# English House Condition Survey 2007/08



help build the picture

Serial number label					Surve	eyor				
Serial Humber label										
					Surv	eyor Nu	ımber			
1. Survey record	Vis	it 1	Vis	it 2	Vis	it 3	Vis	sit 4	Vis	it 5
Visit made	Y	N	Υ	N	Υ	N	Υ	N	Υ	N
Was this a booked appointment?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	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		I		1		1		1
Partial survey/comeback to finish	2	2	2	2	2	2	2	2	2	2
Partial survey then refusal	(	3	:	3	3	3	;	3	;	3
Refusal on doorstep	4	1	4	1	4	1	4	4	4	4
HQ refusal after surveyor visit			ţ	5	ţ	5	;	5	į	5
Household missed appointment - no contact	(	6	(	6	6	3	(	6	(	6
Household missed appointment - rescheduled	7	7	7	7	7	7	-	7	-	7
Surveyor missed appointment - no contact	8	3	8	3	8	3		8	8	3
Surveyor missed appointment - rescheduled	(	)	(	)	9	9	,	9	(	9
Speculative call - no contact	1	0	1	0	1	0	1	0	1	0
Speculative call - appointment scheduled	1	1	1	1	1	1	1	1	1	1
HMO referred to Regional Manager	1	2	1	2	1	2	1	2	1	2
Address untraceable	1	3	1	3	1	3	1	3	1	3
Dwelling derelict	1	4	1	4	1	4	1	4	1	4
Dwelling demolished	1	5	1	5	1	5	1	5	1	5
No longer usable as dwelling	1	6	1	6	1	6	1	6	1	6
Other reason for non-survey	1	7	1	7	1	7	1	7	1	7
HQ USE ONLY - Lost/written off	1	8	1	8	1	8	1	8	1	8
2. Dwelling identification	F	Reason fo	or non su	ırvey:						
Is the dwelling address passed on to you by the interviewer a single dwelling?										
Y N Is address	of dwellin	g	Mor	e than one 2	dwelling	Dw		non-residen 3	tial	
Number	of addr	26600	Num	ber of d	wellings	NI.	١	f dwelling	<u> </u>	
	dwelling	23353	Null	at addre	ss S	INI	at ad		3	
Address su	urveyed	same as	that pas	sed on l	oy intervi	ewer	Y	N		
Go to Section 3							<b>\</b>	<b>V</b>		L - 1 11
						Go to Se	ection 3	Notify of an	/ MMBL nended	helpline address

# 3. Dwelling description and occupancy

Type of occupancy (clarify with household)	dualling house		Household with lodgers 3		Purpose built with shared amenities 5	
				Close with hou	sehold and refer	address to RM

# Dwelling type (clarify with household)

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

# Tenure (clarify with household)

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

# Construction date (clarify with household)

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

# Occupancy (ask where possible)

	•			V4								
Occupied				Vacant								
1	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition	Being modernised 5	New never occupied 6	Being used for other purpose	Other (specify)					
	-	ı "	<u> </u>			<u> </u>	ű					
If occupied: have the curre lived here?	0	Years Months		If vacant: how the dwelling be	•	Years Months  Uured? Y N						
Permanent r	esidence?		<b>→</b>	f occupants have m	noved in within th	ne last 6 months,	, ask for date:-					
Yes	No - second	No - holiday		Day Month Year								
1	home 2	home 3										

# Source of information on tenure and occupancy

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

# **IDENTIFY MODULE NOW**

# 4. Module associated with the address surveyed

House (single unit) 1		erted building ıltiple units) 2	Purpose built flats (multiple units) 3					
	Have all	the accommodation unit	s exclusi	ve use of key ar	nenities?			
	Yes - sole use 1	Mix (e.g. some sole some shared ameni 2		·				
Go to Sec	tion 5	Number of units with ex	se of amenities					
		Number of units which s	share am	enities				

V N V N V N V N V N V N V N V N V N V	5. Interior	Living	Vitaban	Dadrasa	Dethaseas	Cinculation		egral	Integral	Ext		Extr		Extra	Extra	Extra		Extra	Extra	Habitable rooms (specify No)
Security of welling	Does room exist?	YN	Kitchen Y N	Y N	Y N	Circulation Y N		_	y N					$\overline{}$	room 4			room 6	room 7	$\neg$
Thorax inspected?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Level (B, G, 1, 2, 3 etc)											_								┧└┴┴
V N V N V N V N V N V N V N V N V N V							╫					_				Н				Separable units?
Stairs within divelling Pesson? Copen Plan? Faults? Replace structure Replace struct																				YN
Present?  Cetilings intensis  Cetilings intensis  V N V N V N V N V N V N V N V N V N V	Room inspected?	YN	YN	YN	YN	YN	١,	24air	o with	.in	dwal	li z	. ~							
Open Plan?  Septimens	Ceiling height (metres)	<u> </u>		i	<u> </u>	i	,	otan	5 WILI				_						L V	T.
Cellings promet in bothly   Faults	Width (metres)	i	i	i																_
Cellings (nowwer to startly   Y   N	Depth (metres)	·	i	i									aii:							_
Replace ballustrades Repairrefix treads/ballustrades Security of dwelling Main entrance door Other external doors 1 1 2 3 4 5 5 8 Repairrefix treads/ballustrades Repairrefix treads/ballustrades Security of dwelling Main entrance door Other external doors 1 1 2 3 4 5 5 8 Repairrefix treads/ballustrades Repairrefix tre	, , ,										Replac	се	struc	ture						_
Table door and serve	Ceilings (answer in tenths)	V N	V N	V N	V N	V N	1				Replac	се	tread	S						Υ
Security of dwelling  Main entrance door  Other external doors  Accessible windows  1 2 3 4 5 6  Burglar alarm present?  V N V N V N V N V N V N V N V N V N V		1 11	1 11	I IN	1 11	1 11	1													Υ
Floors (arosen in sorting) South torses?  Floors (arosen in sorting) Floors (arosen in sorting) South torses?  Floors (arosen in sorting) Floring (arosen in sorting) Floors (arosen in sorting)	Take down and renew						-				Repair	r/re	efix tre	eads/	balustra	ides			L	Υ
Main entrance door   1   2   3   4   5   8	Isolated repair, fill cracks							Secu	rity of	f dw	vellin	g								
Content   Cont	Leave		1		l ,			Jain (	ontranc	o do	or	Г		$\overline{}$				$\neg$		t Applic
Floors	=:											ŀ		_	_	_		_		8
Register structure  Register structure  Register on branching  Regis	(	Y N	Y N	ΥN	Y N	Y N						H		_	_	_		_	_	
Regione situation with the control of the control o	Faults?				-		1				Burala	ro	Jorm							
Register only boards or screed Leave  Walls (encover in turble)  Walls (encover in turble)  Faults?  Walls (encover in turble)  Ramps (encover in turble)  R	Replace structure						1				_			-						_
Regulator in function  Walls (answer in function)  Results garmon wall  Walls (answer in function)  Walls (	Tropiado difudiaro						1													_
Flush threshold <15mm?   Flush threshold threshol	Replace only boards or screed													( )						11
Walls   Answer in rearths  Faults    Answer in rearths  Faults    Answer in rearths  Faults    Answer in rearths    Answer in rearths	Leave						_ /	Acce	essibi	_	<b>⊏</b> 1	41		-1 -45						T N I
Faults	Walls (anawar in tantha)															itabla	for h	odroo	_	_
Rebuild preficion well  Hacker of scaper?  Windows/Frames Repuisirehang  Falling on level surfaces, etc Falling on level surfaces, etc Falling on level surfaces, etc Palling on level surfaces, etc Palli	Faults?	ΥN	ΥN	ΥN	ΥN	ΥN	1										וטו וטו	euroo		_
Change in floor level/trip steps at entrance level?   Normal landings > 900mm?   Normal landings > 900	Rebuild partition wall						1													_
bladied repair, fill cracks Leave  Doorsets and circulation meet part M?  Straight stairs with landings >900mm?  Adaptations for disabled people  Ramps?  Grab rails?  Stair lift/thru filor lift? Hoists? Electrical modifications?  Health and Safety Rating System  Windows/Frames Faults?  Windows/Frames Faults and Safety Rating System  Falling on level surfaces  Falling on level surfa							1			(	Change	e ii	n floor	level	/trip step	s at e	ntran	ce lev		
Adaptations for disabled people Ramps? Grab rails? Stair lift/thru floor lift? Hoists? Renew Repairrehang  Windows/Frames Faults? Windows/Frames Faults and Safety Rating System Falling on stairs etc Falling on level surfaces Falling on level surfaces Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Defects  Defects  Defects  Falling on stairs etc Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces Falling on level surfaces Falling on	Hack-off, replaster						-			ı	Doorse	ets	and	circul	ation m	eet pa	art M'	?	Y	N
Dorigon present   Content of the present   C	Isolated repair, fill cracks									;	Straigh	nt s	stairs	with I	andings	>900	)mm'	?	Y	N
Dorigon present   Content of the present   C	Leave		1		l ,			Adar	otatio	ns f	or di	isa	abled	d pe	ople					
Doors (answer in numbers) Faults?  Repair/rehang  Windows/Frames Faults?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Dry lining present?	Y N	Y N	ΥN	ΥN	ΥN	1							. 60	- p				Y	N
Hoists? Faults? Renew Repairfehang  Windows/Frames Repairfehang Repairfehang  Windows/Frames Repairfehang  Windows/Frames Repairfehang  Windows/Frames Repairfehang  Windows/Frames Repairfehang Repairfehan	Internal insulation	Y N	Y N	Y N	Y N	Y N				(	Grab r	ail	s?						Y	N
Faults?  Renew  Repair/rehang  Windows/Frames  Faults?  Windows/Frames  Faulting on stairs etc  Falling on stairs etc  Falling on level surfaces  Falling on level surfaces  Falling between levels  Fire  1 2 3  Fire  Fire  Fire  1 2 3  Fire  Fire  Fire  1 2 3  Fire	Doors (answer in numbers)												hru flo	or lif	t?				Y	_
Repeatirehang  Windows/Frames Faults? Wears of escape? Windows/Frames Falling on stairs etc Falling on level surfaces Falling between levels 1 2 3 Fire Flames, hot surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Defects Vindequate afficial light Vindequate a	Faults?	Y N	Y N	Y N	Y N	Y N						•								+
Windows/Frames Faults?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Renew		1	1	1						Electri	cal	mod	iticati	ons?				L Y	N
Windows/Frames Faults?  Wears of escape? Secondary glazing for sound insulation?  Heating & Services CHyprog. appliance? Fluorescent/low energy lighting?  Prived other heater? Fluorescent/low energy lighting?  Preventaring (higher level) damp Peretrating	Repair/rehang						ŀ	<b>Heal</b> t	th and	l Sa	fety	Ra	ating	Sys	stem s	ignificantly		age Si	ignificantly	
Faults?  Means of escape?  Secondary glazing for sound insulation?  Heating & Services  CHyrog. appliance?  Fixed other heater?  Fluorescent/low energy lightling?  Defects  Rising (ground level) damp  Penetrating (higher level) dam	. topain on any																е	tha	an average	
Means of escape?  Secondary glazing for sound insulation?  Heating & Services  Othrog, appliance?  Fixed other heater?  Fixed other hea	Windows/Frames	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				V	1			_					_		_	_		
Secondary glazing for sound insulation?  Heating & Services CH/prog. appliance? Fixed other heater? Five other heater.  In 2 3 4 1 2 3 4 4 1 2 3 4 4 1 2 3 4 4 1 2 3 4 4 1 4 1 2 3 4 4 1 4 1 2 3 4 4 1 4 1 1 2 3 4 1 1 2 4 1 3 1	Faults?		_				-			_					-					
Heating & Services CH/prog. appliance? Flixed other heater? Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Period of the reader.  Period of the reader	•									_	DELWE	ات	. 1676	10			_			
Heating & Services  CH/prog. appliance?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y		. 14		. 14	.   14	. 11	1				s, hot	sui	rfaces	s, etc			_			
Fluorescent/low energy lighting?    V	•	Y N	ΥN	YN	ΥN	Y N	1													
Pluorescent/low energy lighting?    Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Fixed other heater?						1			-	y intru	ude	ers			1	2	2	3	
Defects  Rising (ground level) damp  Penetrating (higher level) damp  Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Fluorescent/low energy lighting?						1									1	_			
Defects    Circulation   Circu		Lisina					•		Co	ollisio	ons an	id 6	entrap	men	ı L	1	2	2	3	
Rising (ground level) damp Penetrating (higher level) damp Serious condensation/mould growth Y Y Y Y Y Y Inadequate natural light Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Inadequate artificial light Y Y Y Y Y Y Y Y Y Y Y Y Inadequate room ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate antural light Inad	Defects	room					Oth		ıs 1				If	'3' s	core HF	ISRS	in Se	ection	1 22	
Serious condensation/mould growth  Y Y Y Y Y Y  Inadequate natural light  Inadequate artificial 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  Wood boring insect attack  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y  Y  Inadequate artificial light  Inadequate room ventilation  Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y  Y Y  Inadequate artificial light  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Inadequate room ventilation  Y Y Y Y Y Y  Y Y Y Y Y  Inadequate room ventilation  Inadequate room ventilation  Inadequate room ventilation  Y Y Y Y Y Y  Y Y Y Y Y  Y Y Y Y Y  Inadequate room ventilation  Inadequate room ventilation  Y Y Y Y Y Y Y  Y Y Y Y Y Y  Inadequate room ventilation  Inadequate room ventilation  Inadequate room ventilation  Y Y Y Y Y Y Y Y  Y Y Y Y Y Y Y  Inadequate room ventilation  Inadequate room ven	Rising (ground level) damp		-				╀						_ <u>L.</u>	0,0				300101		
Inadequate natural light Inadequate room ventilation Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate room ventilation Inadequate room ventilation Inadequate artificial light Inadequate artificial light Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate room ventilation Inadequate room ventilation I	Penetrating (higher level) damp						╂		-						Si	ignificantly		age Si	ignificantly	
Inadequate artificial light  Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y							+									an averag	Э	tha	an average	
Inadequate room ventilation Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate room ventilation Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate appliance ventilation																			_	
Inadequate appliance ventilation  Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Describe 'extreme risk' in Section 22  Describe 'extreme risk' in Section 22  Traps seen? Y N Evidence of rats  Traps seen? Y N Other visual evidence? Y N Type of evidence? Y N	Inadequate room ventilation											gie	ne,				_		_	
Wood boring insect attack         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         N         Rats and Mice         Traps seen?         Y         N           Evidence of rats         Y         Y         Y         Y         Y         Y         N           Type of evidence         Type of evidence         Y         N	Inadequate appliance ventilation	Υ	Υ	Υ	Υ	Υ		Υ							L					
Evidence of mice  Y Y Y Y Y Y  Evidence of rats  Rats and Mice Traps seen?  Chemicals seen?  Y N  Other visual evidence?  Y N  Type of evidence  Traps seen?  Y N  Other visual evidence?  Y N	Wood boring insect attack	Y		Υ	Υ										D	escribe	'extre	me risk	k' in Sect	ion 22
Evidence of mice  Y Y Y Y Y Y  Type of evidence — Chemicals seen? Y N  Other visual evidence? Y N  Type of evidence — Other visual evidence? Y N	Dry/wet rot										Rate	anı	d Mic	2	r Tra	ps se	en?		Υ	N
Type of evidence — Other visual evidence? Y N	Evidence of mice						$\vdash$					ar I (	111101					en?		
LTold about it? Y N	Evidence of rats	Y	Y	Y	Y	Y		Y	1		Туре	of	evide	nce -				/idend	ce? Y	N
							L								L Told	d abo	ut it?		Υ	N

# 5. Interior – amenities

# **Drinking water supply pipework**

Before stopcock? After stopcock?

Pipe se	work en	Le pres		Mains				
Υ	Ν	Υ	Ν	Υ	Ν			
Υ	Ν	Υ	N					

Action

Kitchen	amenities
Cold water d	Irinking supply?

Hot water? Sink?

Fixed waste?

Cooking provision? Cupboards?

Worktop

Extractor fan?

Washing Machine? Tumble Dryer?

Refrigerator?

						ACTION		
Pre	sent	Wor	king	None	Minor Repair	Major Repair	Replace	Install
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Y N		1	2	3	4	5
Υ	Ν	Υ	Ν	1	2		4	5
Υ	Ν	Y N		1	2		4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν					
Υ	Ν	Υ	Ν					

Safety and Hygiene -Defective?

Space Layout

Ν Ν Υ Cleanability Ν

Ν

Under 1.5m

1

Adequate cooker space?

Adequate cupboard units?

1.5-3m

2

Kitchen adapted for disabled use?

Over 3m

3

Ν

No. of external surfaces

In bathroom: bathroom? Extractor fan?

Ν

Υ

If WC not in

ΥN

Worktop (metres)

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?

10		ties			Hot 8	& cold			Action							
	Pre	sent	Wor	king	wa	iter	None	Minor repair	Major repair	Replace	Install			Flo	or	
	Υ	N	Υ	N	Υ	N	1	2		4	5	В	В	G	G	
	Υ	N	Υ	N	Υ	N	1	2		4	5	В	В	G	G	
	Υ	N	Υ	N			1	2	3	4	5	В	В	G	G	
	Υ	N	Υ	Ν				•		_			_			

Safety and Hygiene -Defective?

Space Ν Layout Υ Ν Cleanability Ν Location

Bathroom adapted for disabled use?

ΥN

Ν

Υ

bedroom/ en-suite

Ν

Ν

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 amenit

Second kitchen? Second bath/shower?

Second wash hand basin?

Second W.C.?

ti	<b>es</b> Pre	sent	Wor	king		k cold	None	Action Minor repair	Major repair	Replace			Flo	oor		In bed
	Υ	N			Υ	N	1	2	3	4	В	В	G	G		
	Υ	N	Υ	N	Υ	N	1	2	3	4	В	В	G	G		Υ
	Υ	N	Υ	N	Υ	N	1	2	3	4	В	В	G	G		Υ
	Υ	N	Υ	N			1	2	3	4	В	В	G	G		Υ

Internal? Υ Ν

# 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 Significantly higher risk than average 3 1 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 Se	ction 22

# 5. Interior - Primary services

Gas system		None		tion	Donlare
Present? Y N Mains supply?	YN	None 1	Minor Repair 2	Major Repair	Replace 4
				•	Significantly Extreme
Housing Health and Safety Ratir	ig System (ni	13K3)	lo	wer risk risk	higher risk risk han average
		Uncombusted	fuel gas	1 2	3 4
		Explosions		1 2	3 4
			D	escribe 'extreme r	isk' in Section 22
Electrical system					
Present? Y N Normal mains	supply? Y	N Off-pe	ak supply?	Y N	
Location of meters	Under stairs or on wall	Special cupboard	External access	Mixture	Unknown
		2	to meter	4	_
	1	2	3	4	5
				_	
Type of wiring	Lead or rubber	PVC sheathed		Mixture	Unknown
	covered 1	2		4	5
		_			
Earthing wires	Unsheathed	Yellow and		Mixture	Unknown
Laturing wires	or green	green sheath		Wixture	OTIKITOWIT
	cover 1	2		4	5
				_	
Consumer unit arrangement	Separate fuse	One or two	One or two	Mixture	Unknown
·	boxes for each circuit	"covered boxes"	"accessible boxes"		
	1	2	3	4	5
Overload protection	Wire fuses	Cartridge	MCB's	Mixture	Unknown
		fuses			
	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	Square 3 pin		Mixture	Unknown
	3 pin	. 1			
	1	2		4	5
Lighting circuits	Wooden	Flush mounted		Mixture	Unknown
	mounting blocks	switches or roses			
	1	2		4	5
	None	Minor Repair	Major Repair	Replace	Install
Action	1	2	3	4	5
Housing Health and Safety Ratir	ng System (HI	HSRS)	Sig	nificantly Average	Significantly Extreme
, , , ,		-		n average t	higher risk han average
		Electri	· L	1 2	3 4
			De	escribe 'extreme ris	sk in Section 22

# 5. Interior – space heating

# **Primary heating**

Present?

