/rehang

Repaint

Y	N	Y	N	Y	N

Accessway windows (answer in numbers)

Faults?

Replace

Repair

Repaint

Y	N	Y	N	Y	N

Accessway lighting (answer in numbers)

Faults?

Replace light fittings

Replace light switches

Y	N	Y	N	Y	N

Balustrades (answer in metre lengths)

Faults?

Replace

Repair

Y	N	Y	N	Y	N

Defects

Ventilation

Artificial lighting

Y	Y	Y
Y	Y	Y

Rats and Mice

Evidence of mice

Evidence of rats

Y	Y	Y	Y	Type of evidence: Traps seen?	Y	N	Chemicals seen?	Y	N
Y	Y	Y	Y	Other visual evidence?	Y	N	Told about it?	Y	N

Lifts		Refuse chutes	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Security of module

Type of access	Multiple access	Single access	Restricted access
	1	2	3

	Present?		Working?		In module?	
Concierge system	Y	N	Y	N	Y	N
Door entry system	Y	N	Y	N	Y	N

Fire safety of flat surveyed

Escape route from flat surveyed to final exit from building

Flat is final exit	Through another flat	Through another flat and common areas	Through common areas
1	2	3	4

Fire precautions

	Present	Action			
		None	Minor	Major	Renew
Protection to stairs/lobbies?	Y N	1	2	3	4
Self closing fire doors?	Y N	1	2	3	4
Fire extinguishers?	Y N	1	2	3	4
Emergency lighting?	Y N	1	2	3	4
Sign posting?	Y N	1			4
Safe practices?	Y N				
Alternative route?	Y N				
Alarm system?	Y N	1	2	3	4

Contribution to problems (within survey module)

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Health and Safety of common areas (affecting flat surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Fire	1	2	3
Flames, hot surfaces, etc	1	2	3
Damp and mould growth		2	3
Entry by intruders	1	2	3
Noise	1	2	3
Collisions/entrapment	1	2	3

If '3', score HHSRS in Section 22

Other location

10. Number of flats in module

This section is critical. Make every attempt to record correct number of flats in module

Number of flats in module

Specify <input type="text"/>	Unknown 999
---------------------------------	----------------

DOUBLE CHECK the number of flats against what you have defined as your module in **Section 8** before continuing

Level of lowest flat

Basement B	Ground Floor G	Floor <input type="text"/>	Unknown 9
---------------	-------------------	-------------------------------	--------------

Use of ground floor

Dwelling only 1	Dwelling and services 2	Services only 3	Dwelling and non residential 4	Non residential only 5	Dwelling and void 6	Other 7
--------------------	----------------------------	--------------------	-----------------------------------	---------------------------	------------------------	------------

Use of basement

No basement 8	Dwelling only 1	Dwelling and services 2	Services only 3	Dwelling and non residential 4	Non residential only 5	Dwelling and void 6	Other 7
------------------	--------------------	----------------------------	--------------------	-----------------------------------	---------------------------	------------------------	------------

Non residential use

If any non residential use, % total floor area of module in non residential use

No non residential 88	Specify % <input type="text"/>	Unknown 99
--------------------------	-----------------------------------	---------------

If 'dwelling with non residential': non residential use

Not 'dwelling with non residential' 8	Shop/business 1	Office 2	Industrial/Institutional 3	Surgery 4	Public House 5	Hotel 6	Other 7
--	--------------------	-------------	-------------------------------	--------------	-------------------	------------	------------

If 'dwelling with non residential':

Does the non-residential use include the handling/processing of food for commercial purposes?

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Other flats in module

Are they?

Survey flat is only one in module 8	Mostly same as survey dwelling 1	Mostly small flats 2	Mostly large flats 3	Mixture of small/large flats 4	Mixture of flats/maisonettes 5	Unknown 9
--	-------------------------------------	-------------------------	-------------------------	-----------------------------------	-----------------------------------	--------------

Approximate number of vacant flats in module

Survey flat is only one in module 888	Specify <input type="text"/>	Unknown 999
--	---------------------------------	----------------

11. Shared facilities and services *(within 100m of survey dwelling)*

Do shared facilities/services exist? Y N IF NO, GO TO SECTION 12

Stores and common rooms

	Location				Action		
	Present?	Integral?	Not Integral?	None	Minor	Major	
Tenant stores	Y	N	1	2	1	2	3
Bin stores	Y	N	1	2	1	2	3
Paladin stores	Y	N	1	2	1	2	3
Laundry	Y	N	1	2	1	2	3
Drying room	Y	N	1	2	1	2	3
Community room	Y	N	1	2	1	2	3
Warden cartaker office	Y	N	1	2	1	2	3