Main heat source in winter?
(ask household)

If present: Y N

Individual	Co	ommunal syste	m
	Estate	Block	Group of dwellings
1	2	3	4

Location of system

If communal, number of dwellings served

If present:

			00 1		
Central heating	Storage	Warm air	Communal/	Electric ceiling/	Room heaters
(wet with rads)	heaters		CHP	underfloor	
1	2	3	4	5	6

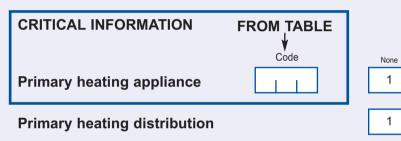
Primary heating group

# **Primary heating fuel**

	Gas		Oil		Solid	l fuel			Elect	ricity		Comn	nunal
Mains	Bulk	Bottled		Coal	Smokeless	Anthracite	Wood	Standard	7 hr	10 hr	24 hr	CHP/Waste	From
	LPG				fuel				tariff	tariff	tariff	heat	boiler
01	02	03	04	05	06	07	80	09	10	11	12	13	14

# Primary heating type

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



Action None Minor repair Major repair Replace Age  1 2 3 4 1				ousehold
			Replace	<b>↓</b> Age
1 2 3 4	1 2	3	4	
1 2 3 4				
	1 2	3	4	

If boiler driven system: Boiler

Model name/number:	

# Primary heating controls (non storage heaters)

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

# Primary heating controls (storage heaters)

### Other heating

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

Y N Y N

Type of system

			Ма	ins gas fi	ires				LPG	Ele	ctric heat	ers	Solid fue	l heaters	Paraffin	
Open flue	Balanced flue	Fan assisted	Cond- ensing		effect fan	Decorative open to chimney	Flueless	Unknown	heaters	Panel, convector or radiant		Individual storage heater	Open fire	Stove/ space heater	Portable heaters	Other
01	02	03	04	chimney 05	flue 06	07	08	09	10	11	12	13	14	15	16	17

None	Act Minor repair	ion Major repair	Replace	Age
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
Carbon monoxide and	1	2	3	4
fuel combustion products		'extreme	risk' in Sec	tion 22

# If present indicate all systems available

It present indicate all syste	ems	av	<i>r</i> ailable	•								Act	ion			
	Prese	ent?				Fu	el						Major repair	Replac	e Age	
Boiler with central heating	Υ	N														
Boiler (water heating only)	Υ	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)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	i	
Single immersion heater	Υ	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	ī	
Dual immersion heater	Υ	N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	i	
Separate instantaneous heater (Single point)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	i	
Separate instantaneous heater (Multi point)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	1	
Communal	Υ	N	CHP/waste 13	From boiler 14												
Other	Υ	N	Specify:						Fuel from facing page							

# Cylinder present?

YN

If cylinder: Size/volume 450 x 900mm (110 l) 450 x 1050mm (140 l) 450 x 1500mm (210 l) 450 x 1650mm (245 l)

Foam Factory insulated 1 Jacket Loose jacket 2 Other None Cylinder insulation 3 4

Cylinder insulation thickness

0	12.5mm	25mm	38mm	50mm	80mm	100mm	150mm
1	2	3	4	5	6	7	8

# Water heating controls?

Time clock for water heating Cylinder thermostat



# 6. Loft inspection

Inspect <u>all</u> houses an	d top flo	oor fla	ts										
	Hou: Bunga		Тор	floor flat	Mid flo	or flat	Ground	floor	flat	Basem	ent flat		
	1	alOw		2	;	3	4	1		į	5		
						(	GO TO SI	ECTI	ON 7	7			<b></b>
Type of loft	Fully	boarded 1		No boardi partial boa 2			m(s) with anent stai 3		No shal	loft (flat low pitch 4	or very ned roof)		
								ı	GO	TO SEC	TION 7		<b></b>
Roof insulation above living space?	,	Yes 1		No 2		Doi	n't know 9						
Type of loft Insulation?	Mineral fibre g 1		Vermiculite beads 2		qı qı	formance uilt 3	boa		1	appli	ot cable 3		know
Approximate thickness of loft insulation	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200r		250mm 08	300mm 09	>300mm	Don't know thickness 99
Loft information from:	Insp	pection 1		Occupa 2	ant	no in	formatior 9	1					
Any roof structure problems seen?	YN												
If yes, describe and transfer to Section 21													

# 7. Household questionnaire

Questions asked? Y N

1. Do you have cavity wall insulation?

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?

			(b) (	Current prob	olem			(c) Lo	of pr	oroblem		
(a Prob	a) olem	Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Но	me	Gar	den	Com are	mon eas
Υ	N	1	2	3	4	9	Υ	N	Υ	Ν	Υ	Ν

Flooded drains

### 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

			(b) (	Current prob	olem		(c) Location of problem						
	a) olem	Current	Not current			Unknown	Home		Gar	den	Com		
Υ	Ν	1	2			9	Υ	Ν	Υ	Ν	Υ	N	
Υ	Ν	1	2			9	Υ	N	Υ	Ν	Υ	Ν	

Mice Rats

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?

ΥN

If Yes, how was it treated and by whom?

Non-professional (eg occupier or private landlord) Professional (eg local council or pest control company)

Poi	son	Tra	ips	Other				
Υ	Ν	Υ	N	Υ	Ν			
Υ	Ν	Υ	Ν	Υ	Ν			

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

ΥN

### Surveyor check:

Have you clarified with

page 2: page 4: Tenure, age, length of residence

the household:

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

# 8. Details of flat

# Plan of flat

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

Loca	te flat in	module			Back				
Left									Right
					Front				

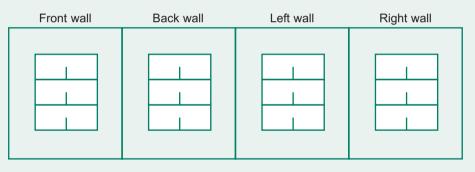
# Tenths of wall exposed

(Columns add up to 10)

To outside air

To internal accessways

To other flats

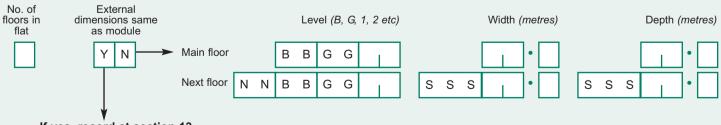


Entry floor to dwelling proper

Private entry stair



# Dimensions of flat (internal and rectangularised)



If yes, record at section 13

# 9. Common parts of module.

CU		ion parts exist
Υ	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		izontal on typical/ ypical/ upper level			ain ance odule		
Υ	Ν	Υ	Ν	Υ	Ν		
Υ	Ν	Υ	N	Υ	Ν		
Υ	N	Υ	Ν	Υ	Ν		

# Floors/ treads (answer in sq m)

i 10013/ tieaus (answer in sy m	/					
Faults?	Υ	N	Υ	Ν	Υ	Ν
Modify structure						
Renew surface						
Repair surface						

Repair surface					
Walls (answer in sq m)					
Faults?	Y N	Υ	Ν	Υ	Ν
Modify structure					
Renew surface					
Repair surface					
Repaint surface					
Calling a la affita /	\				

Ceilings/soffits (answer in sq	m)					
Faults?	Υ	Ν	Υ	Ν	Υ	Ν
Modify structure						
Renew surface						
Repair surface						
Repaint surface						

### Access doors/screens (answer in numbers)

,				,		
Faults?	Υ	N	Υ	N	Υ	N
Replace						
Repair/rehang						
Repaint						

# Accessway windows (answer in numbers)

Trocessiva will down (answer in hambers)									
Faults?	Υ	Ν	Υ	Ν	Υ	Ν			
Replace									
Repair									
Repaint									

Accessway lighting (answer in numbers)								
Faults?	Υ	Ν	Υ	Ν	Υ	Ν		
Replace light fittings								
Replace light switches								

Balustrades (answer in metre lengths)										
Faults?	Υ	Ν	Υ	Ν	Υ	N				
Replace										
Repair										

# **Defects**

Ventilation	Υ	Υ	Υ
Artificial lighting	Υ	Υ	Υ

# **Rats and Mice**

Evidence	of	mice	
Evidence	of	rats	

Li	fts	Ref chu	
Υ	Ν	Υ	Ν
_			
Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν

# Security of module

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

	Pres	ent?	Worl	king?	In mo	dule?
Concierge system	Υ	Ν	Υ	Ν	Υ	Ν
Door entry system	Υ	Ν	Υ	Ν	Υ	Ν

# Fire safety of flat surveyed

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

Pres					
	ont		Act	ion	
1 163	seni	None	Minor	Major	Renew
Υ	Ν	1	2	3	4
Υ	N	1	2	3	4
Υ	N	1	2	3	4
Υ	N	1	2	3	4
Υ	N	1			4
Υ	N				
Υ	Ν				
Υ	Ν	1	2	3	4
	Υ Υ Υ Υ	Y N Y N Y N Y N Y N Y N Y N	Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1	Y N 1 2 Y N 1 Y N Y N	Y N 1 2 3 Y N 1 Y N 1

# 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)

	lower risk than average	risk	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

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

# 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	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	Ground Flo	or Floor	Unkn	own			
	В	G		9				
Use of ground floor		Dwelling only	Dwelling and services	Services only	Dwelling and non residential 4	Non residential only 5	Dwelling and void	Other 7
Use of basement	No basement 8	Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other 7
Non maidential ma	0	<u> </u>	2	0	4	5	0	,
Non residential use If any non residential use,	No non							
% total floor area of module in non residential use	residential 88				Specify %	Unknown 99		
If 'dwelling with non residential': non residential use	Not 'dwelling with non residential'	Shop/ business	Office	Industrial/ Institutional	Surgery	Public House	Hotel	Other
	8	1	2	3	4	5	6	7

# Other flats in module

Are they?

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

Approximate number of vacant flats in module

Survey flat is	Specify	Unknown
only one in	. ,	
module		
888		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			Loca	ation Not		Action	
common rooms	Pres	ent?	Integral?	Integral?	None	Minor	Major
Tenant stores	Υ	N	1	2	1	2	3
Bin stores	Υ	N	1	2	1	2	3
Paladin stores	Υ	N	1	2	1	2	3
Laundry	Υ	Ν	1	2	1	2	3
Drying room	Υ	N	1	2	1	2	3
Community room	Υ	N	1	2	1	2	3
Warden cartaker office	Υ	N	1	2	1	2	3

Common/electrical				Action	
services	Pres	ent?	None	Minor	Major
CCTV	Υ	Ν	1	2	3
TV reception	Υ	Ν	1	2	3
Lightning conductors	Υ	Ν	1	2	3
Communal heating	Υ	Ν	1	2	3
Burglar alarm system	Υ	Ν	1	2	3
External lighting	Υ	N	1	2	3

Communal parking facilities			Loca	ation Not		Action	
parking facilities	Pres	ent?	Integral?	Integral?	None	Minor	Major
Garages	Υ	N	1	2	1	2	3
Multi storey parking	Υ	N	1	2	1	2	3
Underground parking	Υ	N	1	2	1	2	3
Roof parking	Υ	N	1	2	1	2	3
Other covered parking	Υ	N	1	2	1	2	3
Open air parking bays	Υ	N			1	2	3

fences	Pres	ent?	None	Minor	Major
Drying areas	Υ	N	1	2	3
Children's play areas	Υ	N	1	2	3
Unadopted estate roads	Υ	N	1	2	3
Landscaping	Droo	on+0	None	Action	Maior

Landscaping	Action					
	Pres	ent?	None	Minor	Major	
Paths	Υ	Ν	1	2	3	
Walls/fences	Υ	Ν	1	2	3	
Hard landscaping	Υ	Ν	1	2	3	
Grass/planting	Υ	N	1	2	3	

# Contribution to problems in condition (outside survey module)

	None	Milnor	wajor
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
Litter/rubbish	1	2	3

# **Design of paths**

Surfaces and

ANSWER IF PATHS PRESENT

('Y' IN BOX ABOVE)

Action

Paths	Yes	No	Not applicable
At least 900mm wide?	1	2	3
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			2 step	3 or more steps
8	7	1	2	3
Space for	ramp			
Not applic	able 8	Yes	1	No 2
Is entran	rm and evolute adequation covered	itely lit?	Y Y Y	N N N

# Health and Safety of shared areas

(affecting dwelling surveyed)

	Significantly lower risk than average		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 p	lan						Ва	ıck								
Left																Right
							Fre	ont								
No add		Fro	nt elevat	ion	Bad	ck eleva	tion	L	eft elev	ation	ı	Right ele	vatio	n	Unk	nown
pa	ırt	Left	Centre	Right	Left	Centre	Right	Front	Centre	Bac	k From	t Cent	re I	Back	1	
7	7	01	02	03	04	05	06	07	08	09	10	11		12	9	99

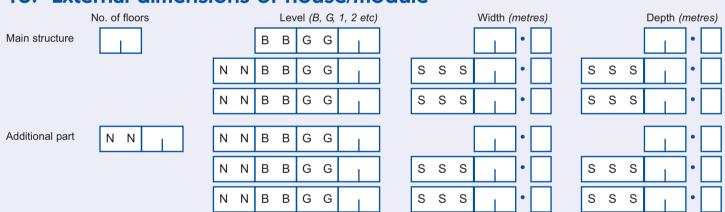
Location of additional part

Attic/basement in house/module

Entry floor to house/module

Attic only	Basement only	Both	Neither	Unknown
1	2	3	4	9
Basement	Ground	Specify	Unknown	
В	G		9	

# 13. External dimensions of house/module



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

Code	Material	Construction	Туре	
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	Proprietary system? Y N U
07	Concrete	Crosswall	In-situ	
08	Concrete	Crosswall	Precast panel	
09	Concrete	Frame	In-situ	
10	Concrete	Frame	Precast	
11	Timber	Frame	Pre 1919	If Yes, name:
12	Timber	Frame	Post 1919	
13	Metal	Frame		
14	Other, please	specify if known		

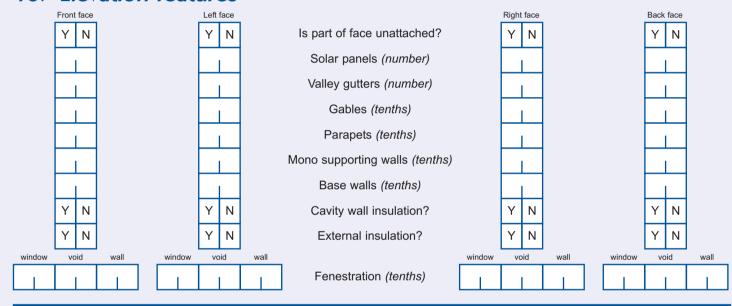
# Clarify with Household

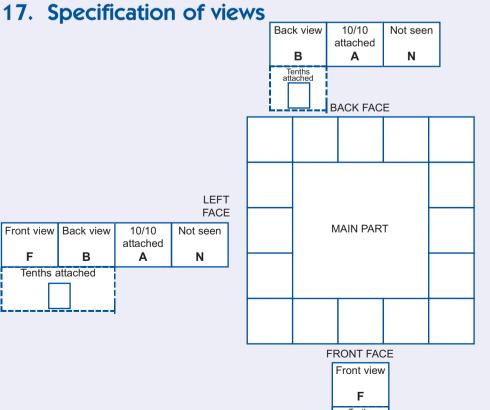
15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

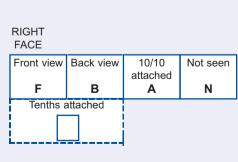
Conversion to more than one dwelling Conversion to HMO use Conversion from non-residential use Two or more dwellings combined Complete refurbishment/modernisation Rearrangement of internal space Extension added for amenities Extension added for living space Alteration of external appearance Over-roofing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

giiiicaii	·)						
None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-2007	In progress
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

# 16. Elevation features







# 18. Exterior - of house/module

### **FRONT VIEW BACK VIEW Chimney stacks** (Number) Masonry Other Masonry Other Ν Υ Ν Present? Ν Υ Ν Number Age Υ Ν Υ Ν Υ Ν Ν Faults? Υ Rebuild Part rebuild Repoint/refix pot Leave Υ Ν Υ Ν Υ Ν Υ Ν Urgent? Replacement period **Roof structure** (Tenths of area) Pitched Flat Chalet Mansard Flat Chalet Mansard Pitched Tenths of area Age Ν Ν U Ν Ν Ν Ν ΝU Faults? Replace Strengthen Leave Υ Ν Ν Υ Ν Υ Ν Υ Ν Ν Ν Υ Ν Urgent? Replacement period **Roof covering** Clav tile Concrete Asphalt Felt Glass/ Thatch (Tenths of area) Natural Man Clay tile Concrete Asphalt Felt Glass/ Thatch made slate metal/ laminate metal/ slate/stone made laminate slate /shingle Tenths of area Age YNU ΝU ΝU ΝU ΥN Ν Ν U Υ NU Υ ΝU Faults? ΝU ΝU Ν Renew Isolated repairs Leave Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Urgent? Replacement period Roof features and Valley gutters/ Fascias Gutters/ Stacks/ Party drainage Fascias Valley Gutters/ Stacks/ Party parapets gutters/ flashings parapets downwastes (Tenths of length) downwastes flashings pipes pipes Ν Υ Ν Υ Ν Υ Ν Υ Ν Present? Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Υ Υ Υ Υ Faults? Υ Υ Ν Ν Ν Ν Ν Υ Ν Υ Ν Ν Υ Ν Ν Replace Repair Leave Ν Υ Ν Ν Υ Ν Υ Ν Urgent? Υ Ν Ν Ν Υ Ν Υ Ν

Natural

slate/stone

/shingle

ΝU

Υ Ν Υ

Man

Replacement period

# 18. Exterior – of house/module (continued)

18	•	C)	lle	3110	<b>or</b>	_	01	n	Ol	156	<b>2/</b> [	IIC	u	ule	e (continu	16	a)														
					FR	ON	ΤV	/IE\	N						Wall structure						E	3A(	CK	VIE	W						
Masonry cavity		onry e leaf		solid	>9"	solid		situ icrete		crete nels		nber		etal eet	(Tenths of area)	Mas	onry vity		onry e leaf	9" s	olid	>9"	solid	In s	situ crete		crete nels	Tim		Me she	
	J							1							Net tenths of area		1	J													
								_							Age				_								$\square$	Н			
YN	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Y	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N
1 14	•	14	Ė	1	Ė	1 14	Ė	1	Ė	11	Ė	114	Ė	114	Rebuild/renew	Ė	11	i i	14	_	14	•	11	•	14			Ľ,	11	•	1 4
															Repair	H															
																H											Щ				
V N	V	N.	V	NI	. V	N.I.	V	NI.	V	N.I.	V	NI	. V	N.I.	Leave		N.I.	V	N.	V	NI	V	N.I.	V	NI.	V	N.	V	NI.	V	N.I.
YN	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N
								<u> </u>							Replacement period	L											Ш				
	Mas poir	onry	mas	on- sonry tural	Ren	dered		iplap nber	Tile	hung		o/tile ced	metal	ood/ /plastic nels	Wall finish (Tenths of area)		onry	No mas nat		Reno	lered	Shi <sub>l</sub> tim	plap ber	Tile I	hung		o/tile ced	Wo metal/ pan	plastic		
				ı		ı		ī						ı	Net tenths of area																
															Age	Г							_								
	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N		
															Render																
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		_						_							Isolated repairs	Н							_				$\Box$	Н			
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	\ <u>'</u>	N.	\ \	N.		N.		l NI	. V	N.		N.		N.	Leave	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N.		N.	\ <u>'</u>	N.I.	\ <u>'</u>	N.	\ <u>'</u>	N.	\ <u>'</u>	L.	\ <u>'</u>	NI.		
	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N		
								_	_						Replacement period				Ш						Ш						
											Cons	enva.			Dormers											Cons	orva-				
	Sin	igle		ulti	Star	<b>Dor</b> ndard		loof	Por	ches	tor		Balc	onies	and bays	Sir	ngle		ulti	Stan	<b>Dorr</b> dard	Ro		Porc	ches	tor	serva- ries rvey				
	sto	ngle rey	M	orey	_	ndard	R exte	loof ension			(Su dwe	ries rvey Iling)	(Su dwe	rvey Iling)	and bays (Number)	sto	ngle orey	Mi sto	rey		dard	exter	nsion		ches	(Su dwe	ries rvey lling)	(Sur dwel	vey ling)		
	Sin sto	igle	М		Star		R	loof	Por	ches	tor	ries	Balc		and bays	Sir sto	ngle	M		Stan		Ro		Porc		tor	ries				
	sto	ngle rey	M	orey	_	ndard	R exte	loof ension			(Su dwe	ries rvey Iling)	(Su dwe	rvey Iling)	and bays (Number)  Present?  Number	sto	ngle orey	Mi sto	rey		dard	exter	nsion		ches	(Su dwe	ries rvey lling)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	sto	ngle rey	M	orey	_	ndard	R exte	Roof ension N			(Su dwe	ries rvey Iling)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?	sto	ngle orey	Mi sto	rey		dard	exter	nsion		ches	(Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only  Rebuild wall only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only  Rebuild wall only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	N N	M sto	N N	Y	N N N	Y	toof nusion N	Y	N N N	Y Y	ries rvey N N	Balc (Sudwe Y	N N N	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish Leave	Y	ngle rey	Y	N N	Y	N N N	Y	N N	Y	N N	tor (Sudwed) Y	rvey (Iling) N N N	Y	N N		
	Y	N N	M sto	N N	Y	N N N	Y	toof nusion N	Y	N N N	Y Y	ries rvey N N	Balc (Sudwe Y	N N	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	Y	ngle rey	Y	N N	Y	N N N	Y	N N	Y	N N	tor (Sudwed) Y	rvey (Iling) N N N	Y	N N		
	Y	N N	M sto	N N	Y	N N N	Y	coofension N	Y	N N N N N N N N	Y Inject	ries rvey lling) N N N N N N N N N N N N N N N N N N N	Balc (Sudwell of Sudwell of Sudwe	N N N	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	Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	rvey [ling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N N N N N N N N N N N N N N N N N	N	ī
	Y	N N	M sto	N N	Y	N N N	Y	coofension N	Y	N N N N N N N N	Y Y	ries rvey lling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N	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	Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	rvey (lling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N	N	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	rvey rvey liling) N N N N N O N O O O O O O O O O O O O	Y  No	N N N	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	Y Y	N N N Sisical	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C C C C C C C C C	Y	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y	rvey [ling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N	_	
	Y	N N	M sto	N N	Y	N N N	Y	coofension N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	ries rvey lling) N N N N N N N N N N N N N N N N N N N	Y  No	N N N	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  Imp proof coul (Tenths of length) Tenths of length Faults?	Y Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C C C C C C C C C	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N	m	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	rvey rvey liling) N N N N N O N O O O O O O O O O O O O	Y  No	N N N	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  Imp proof cour (Tenths of length)  Tenths of length  Faults?  Replace/install	Y Y	N N N Sisical	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N N C C cc C Fe	Y Y  Y  Oosabonser	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Consorted to the following the f	N N N N N N N N N N N N N N N N N N N	Y Y  n n oory	N N N Y So	m	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y Y Y Physicient	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC  Y  N  N  N  N  N  N  N  N  N  N  N  N	N N N U U U U	Y Nd	N N N N N N N N N N N N N N N N N N N	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild wall only Major repairs Minor repairs Demolish Leave Urgent? Replacement period  Imp proof cour (Tenths of length) Faults? Replace/install Leave	Y Y Y Y Y Y I	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C	Y Y  Y  Oosabb ootpri	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N N N N N N N N N N N N N N N N N N	Y Y  n n oory	N N Sc SG 1 Glass	DG 2	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y Y Y Physicient	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC  Y  N  N  N  N  N  N  N  N  N  N  N  N	rvey rvey liling) N N N N N O N O O O O O O O O O O O O	Y  No	N N N	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  Imp proof cour (Tenths of length)  Tenths of length  Faults?  Replace/install	Y Y	N N N Sisical	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C	Y Y  Y  Oosabb ootpri	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N N N N N N N N N N N N N N N N N N	Y Y  n n oory	N N Y So SG 1	DG 2	