Common/electrical services

	Location				Action		
	Present?	None	Minor	Major			
CCTV	Y	N	1	2	3		
TV reception	Y	N	1	2	3		
Lightning conductors	Y	N	1	2	3		
Communal heating	Y	N	1	2	3		
Burglar alarm system	Y	N	1	2	3		
External lighting	Y	N	1	2	3		

Communal parking facilities

	Location				Action		
	Present?	Integral?	Not Integral?	None	Minor	Major	
Garages	Y	N	1	2	1	2	3
Multi storey parking	Y	N	1	2	1	2	3
Underground parking	Y	N	1	2	1	2	3
Roof parking	Y	N	1	2	1	2	3
Other covered parking	Y	N	1	2	1	2	3
Open air parking bays	Y	N			1	2	3

Surfaces and fences

	Location				Action		
	Present?	None	Minor	Major			
Drying areas	Y	N	1	2	3		
Children's play areas	Y	N	1	2	3		
Unadopted estate roads	Y	N	1	2	3		

Landscaping

	Location				Action		
	Present?	None	Minor	Major			
Paths	Y	N	1	2	3		
Walls/fences	Y	N	1	2	3		
Hard landscaping	Y	N	1	2	3		
Grass/planting	Y	N	1	2	3		

Contribution to problems in condition *(outside survey module)*

	None	Minor	Major
Normal wear and tear	1	2	3
Inadequate maintenance	1	2	3
Inappropriate use	1	2	3
Poor design/specification	1	2	3
Vandalism	1	2	3
Graffiti	1	2	3
Litter/rubbish	1	2	3

Design of paths

ANSWER IF PATHS PRESENT

(‘Y’ IN BOX ABOVE)

Paths	Yes	No	Not applicable
	At least 900mm wide?	1	2
Gradient gentler than 1 in 12?	1	2	8
Protected from adjacent drops?	1	2	8

Accessibility

Number of steps from pavement to entrance of module

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps
8	7	1	2	3
Space for ramp				
Not applicable	8	Yes 1	No 2	
Is path firm and even?		<input type="checkbox"/> Y <input type="checkbox"/> N		
Is entrance adequately lit?		<input type="checkbox"/> Y <input type="checkbox"/> N		
Is entrance covered?		<input type="checkbox"/> Y <input type="checkbox"/> N		

Health and Safety of shared areas

(affecting dwelling surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs etc	1	2	3
Falling on level surfaces	1	2	3
Falling between levels	1	2	3
Entry by intruders	1	2	3
Collision and entrapment	1	2	3

If ‘3’, score HHSRS in Section 22

12. House/module shape

	Draw plan						Back							
	Left													Right
Location of additional part	No additional part	Front elevation			Back elevation			Left elevation			Right elevation			Unknown
	77	Left 01	Centre 02	Right 03	Left 04	Centre 05	Right 06	Front 07	Centre 08	Back 09	Front 10	Centre 11	Back 12	99

Attic/basement in house/module	Attic only 1	Basement only 2	Both 3	Neither 4	Unknown 9
--------------------------------	-----------------	--------------------	-----------	--------------	--------------

Entry floor to house/module	Basement B	Ground G	Specify <input style="width: 20px; height: 20px;" type="text"/>	Unknown 9
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13. External dimensions of house/module

	No. of floors	Level (B, G, 1, 2 etc)	Width (metres)	Depth (metres)
Main structure	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
Additional part	<input style="width: 50px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>
		<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>	<input style="width: 100px; height: 20px;" type="text"/>

14. Material and construction of house/module (code one type only)

Code	Material	Construction	Type	
01	Masonry	Boxwall	Solid	
02	Masonry	Boxwall	Cavity	
03	Masonry	Crosswall		
04	Concrete	Boxwall	In-situ	
05	Concrete	Boxwall	Precast panel <1m wide	
06	Concrete	Boxwall	Precast panel >1m wide	
07	Concrete	Crosswall	In-situ	
08	Concrete	Crosswall	Precast panel	
09	Concrete	Frame	In-situ	
10	Concrete	Frame	Precast	
11	Timber	Frame	Pre 1919	
12	Timber	Frame	Post 1919	
13	Metal	Frame		
14	Other, please specify if known			

Proprietary system?

If Yes, name: _____

15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

Clarify with Household

	None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-2007	In progress
Conversion to more than one dwelling	1	2	3	4	5	6	7	8
Conversion to HMO use	1	2	3	4	5	6	7	8
Conversion from non-residential use	1	2	3	4	5	6	7	8
Two or more dwellings combined	1	2	3	4	5	6	7	8
Complete refurbishment/modernisation	1	2	3	4	5	6	7	8
Rearrangement of internal space	1	2	3	4	5	6	7	8
Extension added for amenities	1	2	3	4	5	6	7	8
Extension added for living space	1	2	3	4	5	6	7	8
Alteration of external appearance	1	2	3	4	5	6	7	8
Over-roofing	1	2	3	4	5	6	7	8
Over-cladding	1	2	3	4	5	6	7	8
Structure replaced	1	2	3	4	5	6	7	8
Loft conversion	1	2	3	4	5	6	7	8
Radon remedial works (check postcode)	1	2	3	4	5	6	7	8

16. Elevation features

Front face	Left face	Is part of face unattached?	Right face	Back face
Y N	Y N	Solar panels (<i>number</i>)	Y N	Y N
		Valley gutters (<i>number</i>)		
		Gables (<i>tenths</i>)		
		Parapets (<i>tenths</i>)		
		Mono supporting walls (<i>tenths</i>)		
		Base walls (<i>tenths</i>)		
Y N	Y N	Cavity wall insulation?	Y N	Y N
Y N	Y N	External insulation?	Y N	Y N
window void wall	window void wall	Fenestration (<i>tenths</i>)	window void wall	window void wall

17. Specification of views

Back view	10/10 attached	Not seen	
B	A	N	
Tenths attached			
BACK FACE			
MAIN PART			
LEFT FACE			
Front view	Back view	10/10 attached	Not seen
F	B	A	N
Tenths attached			
RIGHT FACE			
Front view	Back view	10/10 attached	Not seen
F	B	A	N
Tenths attached			
FRONT FACE			
Front view			
F			
Tenths attached			

18. Exterior – of house/module

FRONT VIEW

Masonry		Other	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Chimney stacks

(Number)

Present?

Number

Age

Faults?

Rebuild

Part rebuild

Repoint/refix pot

Leave

Urgent?

Replacement period

BACK VIEW

Masonry		Other	
Y	N	Y	N
Y	N	Y	N
Y	N	Y	N

Roof structure

(Tenths of area)

Pitched	Mansard	Flat	Chalet
Y	N	U	Y
N	U	Y	N
Y	N	U	Y
N	U	Y	N
Y	N	Y	N
Y	N	Y	N

Tenths of area

Age

Faults?

Replace

Strengthen

Leave

Urgent?

Replacement period

Pitched	Mansard	Flat	Chalet
Y	N	U	Y
N	U	Y	N
Y	N	U	Y
N	U	Y	N
Y	N	Y	N
Y	N	Y	N

Roof covering

(Tenths of area)

Natural slate/stone /shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
Y	N	U	Y				
N	U	Y	N				
Y	N	U	Y				
N	U	Y	N				
Y	N	Y	N				
Y	N	Y	N				

Tenths of area

Age

Faults?

Renew

Isolated repairs

Leave

Urgent?

Replacement period

Natural slate/stone /shingle	Man made slate	Clay tile	Concrete tile	Asphalt	Felt	Glass/ metal/ laminate	Thatch
Y	N	U	Y				
N	U	Y	N				
Y	N	U	Y				
N	U	Y	N				
Y	N	Y	N				
Y	N	Y	N				

Roof features and drainage

(Tenths of length)

Fascias	Valley gutters/ flashings	Gutters/ down-pipes	Stacks/ wastes	Party parapets	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Present?

Faults?

Replace

Repair

Leave

Urgent?

Replacement period

Fascias	Valley gutters/ flashings	Gutters/ down-pipes	Stacks/ wastes	Party parapets	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

18. Exterior – of house/module (continued)

FRONT VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Wall structure

(Tenths of area)

Net tenths of area
Age
Faults?
Rebuild/renew
Repair
Leave
Urgent?
Replacement period

BACK VIEW

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Wall finish

(Tenths of area)

Net tenths of area
Age
Faults?
Render
Renew/repoint
Isolated repairs
Paint
Leave
Urgent?
Replacement period

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Dormers and bays

(Number)

Present?
Number
Age
Faults?
Rebuild roof and walls
Rebuild roof only
Rebuild wall only
Major repairs
Minor repairs
Demolish
Leave
Urgent?
Replacement period