# 18. Exterior – of survey dwelling

Wood

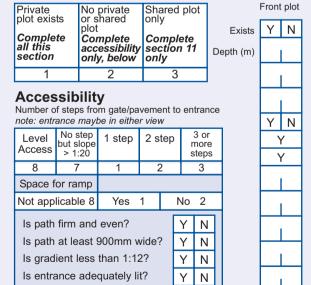
		S	inale-	-glaze		FR	ON	T V			-glaze	\ ed	<b>Vin</b>	dows/frames to <u>survey dw</u>	ell	ing	s	ingle-		ACI	K V	IEV	V	Do	ouble-	glaze	d	
	ood ement	Wo	od	-	VC	Me	etal	W	ood		VC		etal	(Number)		ood ement	Wo	ood		VC	Me	etal	Wo		UP		Me	etal
														Number														
					l		ı							Age		ī				ı								П
Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	Ν
														Replace														
														Repair/replace sash/member														Ш
														Ease sashes etc/reglaze														Ш
L														Repaint/reputty														Ш
									ı					Leave		I												
Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	Ν	Υ	N	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν
														Replacement period														

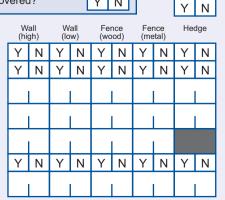
Doors/frames to survey dwelling UPVC

	l				l	
	N	Υ	N	Υ	Ν	Υ
					ı	
F						
Ease/repla						
	N	Υ	N	Υ	N	Υ
Repl						

(Number)	Wo	od	UP	VC	Me	tal
Number						
Age						
Faults?	Υ	N	Υ	N	Υ	Ν
Replace						
Repair/glaze						
Ease/replace/adjust ironmongery						
Paint						
Leave						
Urgent?	Υ	N	Υ	N	Υ	Ν
Replacement period						

### 18. Exterior - plot of survey dwelling (Not shared plots) Front plot Rear plot





Ν

Width of plot Width (m) Same as dwelling 88 Tenths hard Tenths soft Faults? **Bridged DPC** Inadequate/reverse falls Excavation (m<sup>3</sup>) Internal tanking (m<sup>2</sup>) Repair/renew paving (m<sup>2</sup>) Repair/renew retaining wall (m) Repair/renew steps (no.) Install gully? **Boundary walls** 

Y N Exists Depth (m) ΥN Υ Υ Ν

Health and Safety (of plot) note: include front and rear plots Significantly Average Significantly lower risk risk higher risk than average than average Falls on stairs/steps 3 Falls on level 2 3 1 Falls between levels 1 2 3 Damp and mould 2 3 Entry by intruders 2 3 1 Collision and 3 entrapment If '3', score HHSRS in Section 22

Present? Faults?

Replace (m)

Repair (m)

Demolish (m)

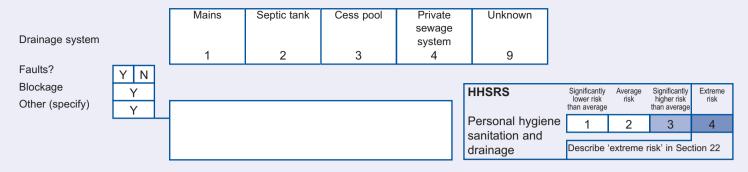
Urgent? Replacement period

(hi	all gh)	W (lo	all w)	Fei (wo	nce od)		nce etal)	He	dge
Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν
	ı								
						<u> </u>			
	l		ı		ı				
Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν

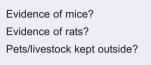
Is entrance covered?

# 19. Around the house/module

# **Underground drainage**



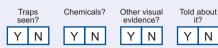
### Rats and mice outside house/module







None	Minor	Major
1	2	3



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

Who owns garage/parking

Other landlord

3

3

3

3

3

Other

4

4

4

4

4

Local authority

2

2

2

2

2

Household

1

1

1

1

1

# Parking provision of survey dwelling

Integral	garage

ASK HOUSEHOLD

Attached garage

Detached garage

Car port

Designated parking space(s)

				Car			Action		
Pres	sent?	On <sub>I</sub>	olot?	spaces	None	Minor	Major	Renew	Demolish
Υ	N	Υ	N		1	2	3	4	
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5

Adequate	Inadequate	None
1	2	3

### **Exposure**

Street parking

Is the **dwelling** in an exposed position

Not exposed	Slightly	Exposed	Very exposed
1	exposed 2	3	4

# 20. Block

Number of houses/ modules in block

Detached house/module 01	Specify number	More than 50
House/module is block 88	Specify number	

Approximate number of seriously defective houses/modules in block

Survey block/building in context with surroundings



Situation of block

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

Road has traffic calming measures?





# 21. Structural defects

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

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

								Action requir	red on	d on assumption problem is progessive				
	Defect		tion ired?	Mor exar furth	mine	desc	tion ribed vhere				tional action required that ccounted for elsewhere			
						on fo	orm?	Treatmen	t?		Extent			
Roof sagging	Y	Υ	N	Υ	N	Υ	N							
Roof humping	Υ	Υ	N	Υ	N	Υ	N							
Roof spreading	Y	Υ	N	Y	N	Y	N	Tie-ing	Υ	N	Number:			
				ľ				Other	Υ	N	Specify			
Sulphate attack	Y	Y	N	Y	N	Y	N	Chimney-liner	Υ	N	Linear Metres m			
·								Other	Υ	N	Specify			
Unstable parapets	Y	Υ	N	Υ	N	Υ	N							
								Tie rods	Υ	N	Number:			
Wall bulging	Υ	Υ	N	Υ	N	Υ	N	Strapping	Υ	N	Number:			
								Other	Υ	N	Specify			
Differential movement	Y	Υ	N	Υ	N	Y	N	Movement-joint	Υ	N	Linear Metres m			
2	·	·		·		·		Other	Υ	N	Specify			
Lintel failure	Υ	Υ	N	Υ	N	Υ	N	Replace lintels	Υ	N	Number:			
Wall tie failure	Υ	Υ	N	Υ	N	Υ	N	Insert wall ties	Υ	N	Wall area: m²			
Unstable floors, stairs or ceilings	Υ	Υ	N	Υ	N	Υ	N							
Dry rot/Wet rot	Υ	Υ	N	Υ	N	Υ	N	Wall & timber treatment	Υ	N	Basement One One Loft Most building 1 2 3 4 5			
Wood-borer infestation	Υ	Υ	N	Υ	N	Υ	N	Timber treatment	Υ	N	Basement One One Loft Most room floor building 1 2 3 4 5			
Adequacy of	Y	Υ	N	Y	N	Y	N	Replace fixings	Υ	N	Total Number:			
balconies / projections	,	,		Ľ.	IN			Other	Υ	N	Specify			
Foundation	Y	Y	N	Y	N	Υ	N	Underpin	Υ	N	Linear Metres m			
settlement	,	'	IN IN	,	.,	'	.,	Other	Υ	N	Specify			
Integrity of	Y	Y	N	Y	N	Y	N	Making-good	Υ	N	Wall area m²			
structural frame	·	·	.,	·	.,	,	.,	Replace frame	Υ	N				
Integrity of	Y	Y	N	Y	N	Y	N	Replace fixings	Υ	N	Total Number:			
wall panels	·	·	.,	·		·	.,	Other	Υ	N	Specify			
Boundary wall - unsafe height	Υ	Υ	N	Υ	N	Υ	N							
Boundary wall - out of plumb	Υ	Υ	N	Υ	N	Υ	N							
Boundary wall - horizontal cracking	Υ	Υ	N	Υ	N	Υ	N							
Unstable retaining wall	Υ	Υ	N	Y	N	Y	N							
Any other problems	Υ	Υ	N	Υ	N	Υ	N	Specify			Specify			
		Hou	sing	Healt	h and	d Safe	ety R	ating System (HI	ISRS	)	Significantly Average Significantly Extreme lower risk risk higher risk risk			
											than average than average collapse 1 2 3 4			
and falling elements										alling	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)? If <u>Yes</u> , describe below and score hazard on pages 21-25	N

# 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	Υ
Food safety	Check flag on page 4	Υ
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	Υ
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 Ye	f <u>Yes</u> , to any of the above, describe extreme risk below									

# Falling on stairs etc.

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

Likely outcome if a person over 60 should fall

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average Average Average Pre 1919												
			1800	1000	560	320	180	100	56	32	18	<10
0	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not
0	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	add up to >100.2%
0	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Look-up table

Likelihood										
Class 1										1 in 10
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	or less
0.1%							E	D	С	В
0.2%						E-	E	D	С	В
0.5%						E	E	D	С	В
1.0%						E	E+	D	С	A-
2.2%				F	E-	E	D	С	В	Α
4.6%				E-	E	D	С	B-	В	Α
10.0%			E-	E	D	С	B-	В	Α	Α
21.5%		E	E	D	С	В	В	Α	Α	Α
31.6%		E	D	С	С	В	Α	Α	Α	Α
46.4%	E	E	D	С	В	В	Α	Α	Α	Α
100%	D	C-	С	В	Α	Α	Α	Α	Α	Α

# Action required

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

# Falling on level surfaces etc.

Likelihood of a <u>person over 60</u> having a fall leading to harm

Likely outcome if a person over 60 should fall

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average Y N Average												
			1000	560	320	180	100	56	32	18	<10	]
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	٦,	Must no
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	l a	add up >100.2
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J	

Look-up table

Likelihood Class 1									1 in 10
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	or less
0.1%						E	D	С	B+
0.2%					E-	E	D+	С	A-
0.5%					E	D	D	С	Α
1.0%					E	D	D	В	Α
2.2%				E	D-	D	С	В	Α
4.6%			E	E	D	С	В	В	Α
10.0%		E	E	D	С	В	В	Α	Α
21.5%	E	E	D	С	В	В	Α	Α	Α
31.6%	E	D	С	C+	В	Α	Α	Α	Α
46.4%	E+	D	С	В	В	Α	Α	Α	Α
100%	C-	С	D	Α	Α	Α	Α	Α	Α

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

# Falling between levels

Likelihood of a <u>child under 5</u> having a fall leading to harm

Likely outcome if a child under 5 should fall

Likely outcome if Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

Y N

			Average									
	5600	3200	1800	1000	560	320	180	100	56	32	18	<10
												_
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	7
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
i												
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Must not add up to >100.2%

# Look-up table

р	Likelihood												
٠.	Class 1												1 in 10
	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	or less
	0.1%				Н	Н	G	F	E-	Е	Е	E	В
	0.2%			J	Н	Н	G	F	E	E	E	E	В
	0.5%			ı	Н	Н	G	F	E	E	D	D	В
	1.0%			ı	Н	G	F	F	E	D-	D	D	A-
	2.2%		ı	Н	Н	G	F	E	E	D	D	В	Α
	4.6%	ı	Н	Н	G	F	E	E	D	D	B-	В	Α
	10.0%	Н	Н	G	F	E	D	D	С	В	В	Α	Α
	21.5%	Н	G	F	E	D	D	С	В	В	Α	Α	Α
	31.6%	G	F	F	E	D	C-	С	В	Α	Α	Α	Α
	46.4%	G	F	E	E	D	С	В	В	Α	Α	Α	Α
	100%	F	E	D	C+	С	В	Α	Α	Α	Α	Α	Α

# Action required

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

# Falls associated with baths etc.

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

Likely outcome if a person over 60 should fall and be injured Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

YN

	Average										
5600	3200	1800	1000	560	320	180	100	56	32	18	<10
0.4	0.0	0.5	4	0.0	4.0	40	04.5	04.0	40.4	400	
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	a
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Must not add up to >100.2%

# Look-up table

. 1													
р	Likelihood Class 1												1 in 10
	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	or less
	0.1%					I	Н	G-	G+	F	E	D-	C
	0.2%				l-	I	Н	G	F+	F	E	D	С
	0.5%				I	Н	Н	G	F	E	E	D	В
	1.0%			I-	ı	Н	G-	F-	F	E	D	C-	В
	2.2%		J	I	Н	G-	G+	F	E	D	D+	С	A-
	4.6%		ı	Н	G	G+	F	E	D	D+	С	В	Α
	10.0%	I+	Н	G	F	F+	E	D	С	C+	В	Α	Α
	21.5%	Н	G	F	Е	E	D	С	В	В	Α	Α	Α
	31.6%	G	F-	F	Е	D	C-	С	В	Α	Α	Α	Α
	46.4%	G	F	E	E+	D	С	В	B+	Α	Α	Α	Α
	100%	F	E	D	С	С	В	Α	Α	Α	Α	Α	Α

Action required?	Action	Co elsew	ded here?	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)	Υ	N	Number:	
Y	Repair/replace/provide additional lighting (S5)	Υ	N	Number:	
Y	Remove obstacle		N	Number:	

## **Fire**

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

Likely outcome if occupied by a

Class 1 Extreme %

person over 60 Class 2 Severe %

Class 3 Serious %

Significantly higher than average

tly higher YN

5600 3200 1800 1000 560 320 180 100 56 32 18 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 0.2 0.5 2.2 31.6 100 0.1 1 4.6 10 21.5 46.4

Must not add up to >100.2%

Must not

add up to >100.2%

<10

Look-up table

p	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
- 1	0.1%							G	F-	F	E	Е	С
	0.2%							G	F	E-	Е	D	С
	0.5%						Н	G	F	E	E	D	В
	1.0%						G	F-	F	E	D	С	В
	2.2%					G	G	F	E	D	С	С	A-
	4.6%		Н	Н	G	F-	F	Е	D	С	С	В	Α
	10.0%	Н	Н	G	F-	F	E	D	C-	С	В	Α	Α
	21.5%	Н	G	F	E	E	D	С	B-	С	Α	Α	Α
	31.6%	G	F-	F	E	D	C-	С	В	В	Α	Α	Α
	46.4%	G	F	Ē	E	D	С	В	В	Α	Α	Α	Α
	100%	F	E	Ď	C+	С	В	Α	Α	Α	Α	Α	Α

# Action required

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

# Flames, hot surfaces etc.

Likelihood of a <u>child under 5</u> being burnt/scalded

Likely outcome if a <u>child under 5</u> is burnt/scalded

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average Y N Average 1000 560 320 180 100 56 32 18 <10 0.5 <0.1 0.2 2.2 31.6 1 4.6 10 21.5 46.4 100 1 0.1 0.2 0.5 2.2 4.6 10 21.5 31.6 46.4 100 21.5 0.1 0.2 0.5 1 2.2 4.6 10 31.6 46.4 100

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%				Н	F	E-	E	D	С
0.2%				G	F	E	E	D	С
0.5%				G	F	E	D-	D	В
1.0%				F	E-	E	D	С	В
2.2%			F-	F	E	D	D+	С	Α
4.6%		F-	F	E	D	D	С	В	Α
10.0%	F-	F+	E	D	С	C+	В	Α	Α
21.5%	E-	Е	D	С	В	В	Α	Α	Α
31.6%	E	D	C-	С	В	Α	Α	Α	Α
46.4%	E+	D	С	В	B+	Α	Α	Α	Α
100%	C-	С	D	Α	Α	Α	Α	Α	Α

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

# **Damp and Mould Growth**

Significantly higher than average

ΥN

Likelihood of a person over 60 suffering illness

Likely outcome if a person over 60 should fall ill

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

				Average								_
		1800	1000	560	320	180	100	56	32	18	<10	
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Π.	
												Must not
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		add up to >100.2%
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J	

# 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%			l-	ı	Н	G	F-	F	E	D+
0.2%			ı	Н	Н	G	F	E-	E	С
0.5%			I	Н	G	G+	F	E	D	С
1.0%		I	Н	G	G	F	E	E+	D	В
2.2%	I	Н	H+	G	F	E	E+	D	С	В
4.6%	Н	G-	G	F	E	D-	D	С	В	Α
10.0%	G	F-	F+	E	D	C-	C+	В	Α	Α
21.5%	F	E	E	D	С	В	В	Α	Α	Α
31.6%	F	E	D	C-	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	D	D	С	В	A-	Α	Α	Α	Α	Α

### Action required

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

# **Entry by intruders**

Significantly higher than average

YN

Likelihood of a person being affected

Likely outcome if a person is affected

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

, wording c											
		1800	1000	560	320	180	100	56	32	18	<10
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
											Must not
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	add up to >100.2%
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

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	С
0.5%							F	E	D	С
1.0%							E	E+	D	В
2.2%						E	E+	D	С	В
4.6%					E	D-	D	С	В	Α
10.0%			F+	E	D	C-	C+	В	Α	Α
21.5%		E	E	D	С	В	В	Α	Α	Α
31.6%		E	D	C-	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	E	D	С	В	В	Α	Α	Α	Α	Α

Action required?	Action		ded here?	Quantity	
Y	Make doors to dwelling secure (S5, S18)	Y	N	Number:	
Y	Make windows to dwelling secure (S5, S18)	Υ	N	Number:	
Y	Provide additional (security) lighting	Υ	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	Υ	N	Sq m:	
Y	Neighbourhood problems which require measures other than improvement	ts to dw	elling s	security	

Noise

Significantly higher than average

YN

Likelihood of a person being affected

Likely outcome if a person is affected

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

			, o. u.go								
		1800	1000	560	320	180	100	56	32	18	
<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	١.

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	l-	ı	Н	G	F-	F	E	D+
0.2%		J	I	H-	Н	G	F	E-	E	С
0.5%	J	J	I	Н	G	G+	F	E	D	С
1.0%	J		Н	H+	G	F	E	E+	D	В
2.2%	I	Н	H+	G	F	E	E+	D	С	В
4.6%	Н	G-	G	F	E	D-	D	С	В	Α
10.0%	G	F-	F+	E	D	C-	C+	В	Α	Α
21.5%	F	E	E	D	С	В	В	Α	Α	Α
31.6%	F	E	D	C-	С	В	Α	Α	Α	Α
46.4%	Е	E+	D	С	В	B+	Α	Α	Α	Α
100%	D	С	С	В	Α	Α	Α	Α	Α	Α

### Action required

Action required?	Action	Coo elsew	ded here?	Quantity	
Υ	Soundproof floors		Ν	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	Υ	N	Number:	

# **Collision and entrapment**

Likelihood of a <u>child</u> <u>under 5</u> being injured

Likely outcome if a child under 5 is injured

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

Y N

									Average		
		1800	1000	560	320	180	100	56	32	18	<10
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	1
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	J

Must not add up to >100.2%

<10

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	С
1.0%							E	E	D	B-
2.2%						E	E	D	С	В
4.6%					E	E+	D	С	В	Α
10.0%				E	D	C-	С	В	Α	Α
21.5%		E-	E	D	С	B-	В	Α	Α	Α
31.6%		E	D	D+	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	D-	D+	С	В	A-	Α	Α	Α	Α	Α

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

# 24. Local area

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

Clearly define an area of manageable size before completing this page.													
Nature of area			Url	ban						R	lural		
	Commerc		Url	ban		Surburban		Rural			llage	Rural	
	City/town ce 1	entre		2	r	esidential 3	r	esidenti 4	al	C	entre 5	6	
Number of dwellings	Under 25	25	-49	50-99		100-299	300	0-499	50	0+	Isolated	If isolat	ed go to
in area	1	:	2	3		4		5	6	3	7		quality
Predominant age	Pre 1919	1919	-1944	1945-196	64	1965-1980	Pos	t 1980	No	ne			
3.1	1	1	2	3		4		5	6	6			
Predominant residential			Hou	ses	_					FI	ats		Mixed
building type	Terraced		mi- ched	Detached		Mixed houses	Converted flats			rise its	High rise flats	Mixed flats	houses and flats
	1 2			3		4		5		6	7	8	9
Predominant tenure as built	Privately l	ouilt	Loca	l authority built		Housing association		Mixe	d tenu	ıre	Impossible ascertair		
ac bain	1			2	ľ	3	Duiit		4		9	'	
					Ţ,					'			
Estate				Г	_							1	l
Number of dwellings	Not on estate		ne as rea	Under 2	25	25-49	50	0-99	100-	-299	300-499	500+	
on estate	8		1	2		3		4	ţ	5	6	7	
If area is L.A. estate,	Not on L.A. estate	None	(0%)	1-10%		11-25%	26-	-50%	51-7	75%	76-99%	100%	
% of RTB dwellings	8		1	2		3	4		5		6	7	

	Best						Worst
Visual quality of local area	1	2	3	4	5	6	7

# Problems in local area

	No problems			М	ajor 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 Nu	ımber	
1. Survey record	Visit 1	Visit 2	Visit 3	Visit 4	Visit 5
Visit made	Y N	YN	YN	YN	YN
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	Reason f	or non survey:			
Is the dwelling address passed on to you by the interviewer a single dwelling?					
	of dwelling	More than one	dwelling Dwe	elling with non-residen	tial
	<u>1</u>	2		3 ▼	
	of addresses dwelling	Number of dv at addre	vellings Nu ss	umber of dwelling at address	S
			]		
Address	Irveved same as	that passed on b	ov interviewer	YN	
Go to Section 3	arveyou same as	, that passed off t		<u> </u>	
			Go to Se	ection 3 Notify	MMBL helpline

# 3. Dwelling description and occupancy

Type of occupancy (clarify with household)	Single family dwelling 1	Shared house 2	Household with lodgers 3		Purpose built with shared amenities 5	
				Close with hou	sehold and refer	address to RM

# Dwelling type (clarify with household)

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

# Tenure (clarify with household)

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

# Construction date (clarify with household)

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

# Occupancy (ask where possible)

Occupied					Vacant			
,	Awaiting another owner	Awaiting another tenant	Awaiting demolitio	_	Being New never modernised occupied		Being used for other purpose	Other (specify)
1	2	3	4		5	6	7	8
If occupied: have the curre lived here?	•	Years Months			If vacant: how the dwelling be		Years Months	
Permanent r	esidence?		<b></b>	If occ	cupants have m	noved in within th	ne last 6 months,	ask for date:-
Yes	No - second home	No - holiday home				Day Month	Year	
1	2	3						

# Source of information on tenure and occupancy

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

# **IDENTIFY MODULE NOW**

# 4. Module associated with the address surveyed

House (single unit) 1		erted building ıltiple units) 2	Purpose built flats (multiple units) 3					
	Have all	the accommodation unit	s exclusi	ve use of key ar	nenities?			
	Yes - sole use 1	Mix (e.g. some sole some shared ameni 2		`	ts share at amenity) 3			
Go to Sec	tion 5	Number of units with ex	se of amenities					
		Number of units which s						

5. Interior												<b>-</b> .	_						Habitable
	Living room	Kitchen	Bedroom	Bathroom	Circulation	Integral garage	Integral balcony	Extra room 1	roon	n 2 ro	Extra oom 3	Extra room 4	roo	tra m 5	roor	n 6	room	7	rooms (specify No)
Does room exist?	YN	ΥN	Y N	Y N	Y N	Y N	Y N	YN	Υ	N Y	N	Y N	Υ	N	Υ	N	Υ	N	
Level ( <b>B</b> , <b>G</b> , <b>1</b> , <b>2</b> , <b>3</b> <i>etc</i> )											$\perp$								Separable units?
Function (L, K, S, T, D, B, U, C, X)																		I٢	ΥN
Room inspected?	YN	ΥN	Y N	Y N	Y N														
Ceiling height (metres)	i	i	i	li	i	Stair	's with	in dv	/elli	ng									_
Width (metres)	i	i	i						esent								-	_	1
Depth (metres)	•	•	•						en Pl ults?	an?							-	1 Y 1 Y	_
Deptil (metres)						l				struct	ure						$\vdash$	Y	<u> </u>
Ceilings (answer in tenths)	V N	V N	V N	V N	V N	l			-	tread								Y	1
Faults?	YN	Y N	Y N	Y N	Y N				-	balus								Υ	
Take down and renew								Re	pair/r	efix tre	eads/b	alustra	ades					Υ	
Isolated repair, fill cracks						Secu	ırity of	dwel	ling										
Leave		l ,		l ,		Main	entranc	e door	Г	High 4	Fairly I		ly low	Lo	$\overline{}$	Very lo	ow I	Not App	lic
=:						-	externa		,	1	2		3 3	4	_	5 5		8	
Floors (answer in tenths) Solid floors?	YN	ΥN	ΥN	ΥN	Y N		ssible w		-	1	2		3	4		5	$\dashv$	8	$\dashv$
Faults?	YN	YN	YN	YN	YN			Ru	alar :	alarm									
Replace structure	ı	,	ı	,					-	wer pr								1 Y 1 Y	_
•		<del></del>								detecto							-	1 Y	_
Replace only boards or screed						Acco	essibi	lity											
Leave						ACC	255IDII	-	sh thi	resholo	d <15i	mm?					Г	1 Y	J
Walls (answer in tenths)						_						evel su	itable	e for	bed	lroon	-	 Y N	_
Faults?	Y N	ΥN	Y N	ΥN	Y N			Bat	hroor	n at e	ntrand	e leve	l?					1 Y	1
Rebuild partition wall		1		L						ntranc							-	_	1
Hack-off, replaster									_			rip step				e leve		_	1
Isolated repair, fill cracks		<u> </u>										ition m andings	-				$\vdash$	1 Y	1
•									_			_	5 - 50	JOI111			L	TI	<u>v</u>
Leave						Adaı	ptatio			abled	d pec	ple					_		_
Dry lining present?	Y N Y N	Y N	Y N Y N	Y N Y N	Y N				mps?	I- O							-	1 Y	_
Internal insulation	YN	ΥN	Y N	Y IN	YN	l			ab rai ir lift/f	is? thru flo	or lift	2					-	1 Y 1 Y	_
Doors (answer in numbers)	V N	V N	V N	V N	N/ N	1			sts?	iiiu iic	OI III	•					-	1 Y	_
Faults?	YN	ΥN	Y N	Y N	Y N					ıl modi	ficatio	ns?					-	1 Y	_
Renew						Haak	41	Cofo	4. D	-4!·	Cura	<b>4</b> °		. 4l		Cima	:Gaantle		_
Repair/rehang						Hear	th and	Sare	ty K	ating	Sys		ignificar lower ris an aver	sk	verage risk	hig	ificantly her risk averag		
Windows/Frames							Fa	lling or	stair	s etc		Γ	1	Ť	2		3		
Faults?	YN	ΥN	Y N	ΥN	Y N		Fa	lling or	leve	l surfa	ces		1		2		3		
Means of escape?	Y N	Y N	Y N	Y N	Y N			lling be	twee	n leve	s		1		2		3		
Secondary glazing for sound insulation?	YN	ΥN	YN	Y N	Y N		Fir		ot or	rfoo-	oto	-	1	+	2		3		
Heating & Services						ı		ames, h imp an					1		2		3		
CH/prog. appliance?	Y N	Y N	Y N	Y N	Y N			try by i		_	, , , , , , , , , , , , , , , , , , , ,		1		2		3		
Fixed other heater? Fluorescent/low energy lighting?	Y N Y N	Y N Y N	Y N Y N	Y N Y N	Y N Y N			ise				<b> </b>	1		2		3		
. Moreocciniow energy lighting!	i IN	ı IV	ı IV	ı IN	1 IN	I	Co	llisions	and	entrap	ment		1	土	2		3		
Defects	Living room	Kitchen	Bedroom	Bathroom	Circulation	Other room	าร			10	·0'		10.5	C :	C -		00		
Rising (ground level) damp	Υ	Υ	Υ	Υ	Υ	Y				lf	ئ, SC	ore H	15K	o in	Sec	tion	22		
Penetrating (higher level) damp	Y	Y	Y	Y	Y	Y	-					S	ignifican	ntly A	verage	Sign	nificantly		eme
Serious condensation/mould growth	Y	Y	Y	Y	Y	Y	-						lower ris		risk	nig than	her risk averag	e ri	sk
Inadequate natural light Inadequate artificial light	Y	Y	Y	Y	Y	Y		cess he	eat				1	+	2		3		4
madernale amoriai nom	Y	Y	Y	Y	Y	Y		hting mestic	hygie	ene,		-	1	+	2		3		4
			Y	Y	Y	Y		sts and				Ļ			2		3		4
Inadequate room ventilation Inadequate appliance ventilation	Y	Υ		_		Y	1					D	occrib	- 6			:- 0-	ction	22
Inadequate room ventilation	Y	Y	Υ	Υ	Υ		4					Ľ	CSCIIL	е ех	treme	e risk'	in se	Cuon	
Inadequate room ventilation Inadequate appliance ventilation Wood boring insect attack Dry/wet rot	Y	Y Y	Y Y	Υ	Υ	Y	<u> </u>	Ra	ts an	d Mice	<u>,</u>	L				e risk'			
Inadequate room ventilation Inadequate appliance ventilation Wood boring insect attack Dry/wet rot Evidence of mice	Y Y Y	Y Y Y	Y Y Y	Y Y	Y Y	Y		Ra	ts an	d Mice	<del>)</del>	Tra	ps s	een′	?			/ N	_
Inadequate room ventilation Inadequate appliance ventilation Wood boring insect attack Dry/wet rot	Y	Y Y	Y Y	Υ	Υ	Y				d Mice		Tra Che Oth	ps s emic	een' als s	? seen evid		\	/ N / N	

# 5. Interior – amenities

# Drinking water supply pipework

Present Working

Υ Ν

Ν

Ν

Ν

Ν

Ν

Ν Υ Ν

Ν Υ Ν

Ν

Ν Υ

Ν

Ν

Ν

Ν

Υ Ν Υ Ν

Υ Ν Υ Ν

Before stopcock? After stopcock?

Pipe se	work en	Le pres	ad sent	Ма	ins
Υ	Ν	Υ	Ν	Υ	Ν
Υ	Ν	Υ	N		

Action

Major

3

3

3

3

3

Replace

4

4

4

4

4

4

4

Defective?

Safety and Hygiene -

Install

5

5

5

5

5

5

5

Kitchen	amenities
Cold water	drinking supply?

Hot water?

Sink?

Fixed waste? Cooking provision?

Cupboards?

Worktop Extractor fan?

Washing Machine?

Tumble Dryer?

Refrigerator?

ī	IA	Ī	IN						
		_							
Orig	jinal	Pre 1	1960	1960s	1	970s	1980	S	1

None

1

1

1

1

1

1

1

Minor

2

2

2

2

2

2

2

V N Adequate curboard units?			Adequate cooker space?
Y IV Adequate cupboard units:	Υ	Ν	Adequate cupboard units?

Under 1.5m 1.5-3m Over 3m 2 1 3

Worktop (metres)

Space Layout

Ν Ν Υ Cleanability Ν Kitchen adapted for disabled use?

ΥN

90's + In progress 5 6 3

Actual date of kitchen refurbishment (if known)



Badly located?

**Bathroom am** 

Kitchen amenities

last refurbished

Bath/shower?

Wash hand basin? W.C.?

Extractor fan in bathroom?

1		ties			l lak (	لمامم (			Action							
	Pre	sent	Wor	king	mot d Wa	k cold iter	None	Minor repair	Major repair	Replace	Install			Flo	or	
	Υ	N	Υ	N	Υ	N	1	2		4	5	В	В	G	G	
	Υ	N	Υ	N	Υ	N	1	2		4	5	В	В	G	G	
	Υ	N	Υ	N			1	2	3	4	5	В	В	G	G	
	Υ	N	Υ	Ν				•	_	_			_			

Safety and Hygiene -Defective?

Space Layout Cleanability

Location

Bathroom adapted for disabled use? Υ Ν Ν

Υ Ν

Y N Y N

No. of external surfaces

If WC not in

bathroom: bathroom? Extractor fan?

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)

Ν

ΥN

# Secondary ameniti

Second kitchen?

Second bath/shower?

Second wash hand basin?

Second W.C.?

ti	<b>es</b> Pre	sent	Wor	king		& cold ater	None	Action Minor repair	Major repair	Replace			Flo	oor		In bed	
	Υ	N			Υ	N	1	2	3	4	В	В	G	G			
	Υ	N	Υ	N	Υ	N	1	2	3	4	В	В	G	G		Υ	ı
	Υ	N	Υ	N	Υ	N	1	2	3	4	В	В	G	G		Υ	ı
	Υ	N	Υ	N			1	2	3	4	В	В	G	G		Υ	ı

Υ Ν

# 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 Significantly higher risk than average 2 3 1 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 Se	ction 22

# 5. Interior - Primary services

Gas system		None	A Minor Repa	Action	Poplace
Present? Y N Mains supply?	YN	1	2	ir Major Repair	Replace 4
Housing Health and Safety Ratio		HSRS)		Significantly Average	Significantly Extreme
		•		than average t	higher risk risk nan average
		Uncombusted Explosions	ruei gas	1 2 1 2	3 4 3
				Describe 'extreme r	isk' in Section 22
Electrical system					
Present? Y N Normal mains	supply? Y	N Off-pe	ak supply?	YN	
Location of meters	Under stairs or on wall	Special cupboard	External access	Mixture	Unknown
		2	to meter	4	E
	1		3	4	5
Type of wiring	Lead or	1		Mixture	Unknown
Type of wifing	rubber	PVC sheathed		WIIXLUIC	Officiowii
	covered 1	2		4	5
Earthing wires	Unsheathed or green	Yellow and green sheath		Mixture	Unknown
	cover				_
	1	2		4	5
Consumer unit errongement	Congrete fue	One or two	0	) Mixture	Unknown
Consumer unit arrangement	Separate fuse boxes for	One or two "covered	One or two		Unknown
	each circuit 1	boxes" 2	boxes" 3	4	5
Overload protection	Wire fuses	Cartridge	MCB's	Mixture	Unknown
		fuses			
	1	2	3	4	5
Daniel and artist	N. BOD	DOD:		N.C. L.	11.1
Personal protection	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
	1	2	3	4	5
Power sockets	Round 2 or	Square 3 pin		Mixture	Unknown
	3 pin				
	1	2		4	5
Linksin a circuita	\A( )	leton de la		B 424	I In Process
Lighting circuits	Wooden mounting	Flush mounted switches or		Mixture	Unknown
	blocks 1	roses 2		4	5
	None	Minor Popoir	Major Pono	ir Ponloss	Install
Action	1	Minor Repair	Major Repa 3	ir Replace	5
Housing Hoolth and Cafety Patty					Significantly Extreme
Housing Health and Safety Ration	ig System (H	•		lower risk risk	higher risk nan average
		Electri	cal safety	1 2	3 4
				Describe 'extreme ris	sk' in Section 22

# 5. Interior – space heating

# **Primary heating**

Present?

Main heat source in winter?
(ask household)

If present: Y N

Individual	Co	ommunal syste	m
	Estate	Block	Group of dwellings
1	2	3	4

Location of system

If communal, number of dwellings served

# If present:

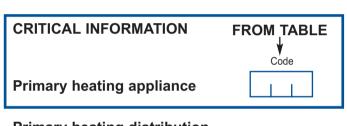
		Primary he	ating group		
Central heating	Storage	Warm air	Communal/	Electric ceiling/	Room heaters
(wet with rads)	heaters		CHP	underfloor	
1	2	3	4	5	6

# Primary heating fuel

	Gas		Oil		Solid	l fuel			Elect	ricity		Comn	nunal
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

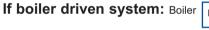
# **Primary heating type**

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



				larify with ousehold
None	Act Minor repair	tion Major repair	Replace	↓ Age
1	2	3	4	
1	2	3	4	

Primary heating distribution



Manufacturer name:											
Model name/number:			L		L						ı

# Primary heating controls (non storage heaters)

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

# Primary heating controls (storage heaters)

	Pr	eser	nt?
Manual charge control	Υ	Ν	U
Automatic charge control	Υ	Ν	U
Celect type control	Υ	Ν	U

### Other heating

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

YN

YN

Type of system

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

None	Act Minor repair		Replace	Age
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
Carbon monoxide and	1	2	3	4
fuel combustion products		extreme	risk' in Sec	tion 22

# If present indicate all systems available

It present indicate all syste	ems	av	railable	)								Act	tion			
	Prese	ent?				Fu	ıel						Major repair		e Age	
Boiler with central heating	Υ	N														
Boiler (water heating only)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4		1
Back boiler (water heating only)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	- 1	Ì
Single immersion heater	Υ	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	ı	1
Dual immersion heater	Υ	N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	i	]
Separate instantaneous heater (Single point)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	ı	1
Separate instantaneous heater (Multi point)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	ı	1
Communal	Υ	N	CHP/waste 13	From boiler 14											ı	1
Other	Υ	N	Specify:						Fuel from facing page						i	]

# Cylinder present?



If cylinder: Size/volume

450 x 900mm (110 I) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 I) 3	450 x 1650mm (245 I) 4
Foam Factory insulated	Jacket Loose jacket	Other	None
1	2	3	4

Cylinder insulation

0 1 25mm 50mm 12.5mm 38mm 80mm 100mm Cylinder insulation thickness

150mm

# Water heating controls?

Time clock for water heating Cylinder thermostat



# 6. Loft inspection

Inspect <u>all</u> houses a	nd top flooi	flats	;									
	House/		Top flo	oor flat	Mid flo	or flat	Ground	floor fla	Basen	nent flat		
	Bungalov 1	/	2	2	;	3	4	1		5		
						(	O TO S	ECTION	7		<del> </del>	<b></b>
Type of loft	Fully boa	rded		No board partial board 2			m(s) with anent stai 3		o loft (flat allow pitcl 4			
								G	O TO SEC	CTION 7		<b></b>
Roof insulation above living space?	Yes 1			No 2		Don't know 9						
Type of loft Insulation?	Mineral wo fibre glas 1		Vermiculite beads 2			formance uilt 3	bo		appl	lot icable 8		know
Approximate thickness of loft insulation	No 25i insulation 00 0		50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm	Don't know thickness 99
Loft information from:	Inspect 1	ion		Occupa 2	ant	no in	formatior 9	1				
Any roof structure problems seen?	YN											
If yes, describe and transfer to Section 21												

# 7. Household questionnaire

Questions asked? Y N

1. Do you have cavity wall insulation?

/ 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?