Bays		Dormers		Porches	Conservatories	Balconies	
Single storey	Multi storey	Standard	Roof extension		(Survey dwelling)	(Survey dwelling)	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Bays		Dormers		Porches	Conservatories	Balconies	
Single storey	Multi storey	Standard	Roof extension		(Survey dwelling)	(Survey dwelling)	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

Damp proof course

(Tenths of length)

Tenths of length
Faults?
Replace/install
Leave
Urgent?
Replacement period

Physical barrier	Injection DPC	None						
Y	N	U	Y	N	U	Y	N	U
Y	N	Y	N	Y	N			

Physical barrier	Injection DPC	None						
Y	N	U	Y	N	U	Y	N	U
Y	N	Y	N	Y	N			

Closable door between conservatory and dwelling	Y	N
Sq m		
Footprint of conservatory		
Conservatory window type	SG	DG
	1	2
Conservatory roof	Glass	Poly
	1	2

19. Around the house/module

Underground drainage

Drainage system	Mains 1	Septic tank 2	Cess pool 3	Private sewage system 4	Unknown 9
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Faults?	Y	N	
Blockage	Y		
Other (specify)	Y		

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
HHSRS Personal hygiene sanitation and drainage	1	2	3	4
Describe 'extreme risk' in Section 22				

Rats and mice outside house/module

Evidence of mice?	Y	N	Type of evidence:	Traps seen?	Chemicals?	Other visual evidence?	Told about it?		
Evidence of rats?	Y	N		Y	N	Y	N	Y	N
Pets/livestock kept outside?	Y	N							

Litter/rubbish around house/module	None 1	Minor 2	Major 3
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	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
HHSRS Domestic hygiene pests and refuse	1	2	3	4
Describe 'extreme risk' in Section 22				

Parking provision of survey dwelling

ASK HOUSEHOLD

	Present?		On plot?		Car spaces	Action					Who owns garage/parking			
	Y	N	Y	N		None	Minor	Major	Renew	Demolish	Household	Local authority	Other landlord	Other
Integral garage	Y	N	Y	N		1	2	3	4		1	2	3	4
Attached garage	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Detached garage	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Car port	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Designated parking space(s)	Y	N	Y	N		1	2	3	4	5	1	2	3	4

Street parking	Adequate 1	Inadequate 2	None 3
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Exposure

Is the dwelling in an exposed position	Not exposed 1	Slightly exposed 2	Exposed 3	Very exposed 4
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20. Block

Number of houses/modules in block	Detached house/module 01	Specify number <input style="width: 40px;" type="text"/>	More than 50 75
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Approximate number of seriously defective houses/modules in block	House/module is block 88	Specify number <input style="width: 40px;" type="text"/>
---	-----------------------------	---

Survey block/building in context with surroundings	Y	N
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Situation of block	Major trunk road 1	Main road 2	Side road 3	Cul de sac/crescent 4	Private road 5	Unmade/no road 6
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Road has traffic calming measures?	Y	N
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21. Structural defects

Any structural defects present? Y N IF YES, DESCRIBE BELOW

IF YES OR NO, COMPLETE HHSRS ASSESSMENT AT BOTTOM OF PAGE

Defect	Action required?		Monitor/ examine further?		Action described elsewhere on form?		Action required on assumption problem is progressive												
	Y	N	Y	N	Y	N	Any additional action required that is not accounted for elsewhere												
							Treatment?		Extent										
Roof sagging	Y	Y	N	Y	N	Y	N												
Roof humping	Y	Y	N	Y	N	Y	N												
Roof spreading	Y	Y	N	Y	N	Y	N	Tie-ing	Y	N	Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Sulphate attack	Y	Y	N	Y	N	Y	N	Chimney-liner	Y	N	Linear Metres	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Unstable parapets	Y	Y	N	Y	N	Y	N												
Wall bulging	Y	Y	N	Y	N	Y	N	Tie rods	Y	N	Number:	<input type="text"/>							
								Strapping	Y	N	Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Differential movement	Y	Y	N	Y	N	Y	N	Movement-joint	Y	N	Linear Metres	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Lintel failure	Y	Y	N	Y	N	Y	N	Replace lintels	Y	N	Number:	<input type="text"/>							
Wall tie failure	Y	Y	N	Y	N	Y	N	Insert wall ties	Y	N	Wall area:	<input type="text"/>							
Unstable floors, stairs or ceilings	Y	Y	N	Y	N	Y	N												
Dry rot/Wet rot	Y	Y	N	Y	N	Y	N	Wall & timber treatment	Y	N	Basement 1	One room 2	One floor 3	Loft 4	Most building 5				
Wood-borer infestation	Y	Y	N	Y	N	Y	N	Timber treatment	Y	N	Basement 1	One room 2	One floor 3	Loft 4	Most building 5				
Adequacy of balconies / projections	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Foundation settlement	Y	Y	N	Y	N	Y	N	Underpin	Y	N	Linear Metres	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Integrity of structural frame	Y	Y	N	Y	N	Y	N	Making-good	Y	N	Wall area	<input type="text"/>							
								Replace frame	Y	N									
Integrity of wall panels	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	<input type="text"/>							
								Other	Y	N	Specify	<input type="text"/>							
Boundary wall - unsafe height	Y	Y	N	Y	N	Y	N												
Boundary wall - out of plumb	Y	Y	N	Y	N	Y	N												
Boundary wall - horizontal cracking	Y	Y	N	Y	N	Y	N												
Unstable retaining wall	Y	Y	N	Y	N	Y	N												
Any other problems	Y	Y	N	Y	N	Y	N	Specify	<input type="text"/>			Specify	<input type="text"/>						

Housing Health and Safety Rating System (HHSRS)

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Structural collapse and falling elements

Describe 'extreme risk' in Section 22

22. Housing Health and Safety Rating System

Refer back to all the HHSRS flags. Consider each of the following hazards in turn in relation to the dwelling as a whole. Decide whether any hazards are significantly worse than average and need to be scored individually on pages 21 - 25. Decide if there are any other hazards listed below which represent an extreme risk. If yes, indicate below and describe risk. If there are no hazards to score move to the Local Area section on page 26.

HAZARDS WHICH MAY REQUIRE SCORING

Hazard	Review survey form	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls on stairs etc	Check flags on pages 3, 10, 12, 17	1	2	3
Falling on level surfaces	Check flags on pages 3, 10, 12, 17	1	2	3
Falling between levels	Check flags on pages 3, 10, 12, 17	1	2	3
Falls associated with baths etc	Check flag on page 4	1	2	3
Fire	Check flags on pages 3, 10	1	2	3
Flames, hot surfaces, etc	Check flags on pages 3, 10	1	2	3
Damp and mould growth	Check flags on pages 3, 10, 17		2	3
Entry by intruders	Check flags on pages 3, 10, 12, 17	1	2	3
Noise	Check flags on pages 3, 10	1	2	3
Collision and entrapment	Check flags on pages 3, 10, 12, 17	1	2	3

Are any hazards significantly higher than average (code 3)?

 Y N

If **Yes**, describe below and score hazard on pages 21-25

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard	Review survey form	Extreme risk?
Excess heat	Check flag on page 3	Y
Lighting	Check flag on page 3	Y
Water supply for domestic purposes	Check flag on page 4	Y
Food safety	Check flag on page 4	Y
Personal hygiene, sanitation and drainage	Check flags on pages 4, 18	Y
Position and operability of amenities	Check flag on page 4	Y
Uncombusted fuel gas	Check flag on page 5	Y
Explosions	Check flag on page 5	Y
Electrical safety	Check flag on page 5	Y
Carbon monoxide and fuel combustion products	Check flag on page 6	Y
Domestic hygiene, pests and refuse	Check flags on pages 3, 18	Y
Structural collapse and falling elements	Check flag on page 19	Y

If **Yes**, to any of the above, describe extreme risk below

Falling on stairs etc.

Significantly higher than average

Y N

Average
Pre 1919

Likelihood of a person over 60 having a fall leading to harm

		1800	1000	560	320	180	100	56	32	18	<10
--	--	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person over 60 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%							E	D	C	B
0.2%						E-	E	D	C	B
0.5%						E	E	D	C	B
1.0%						E	E+	D	C	A-
2.2%				F	E-	E	D	C	B	A
4.6%				E-	E	D	C	B-	B	A
10.0%			E-	E	D	C	B-	B	A	A
21.5%		E	E	D	C	B	B	A	A	A
31.6%		E	D	C	C	B	A	A	A	A
46.4%	E	E	D	C	B	B	A	A	A	A
100%	D	C-	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
		Y	N		
Y	Install handrail	Y	N	Metres:	
Y	Install balustrade	Y	N	Metres:	
Y	Cover dangerous balustrade/guarding	Y	N	Metres:	
Y	Repair/replace internal staircase (S5)	Y			
Y	Redesign internal, common or external staircase (design, not condition)		N	Number:	
Y	Repair/replace external/common staircase (S9)	Y			
Y	Repair/replace external steps (S11, S18)	Y	N	Number:	
Y	Cover slippery stairs	Y	N	Flights:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Falling on level surfaces etc.