Г				(b) (	Current prob	olem			(c) Lo	cation	of pr	oblem	
Р	(a) robl	) Iem	Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Но	me	Gar	den	Com are	mon eas
١	1	N	1	2	3	4	9	Υ	Ν	Υ	Ν	Υ	Ν

Flooded drains

### 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

			(b) Current problem					(c) Location of problem					
	(a) Problem		(b) Guiteit problem					(c) Location of problem					
			Current	Not current			Unknown	Но	me	Gar	den	Com	
	Υ	N	1	2			9	Υ	N	Υ	N	Υ	Ν
	Υ	N	1	2			9	Υ	N	Υ	Ν	Υ	Ν

Mice Rats

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)

Poi	son	Tra	aps	Other			
Υ	Ν	Υ	N	Υ	Ν		
Υ	N	Υ	Ν	Υ	Ν		

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

ΥN

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



# 8. Details of flat

#### Plan of flat

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

Loca	te flat in	module			Back				
Left									Right
					Front				

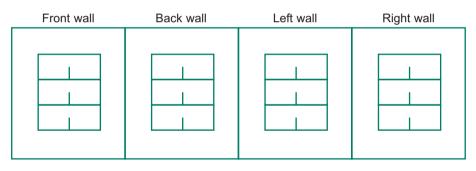
# Tenths of wall exposed

(Columns add up to 10)

To outside air

To internal accessways

To other flats

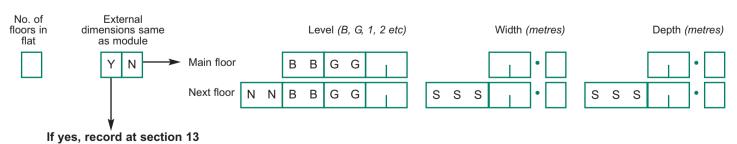


Entry floor to dwelling proper

Private entry stair



#### Dimensions of flat (internal and rectangularised)



# 9. Common parts of module.

#### Common parts exist

N IF NO, GO TO SECTION 10

Does access/area exist?

Balcony/Deck/Corridor/Lobby

Spacious/Average/Tight

Enclosed?

In module?

Working?

Accessway						
of ty	ontal	Stair on ty upper	way pical/ · level	entra to mo	ance	
Υ	Ν	Υ	Ν	Υ	Ν	
Υ	Ν	Υ	Ν	Υ	Ν	
Υ	Ν	Υ	Ν	Υ	Ν	

#### Floors/ treads (answer in sq m)

1 100137 ti cad3 (answer in sq m)								
Faults?	Υ	Ν	Υ	Ν	Υ	Ν		
Modify structure								
Renew surface								
Repair surface								

Walls (answer in sq m)						
Faults?	Υ	N	Υ	Ν	Υ	Ν
Modify structure						
Renew surface						
Repair surface						
Repaint surface						ı
Collings looffite (						

Ceilings/soffits (answer in sq m)							
Faults?	Υ	Ν	Υ	Ν	Υ	Ν	
Modify structure							
Renew surface							
Repair surface							
Repaint surface							

## Access doors/screens (answer in numbers)

,	·				
Faults?	Y N	Y N	Y N		
Replace					
Repair/rehang					
Repaint					

#### Accessway windows (answer in numbers)

Accessway willdows (answer in numbers)							
Faults?	Υ	Ν	Υ	Ν	Υ	Ν	
Replace							
Repair							
Repaint							

Accessway lighting (answer in numbers)							
Faults?	Υ	Ν	Υ	Ν	Υ	Ν	
Replace light fittings							
Replace light switches							

Balustrades (answer in metre lengths)								
Faults?	Υ	N	Υ	Ν	Υ	N		
Replace								
Repair								

## **Defects**

entilation rtificial lighting	Υ	Υ	Υ
Artificial lighting	Υ	Υ	Υ

#### **Rats and Mice**

Evidence of mice	
Evidence of rats	

Lir	fts	Ref chu	
Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν

#### Security of module

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

	Pres	ent?	Work	king?	In mo	dule?
Concierge system	Υ	Ν	Υ	Ν	Υ	N
Door entry system	Υ	Ν	Υ	Ν	Υ	N

## Fire safety of flat surveyed

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

Fire precautions	Dro	sent		Act		
	FIE	seni	None	Minor	Major	Renew
Protection to stairs/lobbies?	Υ	Ν	1	2	3	4
Self closing fire doors?	Υ	Ν	1	2	3	4
Fire extinguishers?	Υ	Ν	1	2	3	4
Emergency lighting?	Υ	Ν	1	2	3	4
Sign posting?	Υ	Ν	1			4
Safe practices?	Υ	Ν				
Alternative route?	Υ	Ν				
Alarm system?	Υ	Ν	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

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

# 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	



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

Level of lowest flat	Basement	Ground Flo	or Floor	Unkn	iown					
	В	G		9	)					
Use of ground floor		Dwelling only	Dwelling and services	Services only	Dwelling and non	Non residential	Dwelling and void	Other		
		1	2	3	residential 4	only 5	6	7		
Use of basement	No basement	Dwelling only	Dwelling and services	Services only	Dwelling and non	residential	Dwelling and void	Other		
	8	1	2	3	residential 4	only 5	6	7		
Non residential use										
If any non residential use, % total floor area of	No non residential				Specify %	Unknown	1			
module in non residential use	88					99				
If 'dwelling with non residential':	Not 'dwelling with non	Shop/ business	Office	Industrial/ Institutional	Surgery	Public House	Hotel	Other		
non residential use	residential' 8	1	2	3	4	5	6	7		
If 'dwelling with non residenti	al':									

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

#### Other flats in module

Are they?

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

**Approximate** number of vacant flats in module

Survey flat is only one in	Specify	Unknown
module 888		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			Loca	ation		Action	
		ent?	Integral?	Not Integral?	None	Minor	Major
Tenant stores	Υ	N	1	2	1	2	3
Bin stores	Υ	N	1	2	1	2	3
Paladin stores	Υ	N	1	2	1	2	3
Laundry	Υ	N	1	2	1	2	3
Drying room	Υ	N	1	2	1	2	3
Community room	Υ	N	1	2	1	2	3
Warden cartaker office	Υ	N	1	2	1	2	3

Common/electrical	Action										
services	Pres	ent?	None	Minor	Major						
CCTV	Υ	Ν	1	2	3						
TV reception	Υ	Ν	1	2	3						
Lightning conductors	Υ	Ν	1	2	3						
Communal heating	Υ	Ν	1	2	3						
Burglar alarm system	Υ	Ν	1	2	3						
External lighting	Υ	N	1	2	3						

Communal parking facilities	Drog	ont?	Action  Minor Major				
Caragas	V		nnegrar:	Integral?	None		
Garages	Y	N	ı	2	ı	2	3
Multi storey parking	Υ	Ν	1	2	1	2	3
Underground parking	Υ	Ν	1	2	1	2	3
Roof parking	Υ	Ν	1	2	1	2	3
Other covered parking	Υ	Ν	1	2	1	2	3
Open air parking bays	Υ	Ν			1	2	3

			Action			
Pres	ent?	None	Minor	Major		
Υ	Ν	1	2	3		
Υ	Ν	1	2	3		
Υ	N	1	2	3		
	Y	Y N Y N	Present? None  Y N 1  Y N 1  Y N 1	Present?         None         Minor           Y         N         1         2           Y         N         1         2		

Landscaping	Action									
	Pres	ent?	None	Minor	Major					
Paths	Υ	Ν	1	2	3					
Walls/fences	Υ	Ν	1	2	3					
Hard landscaping	Υ	Ν	1	2	3					
Grass/planting	Υ	N	1	2	3					

#### Contribution to problems in condition (outside survey module) None Minor Major

None	IVIINOF	iviajor
1	2	3
1	2	3
1	2	3
1	2	3
1	2	3
1	2	3
1	2	3
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2

#### **Design of paths**

ANSWER IF PATHS PRESENT

('Y' IN BOX ABOVE)

Paths	Yes	No	Not applicable
At least 900mm wide?	1	2	3
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		2 step	3 or more steps
8	7	1	2	3
Space for	ramp			
Not applic	able 8	Yes	1	No 2
Is entran	rm and evence adequa	itely lit?	Y Y Y	N N

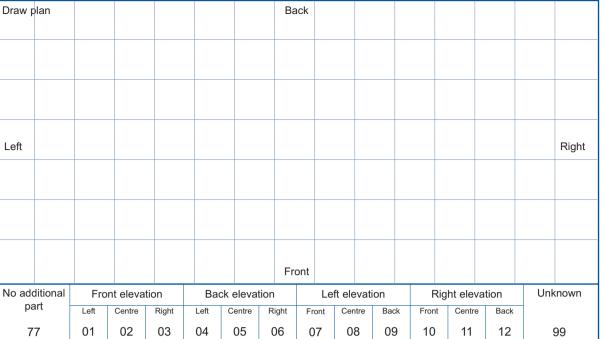
#### Health and Safety of shared areas

(affecting dwelling surveyed)

	Significantly lower risk than average		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
			J

If '3', score HHSRS in Section 22

# 12. House/module shape



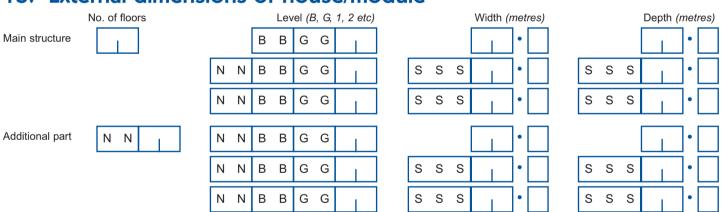
Location of additional part

Attic/basement in house/module

Entry floor to house/module

Attic only	Basement only	Both	Neither	Unknown
1	2	3	4	9
Basement	Ground	Specify	Unknown	
В	G		9	

# 13. External dimensions of house/module



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

Code	Material	Construction	Туре	
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	Proprietary system? Y N U
07	Concrete	Crosswall	In-situ	
08	Concrete	Crosswall	Precast panel	
09	Concrete	Frame	In-situ	
10	Concrete	Frame	Precast	
11	Timber	Frame	Pre 1919	If Yes, name:
12	Timber	Frame	Post 1919	[
13	Metal	Frame		
14	Other, please	specify if known		

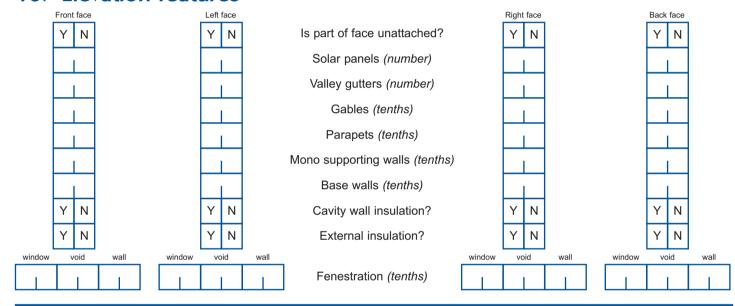
#### Clarify with Household

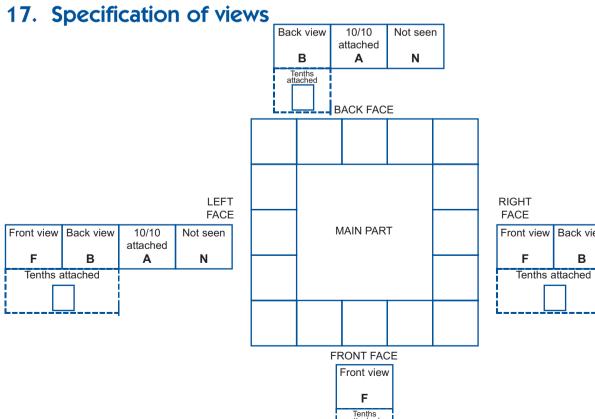
15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

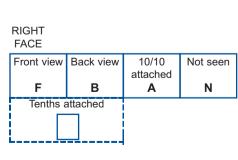
Conversion to more than one dwelling Conversion to HMO use Conversion from non-residential use Two or more dwellings combined Complete refurbishment/modernisation Rearrangement of internal space Extension added for amenities Extension added for living space Alteration of external appearance Over-roofing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

giiiiicaii	٠,						
None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-2007	In progress
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

## 16. Elevation features







# 18. Exterior - of house/module

Pitched

ΥN

Υ Ν

Concrete

Ν U Υ

Valley gutters/

flashings

Ν

Ν Υ Ν Υ Ν

Υ

Natural

slate/stone

/shingle

ΝU

Υ Ν Υ Ν Υ Ν Υ Ν

Man

made slate

ΝU

Clay tile

Ν

Fascias

Υ

Ν Υ Ν

Ν

Ν Υ Ν

#### **FRONT VIEW BACK VIEW** Chimney stacks (Number) Masonry Other Masonry Other Ν Υ Ν Present? Ν Υ Ν Number Age Υ Υ Ν Υ Ν Ν Ν Faults? Υ Rebuild Part rebuild Repoint/refix pot Leave Ν Υ Ν Υ Ν Υ Ν Urgent? Replacement period **Roof structure** (Tenths of area) Flat Chalet Pitched Flat Chalet Mansard Mansard Tenths of area Age Ν U Ν Ν ΝU Faults? Replace Strengthen Leave Ν Υ Ν Υ Ν Ν Υ Ν Ν Ν Υ Urgent? Replacement period **Roof covering** Asphalt Felt Glass/ Thatch (Tenths of area) Natural Man Clav tile Concrete Asphalt Felt Glass/ Thatch metal/ made metal/ /shingle slate laminate laminate Tenths of area Age ΝU ΝU YNU Ν U Υ ΝU Faults? ΝU ΝU ΝU Ν Renew Isolated repairs Leave Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Urgent? Replacement period Roof features and Gutters/ Stacks/ Party drainage Fascias Valley Gutters/ Stacks/ Party parapets gutters/ flashings parapets downwastes (Tenths of length) downwastes pipes pipes Υ Ν Υ Ν Υ Ν Present? Ν Υ Ν Υ Ν Υ Ν Υ Ν Faults? Υ Υ Υ Υ Υ Ν Ν Ν Υ Ν Υ Ν Υ Ν Ν Replace Repair Leave

Urgent?

Replacement period

Υ Ν Υ Ν Ν Υ Ν Υ Ν

# 18. Exterior – of house/module (continued)

10	•		ile		<b>,</b>		O.	•		134	<b>-/</b>	•••			e (continu		4)														
				I	FRC	NC	T V	/IEV	V						Wall structure						E	3A(	CK	VIE	W						
Masonry cavity	Maso single		9" so	lid	>9" s	olid		situ crete	Conc		Tim par	nber nels		etal neet	(Tenths of area)	Mas	onry vity	Mas single	onry e leaf	9" s	olid	>9" :	solid	In s		Conc	crete nels		nber nels	Me she	etal eet
									Ш						Net tenths of area																
															Age																
Y N	Υ	N	Υ	N	Υ	Ν	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	Ν	Υ	N	Υ	N	Υ	N
															Rebuild/renew				Ш						Ш				Ш		
															Repair																
															Leave																
Y N	Υ	N	Υ	N	Υ	Ν	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N
															Replacement period																
	Maso		Non masor natur	nry	Rende	ered		plap iber	Tile h	nung		o/tile ced	meta	ood/ l/plastic inels	Wall finish (Tenths of area)		onry	No mas nat		Reno	dered	Ship tim		Tile I	hung	Slip	/tile ced	metal	ood/ /plastic nels		
			1		1									_	Net tenths of area						ı										
												_		_	Age																
	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N		
															Render																
															Renew/repoint																
					i										Isolated repairs																
															Paint																
															Leave																
	Υ	Ν	Υ	N	Υ	Ν	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N		
								ı	۱ ۱					ı	Replacement period						ı										
															J													_			
															Dormers																
	Sin		iys Mul	+i	_		mers	oof	Porc	hes	tor		Balo	conies	and bays	Sir		ıys	ulti	Stan	Dorr	-	oof	Porc		tor	erva- ies	Balc		l	
	Sinç stor	gle ey	Mul store	ЭУ	Stand	dard	Ro exter	oof nsion			(Su dwe	rvey Iling)	(St dwe	irvey elling)	and bays (Number)	sto	ngle orey	Mi	rey		dard	Ro exter	nsion		ches	(Sui dwel	rvey lling)	(Su dwe	rvey Iling)		
	Sinç stor	gle	Mul store		Stand		Ro		Porc	hes	tor	ies	Balo		and bays	Sir sto	ngle	M		Stan		Ro		Porc		tor	ies	Balc			
	stor	gle ey	Mul store	ЭУ	Stand	dard	Ro exter	nsion			(Su dwe	rvey Iling)	(St dwe	irvey elling)	and bays (Number)  Present?  Number	sto	ngle orey	Mi	rey		dard	Ro exter	nsion		ches	(Sui dwel	rvey lling)	(Su dwe	rvey Iling)		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present?  Number  Age	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey	Muli store	ЭУ	Y	dard	Ro exter	nsion			(Su dwe	rvey Iling)	(St dwe	Irvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof	sto	ngle orey	Mi	rey		dard	Ro exter	nsion		ches	(Sui dwel	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present?  Number  Age  Faults?	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present? Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only  Rebuild wall only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	gle ey N	Muli store	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	N N	Y	N	Y Y	rvey N	Y Y	N N N	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish Leave	Y	ngle prey	Y	N N	Y	N N N	Property of the state of the st	N N	Y	N N	tor (Suuddwel Y	rycey N	Y Y	rvey (lling)		
	Y	gle ey N	Multistorera	N N	Y	N N	Y	N N	Υ	N	(Su dwe	rvey lling)	(St dwe	Irvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish Leave Urgent?	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N	Υ	N	tor (Suidwell Y	rvey lling)	(Su dwe	rvey Illing) N		
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	N N	Y	N	Y Y	rvey N	Y Y	N N N	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish Leave	Y	ngle prey	Y	N N	Y	N N N	Property of the state of the st	N N	Y	N N	tor (Suuddwel Y	rycey N	Y Y	rvey (lling)		
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	nsion N	Y	N N N N N	Y Y Inject	N N	Y Y	N N N N N	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	Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N	Property of the state of the st	N N N N C C	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N N N N N N N N N N N N N N N N N	Balco (Su dwe Y	rvey (lling)	N	ī
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	nsion N	Y	N N N N N	Y Y	N N	Y Y	N N N N N N N N N N N N N N N N N N N	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	Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Property of the state of the st	N N N N C C	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N N N N N N N N N N N N N N N N N	Balco (Su dwe Y	Ney (lling)	N	
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	nsion N	Y	N N N	Y  Inject	N N	Y Y	N N N N N N N N N N N N N N N N N N N	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	Y Y Y Y Phyban	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Property of the state of the st	N N C C c c c c c c c c c c c c c c c c	Y	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N Introduction of the state o	Y  Y  n  n  n  n	Ney (lling)		
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	nsion N	Y	N N N	Y  Inject	N N	Y Y	N N N N N N N N N N N N N N N N N N N	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	Y Y Y Y Phyban	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Property of the state of the st	N N N C cc C C C C C C C C C C C C C C C	Y  Y  V  A  A  A  A  A  A  A  A  A  A  A  A	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Consequence of the service of the servi	N N N N N N N N N N N N N N N N N N N	Y  Y  n  n  n  nory	N N N Y Sc	n m DG	
	Y	N N	Multistorera	N N	Y	N N	Property of the state of the st	nsion N	Y	N N N	Y  Inject	N N	Y Y	N N N N N N N N N N N N N N N N N N N	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  Imp proof coul (Tenths of length) Tenths of length Faults?	Y Y Y Y Phyban	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Property of the state of the st	N N N C cc C C C C C C C C C C C C C C C	Y  Y  V  A  A  A  A  A  A  A  A  A  A  A  A	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Consequence of the service of the servi	N N N N N N N N N N N N N N N N N N N	Y  Y  n  n  n  nory	N N N Y Sc SG 1	DG 2	
	Y	N N	Multistorera	N N	Y	N N	Property of the second of the	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	N N	Y Y	N N N N N N N N N N N N N N N N N N N	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  Imp proof coul (Tenths of length) Tenths of length Faults? Replace/install	Y Y Y Y Phyban	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Property of the state of the st	N N C C C C C C C C C C C C C C C C C C	Y Y  Y  Y  oosabb onser  ootprii	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N N N N N N N N N N N N N N N N N N	Y  Y  n  n  n  nory	N N N Y Sc SG 1	n m DG	