Significantly higher than average

Y N

Average

Likelihood of a person over 60 having a fall leading to harm

			1000	560	320	180	100	56	32	18	<10
--	--	--	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if a person over 60 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%						E	D	C	B+
0.2%						E-	E	D+	C
0.5%						E	D	D	C
1.0%						E	D	D	B
2.2%				E	E	D-	D	C	B
4.6%			E	E	D	C	B	B	A
10.0%		E	E	D	C	B	B	A	A
21.5%	E	E	D	C	B	B	A	A	A
31.6%	E	D	C	C+	B	A	A	A	A
46.4%	E+	D	C	B	B	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
		Y	N		
Y	Repair Floors (S5, S9)	Y			
Y	Repair paths/external surfaces (S11, S18)	Y			
Y	Remove trip steps (S5, S9)	Y	N	Number:	
Y	Redesign external pathways (S11, S18)		N	Metres:	
Y	Cover slippery surfaces	Y	N	Sq m:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Falling between levels

Significantly higher than average Y N

Likelihood of a child under 5 having a fall leading to harm

Average											
5600	3200	1800	1000	560	320	180	100	56	32	18	<10

Likely outcome if a child under 5 should fall

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%												B
0.2%			J	H	H	G	F	E-	E	E	E	B
0.5%			I	H	H	G	F	E	E	D	D	B
1.0%			I	H	G	F	F	E	D-	D	D	A-
2.2%		I	H	H	G	F	E	E	D	D	B	A
4.6%	I	H	H	G	F	E	E	D	D	B-	B	A
10.0%	H	H	G	F	E	D	D	C	B	B	A	A
21.5%	H	G	F	E	D	D	C	B	B	A	A	A
31.6%	G	F	F	E	D	C-	C	B	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Install window safety catches	Y	N	Number:	
Y	Repair/replace/provide additional lighting (S5, S9, S11)	Y	N	Number:	
Y	Brick-up dangerous opening / raise cill height		N	Number:	
Y	Repair/replace balconies (S9, S18)	Y			
Y	Repairs to plot (S11, S18)	Y			
Y	Repair/replace existing guarding/balustrading (S5, S9, S11, S18)	Y			
Y	Install new guarding/balustrading/cover		N	Metres:	
Y	Remove obstacle		N	Number:	

Falls associated with baths etc.

Significantly higher than average Y N

Likelihood of a fall occurring if occupied by a person over 60

Average											
5600	3200	1800	1000	560	320	180	100	56	32	18	<10

Likely outcome if a person over 60 should fall and be injured

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%												C
0.2%				I-	I	H	G-	G+	F	E	D-	C
0.5%				I	H	H	G	F	E	E	D	B
1.0%			I-	I	H	G-	F	F	E	D	C-	B
2.2%		J	I	H	G-	G+	F	E	D	D+	C	A-
4.6%		I	H	G	G+	F	E	D	D+	C	B	A
10.0%	I+	H	G	F	F+	E	D	C	C+	B	A	A
21.5%	H	G	F	E	E	D	C	B	B	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	A	A	A	A
46.4%	G	F	E	E+	D	C	B	B+	A	A	A	A
100%	F	E	D	C	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Repair/replace bath/shower (S5)	Y	N	Number:	
Y	Provide additional grabrail		N	Number:	
Y	Rearrange bathroom (S5)	Y	N	Number:	
Y	Re-site bathroom		N	Number:	
Y	Provide additional heating (S5)	Y	N	Number:	
Y	Repair/replace/provide additional lighting (S5)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

Fire

Significantly higher than average Y N

Average Ave flat

Likelihood of a fire occurring leading to harm if occupied by a person over 60

5600	3200	1800	1000	560	320	180	100	56	32	18	<10
------	------	------	------	-----	-----	-----	-----	----	----	----	-----

Likely outcome if occupied by a person over 60

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%							G	F-	F	E	E	C
0.2%							G	F	E-	E	D	C
0.5%						H	G	F	E	E	D	B
1.0%							G	F-	F	E	D	C
2.2%					G	G	F	E	D	C	C	A-
4.6%	I	H	H	G	F-	F	E	D	C	C	B	A
10.0%	H	H	G	F-	F	E	D	C-	C	B	A	A
21.5%	H	G	F	E	E	D	C	B-	C	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	B	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Repair/replace electrical system (S5)	Y	
Y	Provide additional sockets	Y N	Number:
Y	Repair/replace or reposition heater (S5)	Y N	Number:
Y	Relocate cooker	Y N	Number:
Y	Re-fit, extend, re-site kitchen (S5)	Y N	Number:
Y	Repair/Install precautions to common areas (S9)	Y N	Sq m:
Y	Replace non fire resistant/smoke permeable structure/poly. tiles	Y N	Sq m:
Y	Upgrade stairway to protected route	Y N	Flights:
Y	Provide fire stops to service ducts	Y N	Number:
Y	Provide fire stop wall to loft space	Y N	Number:
Y	Provide self-closing doors	Y N	Number:
Y	Install smoke detection measures	Y N	Number:
Y	Provide suitable openable windows/doors for MOE (S5, S9)	Y N	Number:
Y	Provide fire escape	Y N	Flights:
Y	Remove obstacle	N	Number:

Flames, hot surfaces etc.

Significantly higher than average Y N

Average

Likelihood of a child under 5 being burnt/scalded

			1000	560	320	180	100	56	32	18	<10
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Likely outcome if a child under 5 is burnt/scalded

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%				H	F	E-	E	D	C
0.2%				G	F	E	E	D	C
0.5%				G	F	E	D-	D	B
1.0%				F	E-	E	D	C	B
2.2%			F-	F	E	D	D+	C	A
4.6%		F-	F	E	D	D	C	B	A
10.0%	F-	F+	E	D	C	C+	B	A	A
21.5%	E-	E	D	C	B	B	A	A	A
31.6%	E	D	C-	C	B	A	A	A	A
46.4%	E+	D	C	B	B+	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Repair, replace or reposition heater, heating or hot water pipes, or cover (S5)	Y N	Number:
Y	Relocate cooker	Y N	Number:
Y	Re-fit, extend, re-site kitchen (S5)	Y N	Number:
Y	Remove obstacle	N	Number:

Damp and Mould Growth

Significantly higher than average Y N

Likelihood of a person under 15 suffering illness

Average											
1800	1000	560	320	180	100	56	32	18	10	5	<10

Likely outcome if a person under 15 should fall ill

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%			I-	I	H	G	F-	F	E	D+
0.2%			I	H	H	G	F	E-	E	C
0.5%			I	H	G	G+	F	E	D	C
1.0%		I	H	G	G	F	E	E+	D	B
2.2%	I	H	H+	G	F	E	E+	D	C	B
4.6%	H	G-	G	F	E	D-	D	C	B	A
10.0%	G	F-	F+	E	D	C-	C+	B	A	A
21.5%	F	E	E	D	C	B	B	A	A	A
31.6%	F	E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D	D	C	B	A-	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Treat rising damp (S5, S18)	Y	
Y	Treat penetrating damp, leaking pipes and services (S5, S18)	Y	Number:
Y	Condensation - extractor fans to install/repair (S5)	Y	Number:
Y	Condensation - repair/provide opening window (S9, S18)	Y	Number:
Y	Repair/replace/improve heating system (S5)	Y	Number:
Y	Improve Insulation (S5, S6, S16, S18)	Y	

Entry by intruders

Significantly higher than average Y N

Likelihood of a person being affected

Average											
1800	1000	560	320	180	100	56	32	18	10	5	<10

Likely outcome if a person is affected

Class 1 Extreme %
Class 2 Severe %
Class 3 Serious %

<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%								F	E	D+
0.2%								E-	E	C
0.5%							F	E	D	C
1.0%							E	E+	D	B
2.2%						E	E+	D	C	B
4.6%					E	D-	D	C	B	A
10.0%			F+	E	D	C-	C+	B	A	A
21.5%		E	E	D	C	B	B	A	A	A
31.6%		E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	E	D	C	B	B	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?	Quantity
Y	Make doors to dwelling secure (S5, S18)	Y	Number:
Y	Make windows to dwelling secure (S5, S18)	Y	Number:
Y	Provide additional (security) lighting	Y	Number:
Y	Install alarm system/CCTV to dwelling	N	
Y	Provide concierge or entry phone system to block of flats	N	
Y	Repair/provide defensible space to dwelling	Y	Sq m:
Y	Neighbourhood problems which require measures other than improvements to dwelling security		