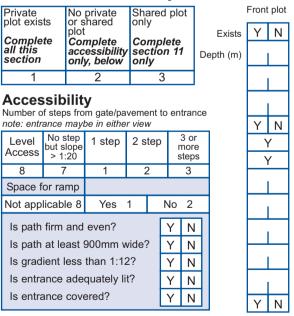
# 18. Exterior - of survey dwelling

	lood ement	Single Wood sash	e-glazed UPV		FR(			IEV Do	V ouble UP	_	d Me		dows/frames to <u>survey dw</u> (Number)	W	ood ement	W	Single- ood ish	glaze	ACI ed PVC		IEV etal	<b>V</b> Wo		ouble- UP\	glaze /C	<b>d</b> Me	ətal		
													Number		Number														
													Age																
Υ	N	ΥN	Υ	N	Υ	Ν	Υ	N	Υ	N	Υ	N	Faults?		N	Υ	N	Υ	N	Υ	Ν	Υ	Ν	Υ	Ν	Υ	N		
													Replace																
													Repair/replace sash/member														Ш		
			ш										Ease sashes etc/reglaze														Ц		
													Repaint/reputty														Ш		
	i i	lт	lι					ı				ı	Leave		ı		l		ı		ı						ıl		
Υ	N	ΥN	Υ	N	Υ	Ν	Υ	N	Υ	N	Υ	N	Urgent? Y		N	Υ	N	Υ	N	Υ	N	Υ	Ν	Υ	N	Υ	N		
													Replacement period	riod															

						rs/frames to survey dw		_				
Wo	ood	UP	VC	Me	etal	(Number)	Wo	ood	UP	VC	Me	etal
						Number						
						Age						
Υ	Ν	Υ	Ν	Υ	Y N Faults?		Υ	Ν	Υ	Ν	Υ	Ν
				Replace								
						Repair/glaze						
						Ease/replace/adjust ironmongery						
						Paint						
	l				ı	Leave						
Υ	N	Υ	N	Υ	N	Urgent?		N	Υ	N	Υ	Ν
						Replacement period						

#### Exterior - plot of survey dwelling (Not shared plots) 18. Front plot

Exists Y N



Shared plot only

Wall (high)		W (lo			nce lod)		ence Hedge netal)		
Υ	Ν	Υ	Ν	Υ	N	Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν	Υ	N	Υ	Ν	Υ	Ν
			ı				ı		
Υ	N	Υ	N	Υ	N	Υ	N	Υ	N

Width of plot									
Width (m)	Same as dwelling								
88									
Tenths hard									
Tenths soft									
Faults?									
Bridged DPC									
Inadequate/reverse falls									
Excavation	on (m <sup>3</sup> )								
Internal tan	king (m <sup>2</sup>	)							
Repair/renew	paving (ı	m <sup>2</sup> )							
Repair/renew ret	Repair/renew retaining wall (m)								
Repair/renew steps (no.)									
Install (	Install gully?								
<b>Boundary walls</b>									

•	٠,		010	
		Dep	oth (m	1)
	<u> </u>		Hea note	
Υ	N			
)	1			
)	1		Falls	OI
			Falls	01
			Falls	be
			Dam	ра
			Entry	b
			Collis entra	
			Г	_
				lf
Υ	N	L		
'	1.4	l		
W (hi	all gh)		/all ow)	
Υ	N	Υ	N	,
				Т

Y N Exists

	Health and Safety (of plot) note: include front and rear plots										
	Significantly Average lower risk 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								
Cittapinont	J										
If '3', score HHSRS in Section 22											
			•								

Boundary	walls

Present?

Faults?

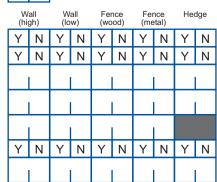
Replace (m)

Repair (m)

Demolish (m)

Urgent?

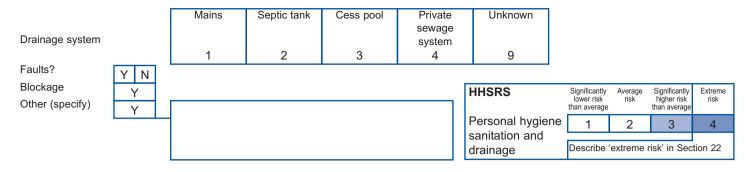
Replacement period



Private plot exists

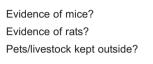
# 19. Around the house/module

#### **Underground drainage**



Type of evidence:

#### Rats and mice outside house/module





Ν

Ν

Ν



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

#### Parking provision of survey dwelling

ASK HOUSEHOLD	

Integral garage
Attached garage
Detached garage
Car port
Designated parking space(s)

				Car			Action		
Pres	ent?	On p	olot?	spaces	None	Minor	Major	Renew	Demolish
Υ	N	Υ	N		1	2	3	4	
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5

willo owillo garage/parking											
Household	Local authority	Other landlord	Other								
1	2	3	4								
1	2	3	4								
1	2	3	4								
1	2	3	4								
1	2	3	4								

Who owns garage/parking

Street parking

Adequate	Inadequate	None
1	2	3

#### **Exposure**

Is the **dwelling** in an exposed position

Not exposed	Slightly exposed	Exposed	Very exposed		
1	2	3	4		

## 20. Block

Number of houses/ modules in block

Detached house/module 01	Specify number	More than 50
House/module is block 88	Specify number	

Approximate number of seriously defective houses/modules in block

YN

Survey block/building in context with surroundings

Situation of block

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

Road has traffic calming measures?





# 21. Structural defects

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

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

				.,	mption problem is progessive									
	Defect		tion ired?	exar	nitor/ mine ner?	desc elsev	tion cribed where		is		ional action required that ccounted for elsewhere			
							orm?	Treatment?			Extent			
Roof sagging	Υ	Υ	N	Υ	N	Υ	N							
Roof humping	Υ	Υ	N	Υ	N	Υ	N							
Roof spreading	Y	Υ	N	Y	N	Υ	N	Tie-ing	Υ	N	Number:			
								Other	Υ	N	Specify			
Sulphate attack	Y	Υ	N	Y	N	Υ	N	Chimney-liner	Υ	N	Linear Metres			
								Other	Υ	N	Specify			
Unstable parapets	Υ	Υ	N	Υ	N	Υ	N							
								Tie rods	Υ	N	Number:			
Wall bulging	Υ	Υ	N	Υ	N	Υ	N	Strapping	Υ	N	Number:			
								Other	Υ	N	Specify			
	V	\ \ \	<b>.</b>	\ \	١.,		<b>.</b>	Movement-joint	Υ	N	Linear Metres			
Differential movement	Y	Y	N	Y	N	Y	N	Other	Υ	N	Specify			
Lintel failure	Υ	Υ	N	Υ	N	Υ	N	Replace lintels	Υ	N	Number:			
Wall tie failure	Υ	Υ	N	Υ	N	Υ	N	Insert wall ties	Υ	N	Wall area:			
Unstable floors, stairs or ceilings	Υ	Υ	N	Υ	N	Υ	N							
Dry rot/Wet rot	Υ	Υ	N	Υ	N	Υ	N	Wall & timber treatment	Υ	N	Basement One One Loft Most buildin 1 2 3 4 5			
Wood-borer infestation	Υ	Υ	N	Υ	N	Υ	N	Timber treatment	Υ	N	Basement One One Loft Most buildin 1 2 3 4 5			
Adequacy of	Y	Υ	N	Y	N	Υ	N	Replace fixings	Υ	N	Total Number:			
balconies / projections	·	,		·		, ·		Other	Υ	N	Specify			
Foundation	Y	Υ	N	Y	N	Y	N	Underpin	Υ	N	Linear Metres			
settlement	·	,		·		,   .		Other	Υ	N	Specify			
Integrity of	Y	Υ	N	Y	N	Υ	N	Making-good	Υ	N	Wall area			
structural frame	Ċ	ľ		,		ļ ·	.``	Replace frame	Υ	N				
Integrity of	Y	Y	N	Y	N	Y	N	Replace fixings	Υ	N	Total Number:			
wall panels	·	,		·		,   .		Other	Υ	N	Specify			
Boundary wall - unsafe height	Y	Υ	N	Υ	N	Υ	N							
Boundary wall - out of plumb	Υ	Υ	N	Υ	N	Υ	N							
Boundary wall - horizontal cracking	Υ	Υ	N	Υ	N	Υ	N							
Unstable retaining wall	Υ	Υ	N	Υ	N	Υ	N							
Any other problems	Y	Υ	N	Υ	N	Υ	N	Specify			Specify			
		Hou	sing	Healt	h and	d Safe	ety R	ating System (HI	HSRS	5)	Significantly Average Significantly Extrem lower risk risk higher risk risk			
											than average than average collapse 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)? If <u>Yes</u> , 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	Υ
Water supply for domestic purposes	Check flag on page 4	Υ
Food safety	Check flag on page 4	Υ
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	Υ
Explosions	Check flag on page 5	Υ
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 <u>\</u>	f <u>Yes,</u> to any of the above, describe extreme risk below									

#### Falling on stairs etc.

Likelihood of a <u>person over 60</u> having a fall leading to harm

Likely outcome if a person over 60 should fall Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher Y N Average Pre 1919 than average Average 1800 1000 560 320 180 100 56 32 18 0.1 0.2 0.5 1 2.2 4.6 10 21.5 31.6 46.4 100 0.2 1 2.2 10 21.5 0.1 0.5 4.6 31.6 46.4 100 0.2 0.5 1 2.2 4.6 10 21.5 31.6 46.4 100 0.1

<10

Must not

add up to >100.2%

Look-up table

Likelihood Class 1										1 in 10
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	or less
0.1%							E	D	С	В
0.2%						E-	E	D	С	В
0.5%						E	E	D	С	В
1.0%						E	E+	D	С	A-
2.2%				F	E-	E	D	С	В	Α
4.6%				E-	E	D	С	B-	В	Α
10.0%			E-	E	D	С	B-	В	Α	Α
21.5%		E	E	D	С	В	В	Α	Α	Α
31.6%		E	D	С	С	В	Α	Α	Α	Α
46.4%	E	E	D	С	В	В	Α	Α	Α	Α
100%	D	C-	С	В	Α	Α	Α	Α	Α	Α

#### Action required

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

#### Falling on level surfaces etc.

Likelihood of a <u>person over 60</u> having a fall leading to harm

Likely outcome if a person over 60 should fall Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Signification ave		gher Y N									
			1000	560	320	180	100	56	32	18	<10
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	add up to >100.2%
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Look-up table

Likelihood Class 1	4 : 4000	4 : 500	4: 000	4: 400	4: 400	4 : 50	4: 00	4: 40	1 in 10
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	or less
0.1%						E	D	С	B+
0.2%					E-	E	D+	С	A-
0.5%					E	D	D	С	Α
1.0%					E	D	D	В	Α
2.2%				E	D-	D	С	В	Α
4.6%			E	E	D	С	В	В	Α
10.0%		E	E	D	С	В	В	Α	Α
21.5%	E	E	D	С	В	В	Α	Α	Α
31.6%	E	D	С	C+	В	Α	Α	Α	Α
46.4%	E+	D	С	В	В	Α	Α	Α	Α
100%	C-	С	D	Α	Α	Α	Α	Α	Α

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

#### Falling between levels

Likelihood of a <u>child under 5</u> having a fall leading to harm

Likely outcome if a child under 5 should fall

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

YN

			Average									
	5600	3200	1800	1000	560	320	180	100	56	32	18	<10
												_
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	7
ı												1
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
i												
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Must not add up to >100.2%

Look-up table

р	Likelihood												
. 1	Class 1												1 in 10
	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	or less
	0.1%				Н	Н	G	F	E-	Е	Е	Е	В
	0.2%			J	Н	Н	G	F	E	E	E	E	В
	0.5%			I	Н	Н	G	F	E	E	D	D	В
	1.0%			ı	Н	G	F	F	E	D-	D	D	A-
	2.2%		ı	Н	Н	G	F	E	E	D	D	В	Α
	4.6%	ı	Н	Н	G	F	E	E	D	D	B-	В	Α
	10.0%	Н	Н	G	F	E	D	D	С	В	В	Α	Α
	21.5%	Н	G	F	E	D	D	С	В	В	Α	Α	Α
	31.6%	G	F	F	E	D	C-	С	В	Α	Α	Α	Α
	46.4%	G	F	E	E	D	С	В	В	Α	Α	Α	Α
	100%	F	E	D	C+	С	В	Α	Α	Α	Α	Α	Α

#### Action required

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

#### Falls associated with baths etc.

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

Likely outcome if a person over 60 should fall and be injured Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

Y N

	7 Wordgo										
5600	3200	1800	1000	560	320	180	100	56	32	18	<10
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	1
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	J

Must not add up to >100.2%

Look-up table

р	Likelihood Class 1												1 in 10
	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	or less
	0.1%					I	Н	G-	G+	F	E	D-	C
	0.2%				I-	I	Н	G	F+	F	E	D	С
	0.5%				I	Н	Н	G	F	E	E	D	В
	1.0%			I-	ı	Н	G-	F-	F	E	D	C-	В
	2.2%		J	I	Н	G-	G+	F	E	D	D+	С	A-
	4.6%		ı	Н	G	G+	F	E	D	D+	С	В	Α
	10.0%	l+	Н	G	F	F+	E	D	С	C+	В	Α	Α
	21.5%	Н	G	F	E	E	D	С	В	В	Α	Α	Α
	31.6%	G	F-	F	E	D	C-	С	В	Α	Α	Α	Α
	46.4%	G	F	E	E+	D	С	В	B+	Α	Α	Α	Α
	100%	F	E	D	С	С	В	Α	Α	Α	Α	Α	Α

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

#### **Fire**

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

Likely outcome if Class 1 Extreme % occupied by a

person over 60 Class 2 Severe %

Class 3 Serious %

Significantly higher than average Y N

Average Ave flat

5600	3200	1800	1000	560	320	180	100	56	32	18
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%

Must not

add up to >100.2%

<10

Look-up [table

p	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	Е	С
	0.2%							G	F	E-	E	D	С
	0.5%						Н	G	F	E	E	D	В
	1.0%						G	F-	F	E	D	С	В
	2.2%					G	G	F	E	D	С	С	A-
	4.6%	I	Н	Н	G	F-	F	E	D	С	С	В	Α
	10.0%	Н	Н	G	F-	F	E	D	C-	С	В	Α	Α
	21.5%	Н	G	F	E	E	D	С	B-	С	Α	Α	Α
	31.6%	G	F-	F	E	D	C-	С	В	В	Α	Α	Α
	46.4%	G	F	Ē	Ē	D	С	В	В	Α	Α	Α	Α
	100%	F	E	D	C+	С	В	Α	Α	Α	Α	Α	Α

#### Action required

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

#### Flames, hot surfaces etc.

Likelihood of a child under 5 being burnt/scalded

Likely outcome if a child under 5 is

Class 1 Extreme %

burnt/scalded Class 2 Severe %

Class 3 Serious %

Significantly higher than average Y N Average 1000 560 320 180 100 56 32 18 <10 <0.1 0.2 0.5 2.2 4.6 21.5 31.6 46.4 1 10 100 1 0.1 0.2 0.5 2.2 4.6 10 21.5 31.6 46.4 100 2.2 21.5 31.6 100 0.1 0.2 0.5 1 4.6 10 46.4

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%				Н	F	E-	E	D	C
0.2%				G	F	E	E	D	C
0.5%				G	F	E	D-	D	В
1.0%				F	E-	E	D	С	В
2.2%			F-	F	E	D	D+	С	Α
4.6%		F-	F	E	D	D	С	В	Α
10.0%	F-	F+	E	D	С	C+	В	Α	Α
21.5%	E-	E	D	С	В	В	Α	Α	Α
31.6%	E	D	C-	С	В	Α	Α	Α	Α
46.4%	E+	D	С	В	B+	Α	Α	Α	Α
100%	C-	С	D	Α	Α	Α	Α	Α	Α

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

Likely outcome if a person over 60 should fall ill

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

				Average								_
		1800	1000	560	320	180	100	56	32	18	<10	
												_
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Π.	
												Must not
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	<b>&gt;</b> 5	add up to >100.2%
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J	

#### 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%			l-	ı	Н	G	F-	F	E	D+
0.2%			I	Н	Н	G	F	E-	E	С
0.5%			I	Н	G	G+	F	E	D	С
1.0%			Н	G	G	F	E	E+	D	В
2.2%	I	Н	H+	G	F	E	E+	D	С	В
4.6%	Н	G-	G	F	E	D-	D	С	В	Α
10.0%	G	F-	F+	E	D	C-	C+	В	Α	Α
21.5%	F	E	E	D	С	В	В	Α	Α	Α
31.6%	F	E	D	C-	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	D	D	С	В	A-	Α	Α	Α	Α	Α

#### Action required

Action required?	Action		ded here?	Quantity
Y	Treat rising damp (S5, S18)	Y		
Υ	Treat penetrating damp, leaking pipes and services (S5, S18)	Y	N	Number:
Y	Condensation - extractor fans to install/repair (S5)	Y	N	Number:
Υ	Condensation - repair/provide opening window (S9, S18)	Y	N	Number:
Υ	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

Likelihood of a person being affected

Likely outcome if a person is affected

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

									Average			
		1800	1000	560	320	180	100	56	32	18	<10	
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	٦,	Augt mat
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	а	Must not add up to 100.2%
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J	

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	Е	D+
0.2%								E-	E	С
0.5%							F	E	D	С
1.0%							E	E+	D	В
2.2%						E	E+	D	С	В
4.6%					E	D-	D	С	В	Α
10.0%			F+	E	D	C-	C+	В	Α	Α
21.5%		E	E	D	С	В	В	Α	Α	Α
31.6%		E	D	C-	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	E	D	С	В	В	Α	Α	Α	Α	Α

Action required?	Action	Coo elsew		Quantity	
Y	Make doors to dwelling secure (S5, S18)	Υ	N	Number:	
Y	Make windows to dwelling secure (S5, S18)	Υ	N	Number:	
Y	Provide additional (security) lighting	Υ	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	Υ	N	Sq m:	
Y	Neighbourhood problems which require measures other than improvement	ts to dw	elling s	security	

Noise

Significantly higher than average

ΥN

Likelihood of a person being affected

Likely outcome if a person is affected

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

		1800	Average 1000	560	320	180	100	56	32	18	<10	
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	٦.,	4
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	a	lust dd i 100
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J	

#### 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-	ı	Н	G	F-	F	E	D+
0.2%		J	ı	H-	Н	G	F	E-	E	С
0.5%	J	J	I	Н	G	G+	F	E	D	С
1.0%	J		Н	H+	G	F	E	E+	D	В
2.2%	I	Н	H+	G	F	E	E+	D	С	В
4.6%	Н	G-	G	F	E	D-	D	С	В	Α
10.0%	G	F-	F+	E	D	C-	C+	В	Α	Α
21.5%	F	E	E	D	С	В	В	Α	Α	Α
31.6%	F	E	D	C-	С	В	Α	Α	Α	Α
46.4%	Е	E+	D	С	В	B+	Α	Α	Α	Α
100%	D	С	С	В	Α	Α	Α	Α	Α	Α

#### 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	Υ	N	Number:		

#### **Collision and entrapment**

Likelihood of a child under 5 being injured

Likely outcome if a child under 5 is injured

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

Y N

									7 Wordgo		
		1800	1000	560	320	180	100	56	32	18	<10
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	1
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	<b>&gt;</b>
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

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	С	В
4.6%					E	E+	D	С	В	Α
10.0%				E	D	C-	С	В	Α	Α
21.5%		E-	E	D	С	B-	В	Α	Α	Α
31.6%		E	D	D+	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	D-	D+	С	В	A-	Α	Α	Α	Α	Α

Action required?	Action	Coded elsewhere?		Quantity	
Υ	Repair/replace windows (S9, S18)	Υ	N	Number:	
Y	Repair/replace doors (S5, S9, S18)	Υ	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			Ur	ban						R	ural			7
	Commerc City/town ce		Ur	ban		Surburban residential	r	Rural esidenti	al		llage entre	R	ural	
	1		:	2		3		4			5		6	
					_									
Number of dwellings in area	Under 25	25	5-49	50-99		100-299	300	0-499	50	)0+	Isolated		If isolate	
	1		2	3		4		5		6	7		visual	quality
Predominant age	Pre 1919	1919	9-1944	1945-196	64	1965-1980	Pos	t 1980	No	one				
	1		2	3		4		5		6				
											ı			
Due de veire ent ve eidentiel			Hou	ises						Fl	ats			Mixed
Predominant residential building type	Terraced		emi-	Detache	d	Mixed		verted		/ rise	High rise		/lixed	houses and flats
	1		ached 2	3		houses 4	Ť	lats 5		ats 6	flats 7		flats 8	9
						-					-			
Predominant tenure as built	Privately I	ouilt	Loca	l authority built		Housing association			d ten	ure	Impossib ascerta			
ao bant	1			2		3	Duiit		4		9	1111		
Estate													•	
Number of dwellings on estate	Not on estate	а	ne as rea	Under 2	5	25-49	50	0-99		-299	300-499	) 5	500+	

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

on estate

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

3

	Best						Worst
Visual quality of local area	1	2	3	4	5	6	7

2

#### Problems in local area

8

1

	No problems	M	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					Surve	eyor				
Serial Humber label										
					Surve	eyor Nu	ımber			
1. Survey record	Vis	it 1	Vis	it 2	Vis	it 3	Vis	sit 4	Vis	it 5
Visit made	Y	N	Υ	N	Υ	N	Υ	N	Υ	N
Was this a booked appointment?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	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		I		1		1		1
Partial survey/comeback to finish	2	2	2	2	2	2	2	2	2	2
Partial survey then refusal	(	3	:	3	3	3	;	3	;	3
Refusal on doorstep	4	1	4	1	4	1	4	4	4	4
HQ refusal after surveyor visit			ţ	5	ţ	5	;	5	į	5
Household missed appointment - no contact	(	6	(	6	6	3	(	6	(	6
Household missed appointment - rescheduled	7	7	7	7	7	7	-	7	-	7
Surveyor missed appointment - no contact	8	3	8	3	8	3		8	8	3
Surveyor missed appointment - rescheduled	(	)	(	)	9	9	,	9	(	9
Speculative call - no contact	1	0	1	0	1	0	1	0	1	0
Speculative call - appointment scheduled	1	1	1	1	1	1	1	1	1	1
HMO referred to Regional Manager	1	2	1	2	1	2	1	2	1	2
Address untraceable	1	3	1	3	1	3	1	3	1	3
Dwelling derelict	1	4	1	4	1	4	1	4	1	4
Dwelling demolished	1	5	1	5	1	5	1	5	1	5
No longer usable as dwelling	1	6	1	6	1	6	1	6	1	6
Other reason for non-survey	1	7	1	7	1	7	1	7	1	7
HQ USE ONLY - Lost/written off	1	8	1	8	1	8	1	8	1	8
2. Dwelling identification	F	Reason fo	or non su	ırvey:						
Is the dwelling address passed on to you by the interviewer a single dwelling?										
Y N Is address	of dwellin	g	Mor	e than one 2	dwelling	Dw		non-residen 3	tial	
Number	of addr	26600	Num	ber of d	wellings	NI.	١	dwelling	<u> </u>	
	dwelling	23353	Null	at addre	ss S	INI	at ad		3	
Address su	urveyed	same as	that pas	sed on l	oy intervi	ewer	Y	N		
Go to Section 3							<b>\</b>	<b>V</b>		L - 1 11
						Go to Se	ection 3	Notify of an	/ MMBL nended	helpline address

# 3. Dwelling description and occupancy

Type of occupancy (clarify with household)	Single family dwelling 1	Shared house 2	Household with lodgers 3		Purpose built with shared amenities 5	
				Close with hou	sehold and refer	address to RM

## Dwelling type (clarify with household)

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

## Tenure (clarify with household)

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

## Construction date (clarify with household)

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

#### Occupancy (ask where possible)

	•			V4					
Occupied				Vacant					
1	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition	Being modernised 5	New never occupied 6	Being used for other purpose	Other (specify)		
	-	ı "	<u> </u>			<u> </u>	ű		
If occupied: how long Years Months have the current occupants lived here?  If vacant: how long has the dwelling been vacant?  Is the dwelling boarded up/secured?									
Permanent r	esidence?		<b>→</b>	f occupants have m	noved in within th	ne last 6 months,	, ask for date:-		
Yes	No - second	No - holiday			Day Month	n Year			
1	home 2	home 3							

#### Source of information on tenure and occupancy

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

# **IDENTIFY MODULE NOW**

# 4. Module associated with the address surveyed

House (single unit) 1		erted building ıltiple units) 2		Purpose built (multiple un 3				
	Have all	he accommodation units exclusive use of key amenities?						
	Yes - sole use 1	Mix (e.g. some sole some shared ameni 2		No (all units share at least one amenity)				
Go to Sec	tion 5	Number of units with exclusive use of ameniti						
		Number of units which s						

V N V N V N V N V N V N V N V N V N V	5. Interior	Living	Vitaban	Dadrasa	Dethanasa	Cinculation		egral	Integral	Ext		Extr		Extra	Extra	Extra		Extra	Extra	Habitable rooms (specify No)
Security of welling	Does room exist?	YN	Kitchen Y N	Y N	Y N	Circulation Y N		_	y N					$\overline{}$	room 4			room 6	room 7	$\neg$
Thorax inspected?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Level (B, G, 1, 2, 3 etc)											_								┧└┴┴
V N V N V N V N V N V N V N V N V N V							╫					_				Н				Separable units?
Stairs within divelling Pesson? Copen Plan? Faults? Replace structure Replace struct																				YN
Present?  Cetilings intensis  Cetilings intensis  V N V N V N V N V N V N V N V N V N V	Room inspected?	YN	YN	YN	YN	YN	١,	24air	o with	.in	dwal	li z	. ~							
Open Plan?  Septimens	Ceiling height (metres)	<u> </u>		i	<u> </u>	i	,	otan	5 WILI				_						L V	T
Cellings promet in bothly   Faults	Width (metres)	i	i	i																_
Cellings (nowwer to startly   Y   N	Depth (metres)	·	i	i									aii:							_
Replace ballustrades Repairrefix treads/ballustrades Security of dwelling Main entrance door Other external doors 1 1 2 3 4 5 5 8 Repairrefix treads/ballustrades Repairrefix treads/ballustrades Security of dwelling Main entrance door Other external doors 1 1 2 3 4 5 5 8 Repairrefix treads/ballustrades Repairrefix tre	, , ,										Replac	се	struc	ture						_
Table door and serve	Ceilings (answer in tenths)	V N	V N	V N	V N	V N	N I									Υ				
Security of dwelling  Main entrance door  Other external doors  Accessible windows  1 2 3 4 5 6  Burglar alarm present?  V N V N V N V N V N V N V N V N V N V		1 11	1 11	I IN	1 11	1 11														Υ
Floors (arosen in sorting) South torses?  Floors (arosen in sorting) Floors (arosen in sorting) South torses?  Floors (arosen in sorting) Floring (arosen in sorting) Floors (arosen in sorting)	Take down and renew						Repair/refix treads/balustrades Y									Υ				
Main entrance door   1   2   3   4   5   8	Isolated repair, fill cracks							Secu	rity of	f dw	vellin	g								
Content   Cont	Leave		1		l ,			Jain (	ontranc	o do	or	Г		$\overline{}$				$\neg$		t Applic
Floors	=:											ŀ		_	_	_		_		8
Register structure  Register structure  Register on branching  Regis	(	Y N	Y N	ΥN	Y N	Y N						H		_	_	_		_	_	
Regione situation with the control of the control o	Faults?				-		1				Burala	ro	Jorm							
Register only boards or screed Leave  Walls (encover in turble)  Walls (encover in turble)  Faults?  Walls (encover in turble)  Ramps (encover in turble)  R	Replace structure						1				_			-						_
Regulator in function  Walls (answer in function)  Results garmon wall  Walls (answer in function)  Walls (	Tropiado difudiaro						1													_
Flush threshold <15mm?   Flush threshold threshol	Replace only boards or screed													( )						11
Walls   Answer in rearths  Faults    Answer in rearths  Faults    Answer in rearths  Faults    Answer in rearths    Answer in rearths	Leave						_ /	Acce	essibi	_	<b>⊏</b> 1	41		-1 -45						T N I
Faults	Walls (anguar in tenthal															itabla	for h	odroo	_	_
Rebuild preficion well  Hacker of scaper?  Windows/Frames Repuisirehang  Falling on level surfaces, etc Falling on level surfaces, etc Falling on level surfaces, etc Palling on level surfaces, etc Palli	Faults?	ΥN	ΥN	ΥN	ΥN	ΥN	1										וטו וטו	euroo		_
Change in floor level/trip steps at entrance level?   Normal landings > 900mm?   Normal landings > 900	Rebuild partition wall						1													_
bladied repair, fill cracks Leave  Doorsets and circulation meet part M?  Straight stairs with landings >900mm?  Adaptations for disabled people  Ramps?  Grab rails?  Stair lift/thru filor lift? Hoists? Electrical modifications?  Health and Safety Rating System  Windows/Frames Faults?  Windows/Frames Faults and Safety Rating System  Falling on level surfaces  Falling on level surfa							1			(	Change	e ii	n floor	level	/trip step	s at e	ntran	ce lev		
Adaptations for disabled people Ramps? Grab rails? Stair lift/thru floor lift? Hoists? Renew Repairrehang  Windows/Frames Faults? Windows/Frames Faults and Safety Rating System Falling on stairs etc Falling on level surfaces Falling on level surfaces Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Defects  Defects  Defects  Falling on stairs etc Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Falling on level surfaces Falling on level surfaces Falling on	Hack-off, replaster																			
Dorigon present   Content of the present   C	Isolated repair, fill cracks						Straight stairs with landings >900mm? Y N													
Dorigon present   Content of the present   C	Leave		1		l ,		Adaptations for disabled people													
Doors (answer in numbers) Faults?  Repair/rehang  Windows/Frames Faults?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Dry lining present?	Y N	Y N	ΥN	ΥN	ΥN	1							. 60	- p				Y	N
Hoists? Faults? Renew Repairfehang  Windows/Frames Repairfehang Repairfeha	Internal insulation	Y N	Y N	Y N	Y N	Y N				(	Grab r	ail	s?						Y	N
Faults?  Renew  Repair/rehang  Windows/Frames  Faults?  Windows/Frames  Faulting on stairs etc  Falling on stairs etc  Falling on level surfaces  Falling on level surfaces  Falling between levels  Fire  1 2 3  Fire  Fire  Fire  1 2 3  Fire  Fire  Fire  1 2 3  Fire	Doors (answer in numbers)												hru flo	or lif	t?				Y	_
Repeatirehang  Windows/Frames Faults? Wears of escape? Windows/Frames Falling on stairs etc Falling on level surfaces Falling between levels 1 2 3 Fire Flames, hot surfaces, etc Damp and mould growth Entry by intruders Noise Collisions and entrapment  Defects Vindequate afficial light Vindequate a	Faults?	Y N	Y N	Y N	Y N	Y N						•								+
Windows/Frames Faults?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Renew		1	1	1						Electri	cal	mod	iticati	ons?				L Y	N
Windows/Frames Faults?  Wears of escape? Secondary glazing for sound insulation?  Heating & Services CHyprog. appliance? Fluorescent/low energy lighting?  Prived other heater? Fluorescent/low energy lighting?  Preventaring (higher level) damp Peretrating	Repair/rehang						ŀ	<b>Heal</b> t	th and	l Sa	fety	Ra	ating	Sys	stem s	ignificantly		age Si	ignificantly	
Faults?  Means of escape?  Secondary glazing for sound insulation?  Heating & Services  CHyrog. appliance?  Fixed other heater?  Fluorescent/low energy lightling?  Defects  Rising (ground level) damp  Penetrating (higher level) dam	. topa on any																е	tha	an average	
Means of escape?  Secondary glazing for sound insulation?  Heating & Services  Othrog, appliance?  Fixed other heater?  Fixed other hea	Windows/Frames	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				V	1			_					_		_	_		
Secondary glazing for sound insulation?  Heating & Services CH/prog. appliance? Fixed other heater? Five other heater.  In 2 3 4 1 2 3 4 4 1 2 3 4 4 1 2 3 4 4 1 2 3 4 4 1 4 1 2 3 4 4 1 4 1 2 3 4 4 1 4 1 2 3 4 4 1 4 1 1 2 3 4 1 1 2 3 4 4 1 1 2 4 1 3 4 1 1 2 4 1	Faults?		_				-			_					-					
Heating & Services CH/prog. appliance? Flixed other heater? Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Period of the reader?  Fluorescent/low energy lighting?  Defects  Fluorescent/low energy lighting.  Period of the reader.  Period	•									_	DELWE	ات	. 1676	10			_			
Heating & Services  CH/prog. appliance?  Y N Y N Y N Y N Y N Y N Y N Y N Y N Y		. 14		. 14	.   14	. 11	1				s, hot	sui	rfaces	s, etc			_			
Fluorescent/low energy lighting?    V	•	Y N	ΥN	YN	ΥN	Y N	1													
Pluorescent/low energy lighting?    Y N Y N Y N Y N Y N Y N Y N Y N Y N Y	Fixed other heater?						1			-	y intru	ude	ers			1	2	2	3	
Defects  Rising (ground level) damp  Penetrating (higher level) damp  Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Fluorescent/low energy lighting?						1									1	_			
Defects    Circulation   Circu		Lisina					•		Co	ollisio	ons an	id 6	entrap	men	ı L	1	2	2	3	
Rising (ground level) damp Penetrating (higher level) damp Serious condensation/mould growth Y Y Y Y Y Y Inadequate natural light Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Inadequate artificial light Y Y Y Y Y Y Y Y Y Y Y Y Inadequate room ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Inadequate appliance ventilation Y Y Y Y Y Y Y Y Y Inadequate antural light Inadequate antural lig	Defects	room					Oth		ıs 1				If	'3' s	core HF	ISRS	in Se	ection	1 22	
Serious condensation/mould growth  Y Y Y Y Y Y  Inadequate natural light  Inadequate artificial 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  Wood boring insect attack  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y Y  Inadequate appliance ventilation  Y Y Y Y Y  Y  Inadequate artificial light  Inadequate room ventilation  Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y  Y Y  Inadequate artificial light  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Y Y Y Y Y Y  Y Y  Inadequate room ventilation  Inadequate room ventilation  Y Y Y Y Y Y  Y Y Y Y Y  Inadequate room ventilation  Inadequate room ventilation  Inadequate room ventilation  Y Y Y Y Y Y Y  Y Y Y Y Y Y  Y Y Y Y Y	Rising (ground level) damp		-				╀						_ <u>L.</u>	0,0		10110		300101		
Inadequate natural light Inadequate room ventilation Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate room ventilation Inadequate room ventilation Inadequate artificial light Inadequate artificial light Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate room ventilation Inadequate room ventilation I	Penetrating (higher level) damp						╂		-						Si	ignificantly		age Si	ignificantly	
Inadequate artificial light  Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y							+									an averag	Э	tha	an average	
Inadequate room ventilation Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate room ventilation Inadequate room ventilation Inadequate appliance ventilation Inadequate room ventilation Inadequate appliance ventilation																			_	
Inadequate appliance ventilation  Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y	Inadequate room ventilation											gie	ne,				_		_	
Wood boring insect attack         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         Y         N         Rats and Mice         Traps seen?         Y         N           Evidence of rats         Y         Y         Y         Y         Y         Y         N           Type of evidence         Type of evidence         Y         N	Inadequate appliance ventilation	Υ	Υ	Υ	Υ	Υ		Υ							L					
Evidence of mice  Y Y Y Y Y Y  Evidence of rats  Rats and Mice Traps seen?  Chemicals seen?  Y N  Other visual evidence?  Y N  Type of evidence  Traps seen?  Y N  Other visual evidence?  Y N	Wood boring insect attack	Y		Υ	Υ										D	escribe	'extre	me risk	k' in Sect	ion 22
Evidence of mice  Y Y Y Y Y Y  Type of evidence — Chemicals seen? Y N  Other visual evidence? Y N  Type of evidence	Dry/wet rot										Rate	anı	d Mic	2	r Tra	ps se	en?		Υ	N
Type of evidence — Other visual evidence? Y N	Evidence of mice						$\vdash$					ar I (	11110					en?		
LTold about it? Y N	Evidence of rats	Y	Y	Y	Y	Y		Y	1		Туре	of	evide	nce -				/idend	ce? Y	N
							L								L Told	d abo	ut it?		Υ	N

## 5. Interior – amenities

#### **Drinking water supply pipework**

Before stopcock? After stopcock?

Pipe se	work en	Le pres		Mains				
Υ	Ν	Υ	Ν	Υ	Ν			
Υ	Ν	ΥN						

Action

Kitchen	amenities
Cold water d	Irinking supply?

Hot water? Sink?

Fixed waste?

Cooking provision? Cupboards?

Worktop

Extractor fan?

Washing Machine? Tumble Dryer?

Refrigerator?

						ACTION		
Present		Working		None	Minor Repair	Major Repair	Replace	Install
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν	1	2		4	5
Υ	Ν	Υ	Ν	1	2		4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν	1	2	3	4	5
Υ	Ν	Υ	Ν					
Υ	Ν	Υ	Ν					

Safety and Hygiene -Defective?

Space Layout

Ν Ν Υ Cleanability Ν

Ν

Under 1.5m

1

Adequate cooker space?

Adequate cupboard units?

1.5-3m

2

Kitchen adapted for disabled use?

Over 3m

3

Ν

No. of external surfaces

In bathroom: bathroom? Extractor fan?

Ν

Υ

If WC not in

ΥN

Worktop (metres)

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?

10		ties			Hot 8	& cold			Action							
	Pre	sent	Wor	king	wa	iter	None	Minor repair	Major repair	Replace	Install			Flo	or	
	Υ	N	Υ	N	Υ	N	1	2		4	5	В	В	G	G	
	Υ	N	Υ	N	Υ	N	1	2		4	5	В	В	G	G	
	Υ	N	Υ	N			1	2	3	4	5	В	В	G	G	
	Υ	N	Υ	Ν				•		_			_			

Safety and Hygiene -Defective?

Space Ν Layout Υ Ν Cleanability Ν Location

Bathroom adapted for disabled use?

ΥN

Ν

Υ

bedroom/ en-suite

Ν

Ν

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 amenit

Second kitchen? Second bath/shower?

Second wash hand basin?