Noise

Significantly higher than average

Y	N
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Average

Likelihood of a person being affected			1800	1000	560	320	180	100	56	32	18	<10
Likely outcome if a person is affected	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%		J	I-	I	H	G	F-	F	E	D+
0.2%		J	I	H-	H	G	F	E-	E	C
0.5%	J	J	I	H	G	G+	F	E	D	C
1.0%	J	I	H	H+	G	F	E	E+	D	B
2.2%	I	H	H+	G	F	E	E+	D	C	B
4.6%	H	G-	G	F	E	D-	D	C	B	A
10.0%	G	F-	F+	E	D	C-	C+	B	A	A
21.5%	F	E	E	D	C	B	B	A	A	A
31.6%	F	E	D	C-	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D	C	C	B	A	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Soundproof floors		N	Sq m:	
Y	Soundproof ceiling		N	Sq m:	
Y	Soundproof / move noisy machinery / equipment		N	Number:	
Y	Soundproof partitions		N	Sq m:	
Y	Soundproof party walls		N	Sq m:	
Y	Install secondary glazing to windows/repair windows	Y	N	Number:	

Collision and entrapment

Significantly higher than average

Y	N
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Average

Likelihood of a <u>child under 5</u> being injured			1800	1000	560	320	180	100	56	32	18	<10
Likely outcome if a <u>child under 5</u> is injured	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	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%

Look-up table

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 10 or less
0.1%								F	F+	D
0.2%								F	E	D
0.5%								E	E	C
1.0%							E	E	D	B-
2.2%						E	E	D	C	B
4.6%					E	E+	D	C	B	A
10.0%				E	D	C-	C	B	A	A
21.5%		E-	E	D	C	B-	B	A	A	A
31.6%		E	D	D+	C	B	A	A	A	A
46.4%	E	E+	D	C	B	B+	A	A	A	A
100%	D-	D+	C	B	A-	A	A	A	A	A

Action required

Action required?	Action	Coded elsewhere?		Quantity	
Y	Repair/replace windows (S9, S18)	Y	N	Number:	
Y	Repair/replace doors (S5, S9, S18)	Y	N	Number:	
Y	Signpost low headroom		N	Number:	
Y	Remove obstacle		N	Number:	

24. Local area

Clearly define an area of manageable size before completing this page.

Nature of area

Urban			Rural		
Commercial City/town centre 1	Urban 2	Suburban residential 3	Rural residential 4	Village centre 5	Rural 6

Number of dwellings in area

Under 25 1	25-49 2	50-99 3	100-299 4	300-499 5	500+ 6	Isolated 7	If isolated go to visual quality
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Predominant age

Pre 1919 1	1919-1944 2	1945-1964 3	1965-1980 4	Post 1980 5	None 6
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Predominant residential building type

Houses				Flats				Mixed houses and flats 9
Terraced 1	Semi-detached 2	Detached 3	Mixed houses 4	Converted flats 5	Low rise flats 6	High rise flats 7	Mixed flats 8	

Predominant tenure as built

Privately built 1	Local authority built 2	Housing association built 3	Mixed tenure 4	Impossible to ascertain 9
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Estate

Number of dwellings on estate

Not on estate 8	Same as area 1	Under 25 2	25-49 3	50-99 4	100-299 5	300-499 6	500+ 7
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If area is L.A. estate, % of RTB dwellings

Not on L.A. estate 8	None (0%) 1	1-10% 2	11-25% 3	26-50% 4	51-75% 5	76-99% 6	100% 7
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Visual quality of local area

Best							Worst	
1	2	3	4	5	6	7		

Problems in local area

	No problems			Major problems	
Litter/rubbish/dumping	1	2	3	4	5
Graffiti	1	2	3	4	5
Vandalism	1	2	3	4	5
Dog/other excrement	1	2	3	4	5
Condition of dwellings	1	2	3	4	5
Vacant sites	1	2	3	4	5
Intrusive industry	1	2	3	4	5
Non-conforming uses	1	2	3	4	5
Vacant/boarded-up buildings	1	2	3	4	5
Ambient air quality	1	2	3	4	5
Heavy traffic	1	2	3	4	5
Intrusion from motorways/main roads	1	2	3	4	5
Railway/aircraft noise	1	2	3	4	5
Nuisance from street parking	1	2	3	4	5
Scruffy gardens/landscaping	1	2	3	4	5
Scruffy/neglected buildings	1	2	3	4	5
Condition of road, pavements and street furniture	1	2	3	4	5