Second W.C.?

ti	<b>es</b> Pre	sent	Wor	king		k cold	None	Action Minor repair	Major repair	Replace			Flo	oor		In bed
	Υ	N			Υ	N	1	2	3	4	В	В	G	G		
	Υ	N	Υ	N	Υ	N	1	2	3	4	В	В	G	G		Υ
	Υ	N	Υ	N	Υ	N	1	2	3	4	В	В	G	G		Υ
	Υ	N	Υ	N			1	2	3	4	В	В	G	G		Υ

Internal? Υ Ν

#### 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 Significantly higher risk than average 3 1 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
	ction 22			

# 5. Interior - Primary services

Gas system		Nana		ction	Donlare		
Present? Y N Mains supply?	YN	None 1	Minor Repair	Major Repair	Replace 4		
		-		•	Significantly Extreme		
Housing Health and Safety Ratin	ig System (nr	13K3)	lo	wer risk risk	higher risk risk han average		
		Uncombusted	fuel gas	1 2	3 4		
		Explosions		1 2 3 4			
			D	escribe 'extreme r	isk' in Section 22		
Electrical system							
Present? Y N Normal mains	supply? Y	N Off-pea	ak supply?	Y N			
Location of meters	Under stairs or on wall	Special cupboard	External access	Mixture	Unknown		
		2	to meter	4	_		
	1	2	3	4	5		
Type of wiring	Lead or rubber	PVC sheathed		Mixture	Unknown		
	covered 1	2		4	5		
	·	_					
Earthing wires	Unsheathed	Yellow and		Mixture	Unknown		
Laruming wires	or green	green sheath		Wilxlure	Offictiowif		
	cover 1	2		4	5		
Consumer unit arrangement	Separate fuse	One or two	One or two	Mixture	Unknown		
Ç	boxes for each circuit	"covered boxes"	"accessible boxes"				
	1	2	3	4	5		
Overload protection	Wire fuses	Cartridge	MCB's	Mixture	Unknown		
		fuses					
	1	2	3	4	5		
Personal protection	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown		
	1			4	5		
	1	2	3	4	υ		
Dawes as also							
Power sockets	Round 2 or 3 pin	Square 3 pin		Mixture	Unknown		
	1	2		4	5		
Lighting circuits	Wooden	Flush mounted		Mixture	Unknown		
	mounting blocks	switches or roses		·············	J.IIdiowii		
	1	2		4	5		
	None	Minor Repair	Major Repair	Replace	Install		
Action	1	2	Wajor Repair	Replace 4	5		
				•			
Housing Health and Safety Ratin	ig System (Hi	•	ld tha	wer risk risk	Significantly Extreme higher risk risk han average		
		Electri	cal safety	1 2	3 4		
			De	escribe 'extreme ris	sk' in Section 22		

# 5. Interior – space heating

#### **Primary heating**

Present? ΥN

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

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

Location of system

If communal, number of dwellings served

If present:

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

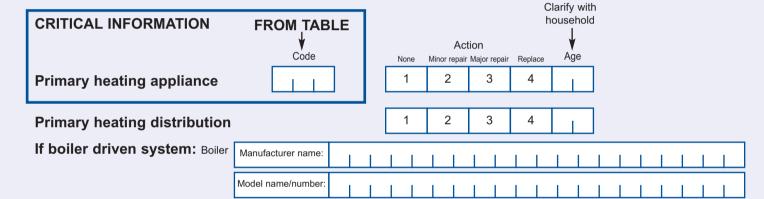
Primary heating group

#### Primary heating fuel

Gas 0			Oil	Solid fuel					Elect	Communal				
	Mains	Bulk LPG	Bottled		Coal	Smokeless	Anthracite	Wood	Standard	7 hr tariff	10 hr tariff	24 hr tariff	CHP/Waste	From
	01	02	03	04	05	fuel 06	07	08	09	10	11	12	heat 13	boiler 14

#### Primary heating type

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



Manual charge control

Celect type control

#### Primary heating controls (non storage heaters)

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

#### Primary heating controls (storage heaters)

Present? N U Automatic charge control Ν U Ν

#### Other heating

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

ΥN ΥN

Type of system

	Mains gas fires								LPG	Electric heaters Sol				l heaters	Paraffin	
Open flue					Unknown		Panel, convector or radiant		Individual storage heater	Open fire	Stove/ space heater	Portable heaters	Other			
01	02	03	04	chimney 05	flue 06	07	08	09	10	11	12	13	14	15	16	17

None	Action  None Minor repair Major repair Replace											
1	2	3	4	Age								

Housing Health and Safety Rating System (HHSRS)	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Carbon monoxide and	1	2	3	4
fuel combustion products		extreme	risk' in Sec	tion 22

#### If present indicate all systems available

It present indicate all syste	ems	av	<i>r</i> ailable	•								Act	ion			
	Prese	ent?				Fu	el						Major repair	Replac	e Age	
Boiler with central heating	Υ	N														
Boiler (water heating only)	Υ	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)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Coal 05	Smokeless 06	Anthracite 07	Wood 08	1	2	3	4	i	
Single immersion heater	Υ	N	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	ī	
Dual immersion heater	Υ	N		7 hr tariff 10	10 hr tariff 11	24 hr tariff 12					1	2	3	4	i	
Separate instantaneous heater (Single point)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	i	
Separate instantaneous heater (Multi point)	Υ	N	Mains gas 01	Bulk LPG 02	Bottled gas 03	Oil 04	Standard 09				1	2	3	4	1	
Communal	Υ	N	CHP/waste 13	From boiler 14												
Other	Υ	N	Specify:						Fuel from facing page							

#### **Cylinder present?**

YN

If cylinder: Size/volume 450 x 900mm (110 l) 450 x 1050mm (140 l) 450 x 1500mm (210 l) 450 x 1650mm (245 l)

Foam Factory insulated 1 Jacket Loose jacket 2 Other None Cylinder insulation 3 4

Cylinder insulation thickness

0	12.5mm	25mm	38mm	50mm	80mm	100mm	150mm
1	2	3	4	5	6	7	8

#### Water heating controls?

Time clock for water heating Cylinder thermostat



# 6. Loft inspection

Inspect <u>all</u> houses an	d top flo	oor fla	ts										
	Hou: Bunga		Тор	floor flat	Mid flo	or flat	Ground	floor	flat	Basem	ent flat		
	1	alOw		2	;	3	4	1		į	5		
					GO TO SECTION 7								<b></b>
Type of loft	Fully	boarded 1		No boardi partial boa 2					No loft (flat or very shallow pitched roof) 4				
								ı	GO	TO SEC	TION 7		<b></b>
Roof insulation above living space?	Yes 1			No 2		Doi	n't know 9						
Type of loft Insulation?	Mineral fibre g 1		_	Vermiculite beads 2				Rigid foam board 4		n Not applicable 8			know
Approximate thickness of loft insulation	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200r		250mm 08	300mm 09	>300mm	Don't know thickness 99
Loft information from:	Inspection 1			Occupa 2	ant	no in	formatior 9	1					
Any roof structure problems seen?	YN												
If yes, describe and transfer to Section 21													

# 7. Household questionnaire

Questions asked? Y N

1. Do you have cavity wall insulation?

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?

		(b) Current problem					(c) Location of problem					
(a Prob	a) olem	Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Но	me	Gar	den	Com are	mon eas
Υ	N	1	2	3	4	9	Υ	N	Υ	Ν	Υ	Ν

Flooded drains

#### 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

			(b) Current problem				(c) Location of problem					
	a) olem	Current	Not current			Unknown	Но	me	Gar	den	Com	
Υ	Ν	1	2			9	Υ	Ν	Υ	Ν	Υ	N
Υ	Ν	1	2			9	Υ	N	Υ	Ν	Υ	Ν

Mice Rats

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?

ΥN

If Yes, how was it treated and by whom?

Non-professional (eg occupier or private landlord) Professional (eg local council or pest control company)

Poi	son	Tra	ips	Other			
Υ	Ν	Υ	N	Υ	Ν		
Υ	Ν	Υ	Ν	Υ	Ν		

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

ΥN

#### Surveyor check:

Have you clarified with

page 2: page 4: Tenure, age, length of residence

the household:

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

## 8. Details of flat

#### Plan of flat

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

Loca	te flat in	module			Back				
Left									Right
					Front				

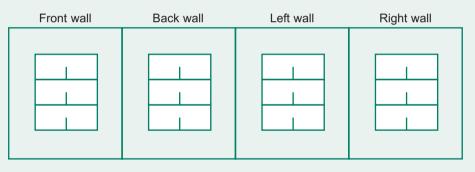
# Tenths of wall exposed

(Columns add up to 10)

To outside air

To internal accessways

To other flats

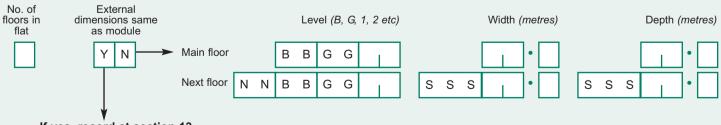


Entry floor to dwelling proper

Private entry stair



#### Dimensions of flat (internal and rectangularised)



If yes, record at section 13

# 9. Common parts of module.

CU		ion parts exist
Υ	N	IF NO, GO TO SECTION 10

Does access/area exist?

Balcony/Deck/Corridor/Lobby

Spacious/Average/Tight

Enclosed?

In module?

Working?

Accessway									
of ty	ontal	Stair on ty upper	pical/	Main entrance to modul					
Υ	Ν	Υ	Ν	Υ	Ν				
Y N		Υ	N	Υ	Ν				
Y N		Υ	Ν	Υ	Ν				

#### Floors/ treads (answer in sq m)

i 10013/ tieaus (answer in sy m	/					
Faults?	Υ	N	Υ	Ν	Υ	Ν
Modify structure						
Renew surface						
Repair surface						

Repair surface					
Walls (answer in sq m)					
Faults?	Y N	Υ	Ν	Υ	Ν
Modify structure					
Renew surface					
Repair surface					
Repaint surface					
Calling a la affita /	\				

Ceilings/soffits (answer in sq	m)								
Faults?	Υ	Ν	Υ	Ν	Υ	Ν			
Modify structure									
Renew surface									
Repair surface									
Repaint surface									

#### Access doors/screens (answer in numbers)

,				,		
Faults?	Υ	N	Υ	N	Υ	N
Replace						
Repair/rehang						
Repaint						

#### Accessway windows (answer in numbers)

Accepting williactes (answ	01 111	mun	IDCI	3)		
Faults?	Υ	Ν	Υ	Ν	Υ	Ν
Replace						
Repair						
Repaint						

Accessway lighting (answer in numbers)								
Faults?	Y N		ΥN		Υ	Ν		
Replace light fittings								
Replace light switches								

Balustrades (answer in metre lengths)									
Faults?	Υ	Y N		Ν	Υ	N			
Replace									
Repair									

#### **Defects**

Ventilation	Υ	Υ	Υ
Artificial lighting	Υ	Υ	Υ

#### **Rats and Mice**

Evidence	of	mice	
Evidence	of	rats	

Li	fts	Ref chu	
Υ	Ν	Υ	Ν
_			
Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν

#### Security of module

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

	Present?		Worl	king?	In module?			
Concierge system	Υ	Ν	Υ	Ν	Υ	Ν		
Door entry system	Υ	Ν	Υ	Ν	Υ	Ν		

## Fire safety of flat surveyed

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

Dros					
	ont		Act	ion	
Present -		None	Minor	Major	Renew
Υ	Ν	1	2	3	4
Υ	N	1	2	3	4
Υ	N	1	2	3	4
Υ	N	1	2	3	4
Υ	N	1			4
Υ	N				
Υ	Ν				
Υ	Ν	1	2	3	4
	Υ Υ Υ Υ	Y N Y N Y N Y N Y N Y N Y N	Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1 Y N 1	Y N 1 2 Y N 1 Y N Y N	Y N 1 2 3 Y N 1 Y N 1

## 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)

	lower risk than average	risk	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

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

# 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	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	Ground Flo	or Floor	Unkn	own			
	В	G		9				
Use of ground floor		Dwelling only	Dwelling and services	Services only	Dwelling and non residential 4	Non residential only 5	Dwelling and void	Other 7
Use of basement	No basement 8	Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other 7
Non maidential ma	0	<u> </u>	2	0	4	5	0	,
Non residential use If any non residential use,	No non							
% total floor area of module in non residential use	residential 88				Specify %	Unknown 99		
If 'dwelling with non residential': non residential use	Not 'dwelling with non residential'	Shop/ business	Office	Industrial/ Institutional	Surgery	Public House	Hotel	Other
	8	1	2	3	4	5	6	7

#### Other flats in module

Are they?

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

Approximate number of vacant flats in module

Survey flat is	Specify	Unknown
only one in	. ,	
module		
888		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			Loca	ation		Action	
common rooms	Pres	ent?	Integral?	Not Integral?	None	Minor	Major
Tenant stores	Υ	N	1	2	1	2	3
Bin stores	Υ	N	1	2	1	2	3
Paladin stores	Υ	N	1	2	1	2	3
Laundry	Υ	N	1	2	1	2	3
Drying room	Υ	N	1	2	1	2	3
Community room	Υ	N	1	2	1	2	3
Warden cartaker office	Υ	N	1	2	1	2	3

Common/electrical				Action	
services	Pres	ent?	None	Minor	Major
CCTV	Υ	Ν	1	2	3
TV reception	Υ	Ν	1	2	3
Lightning conductors	Υ	Ν	1	2	3
Communal heating	Υ	Ν	1	2	3
Burglar alarm system	Υ	Ν	1	2	3
External lighting	Υ	N	1	2	3

Communal parking facilities	Location Not Present? Integral? Integral?		None	<b>Action</b> Minor	Major		
Garages	Υ	N	1	2	1	2	3
Multi storey parking	Υ	N	1	2	1	2	3
Underground parking	Υ	N	1	2	1	2	3
Roof parking	Υ	N	1	2	1	2	3
Other covered parking	Υ	N	1	2	1	2	3
Open air parking bays	Υ	N			1	2	3

Surfaces and				Action	
fences	Pres	ent?	None	Minor	Major
Drying areas	Υ	Ν	1	2	3
Children's play areas	Υ	N	1	2	3
Unadopted estate roads	Υ	Ν	1	2	3

Landscaping				Action	
	Pres	ent?	None	Minor	Major
Paths	Υ	N	1	2	3
Walls/fences	Υ	N	1	2	3
Hard landscaping	Υ	N	1	2	3
Grass/planting	Υ	N	1	2	3

#### Contribution to problems in condition (outside survey module) None Minor Major

	None	IVIINOF	iviajor
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	8
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		2 step	3 or more steps
8	7	1	2	3
Space for	ramp			
Not applic	able 8	Yes	1	No 2
Is entran	rm and evolute adequation covered	itely lit?	Y Y Y	N N N

#### Health and Safety of shared areas

(affecting dwelling surveyed)

	Significantly lower risk than 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 p	lan						Ва	ıck								
Left																Right
							Fre	ont								
No add		Fro	nt elevat	ion	Bad	ck eleva	tion	L	eft elev	ation	ı	Right ele	vatio	n	Unk	nown
pa	ırt	Left	Centre	Right	Left	Centre	Right	Front	Centre	Bac	k From	t Cent	re I	Back	1	
7	7	01	02	03	04	05	06	07	08	09	10	11		12	9	99

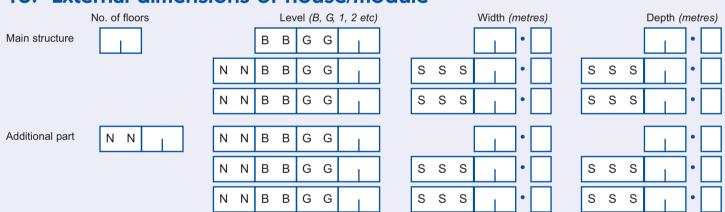
Location of additional part

Attic/basement in house/module

Entry floor to house/module

Attic only	Basement only	Both	Neither	Unknown
1	2	3	4	9
Basement	Ground	Specify	Unknown	
В	G		9	

# 13. External dimensions of house/module



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

Code	Material	Construction	Туре	
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	Proprietary system? Y N U
07	Concrete	Crosswall	In-situ	
08	Concrete	Crosswall	Precast panel	
09	Concrete	Frame	In-situ	
10	Concrete	Frame	Precast	
11	Timber	Frame	Pre 1919	If Yes, name:
12	Timber	Frame	Post 1919	
13	Metal	Frame		
14	Other, please	specify if known		

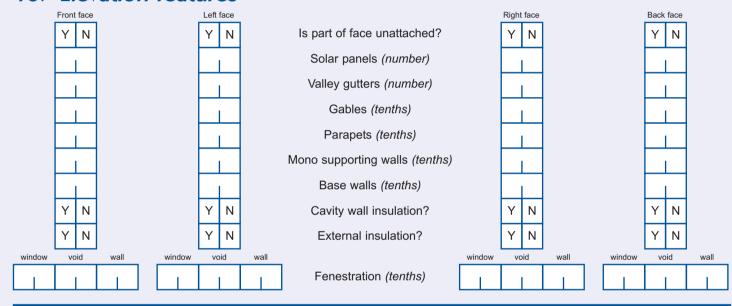
#### Clarify with Household

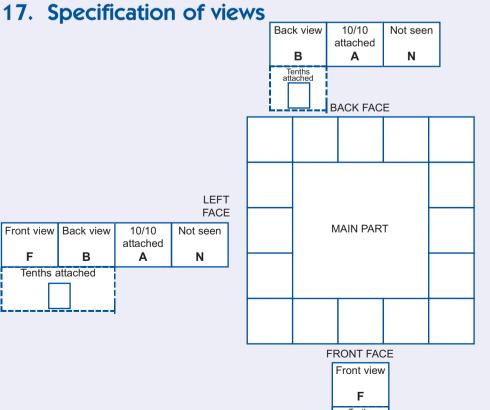
15. Improvements/alterations (to the house/module since original construction) Code most recent (or most significant)

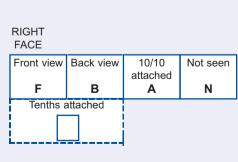
Conversion to more than one dwelling Conversion to HMO use Conversion from non-residential use Two or more dwellings combined Complete refurbishment/modernisation Rearrangement of internal space Extension added for amenities Extension added for living space Alteration of external appearance Over-roofing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

giiiicaii	·)						
None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-2007	In progress
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8
1	2	3	4	5	6	7	8

## 16. Elevation features







# 18. Exterior - of house/module

#### **FRONT VIEW BACK VIEW Chimney stacks** (Number) Masonry Other Masonry Other Ν Υ Ν Present? Ν Υ Ν Number Age Υ Ν Υ Ν Υ Ν Ν Faults? Υ Rebuild Part rebuild Repoint/refix pot Leave Υ Ν Υ Ν Υ Ν Υ Ν Urgent? Replacement period **Roof structure** (Tenths of area) Pitched Flat Chalet Mansard Flat Chalet Mansard Pitched Tenths of area Age Ν Ν U Ν Ν Ν Ν ΝU Faults? Replace Strengthen Leave Υ Ν Ν Υ Ν Υ Ν Υ Ν Ν Ν Υ Ν Urgent? Replacement period **Roof covering** Clav tile Concrete Asphalt Felt Glass/ Thatch (Tenths of area) Natural Man Clay tile Concrete Asphalt Felt Glass/ Thatch made slate metal/ laminate metal/ slate/stone made laminate slate /shingle Tenths of area Age YNU ΝU ΝU ΝU ΥN Ν Ν U Υ NU Υ ΝU Faults? ΝU ΝU Ν Renew Isolated repairs Leave Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Ν Urgent? Replacement period Roof features and Valley gutters/ Fascias Gutters/ Stacks/ Party drainage Fascias Valley Gutters/ Stacks/ Party parapets gutters/ flashings parapets downwastes (Tenths of length) downwastes flashings pipes pipes Ν Υ Ν Υ Ν Υ Ν Υ Ν Present? Ν Υ Ν Υ Ν Υ Ν Υ Ν Υ Υ Υ Υ Υ Faults? Υ Υ Ν Ν Ν Ν Ν Υ Ν Υ Ν Ν Υ Ν Ν Replace Repair Leave Ν Υ Ν Ν Υ Ν Υ Ν Urgent? Υ Ν Ν Ν Υ Ν Υ Ν

Natural

slate/stone

/shingle

ΝU

Υ Ν Υ

Man

Replacement period

# 18. Exterior – of house/module (continued)

18		C)	lle	rior – of house/module (continued)  FRONT VIEW  Well attricture  BACK VIEW																											
					FR	ON	ΤV	/IE\	N						Wall structure						E	3A(	CK	VIE	W						
Masonry cavity		onry e leaf		solid	>9"	solid		situ icrete		crete nels		nber		etal eet	(Tenths of area)	Mas	onry vity		onry e leaf	9" s	olid	>9"	solid	In s	situ crete		crete nels	Tim		Me she	
	J							1							Net tenths of area		1	J													
								_							Age				_								$\square$	Н			
YN	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N
1 14	•	14	Ė	1	Ė	1 14	Ė	1	Ė	11	Ė	114	Ė	114	Rebuild/renew	Ė	11	<u> </u>	14	_	14	•	11	•	14			Ľ,	11	•	1 4
															Repair	H															
																H											Щ				
V N	V	N.	V	NI	. V	N.I.	V	NI.	V	N.I.	. V	NI	. V	N.I.	Leave		N.I.	V	N.	V	NI	V	N.I.	V	NI.	V	N.	V	N1	V	N.I.
YN	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N
								<u> </u>							Replacement period	L											Ш				
	Mas poir	onry	mas	on- sonry tural	Ren	dered		iplap nber	Tile	hung		o/tile ced	metal	ood/ /plastic nels	Wall finish (Tenths of area)		onry	No mas nat		Reno	lered	Shi <sub>l</sub> tim	plap ber	Tile I	hung		o/tile ced	Wo metal/ pan	plastic		
				ı		ı		ī		ı				ı	Net tenths of area																
															Age	Г							_								
	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N		
															Render																
															Renew/repoint																
		_						_							Isolated repairs	Н							_				$\Box$				
															Paint	H															
																H			Щ												
	\ <u>'</u>	N.	\ \	N.		N.		l NI	. V	N.		N.		N.	Leave	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	N.		N.	\ <u>'</u>	N.I.	\ <u>'</u>	N.	\ <u>'</u>	N.	\ <u>'</u>	L.	\ <u>'</u>	NI.		
	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N		
							_	_	_						Replacement period				Ш						Ш						
											Cons	enva.			Dormers											Cons	orva-				
	Sin	igle		ulti	Star	<b>Dor</b> ndard		loof	Por	ches	tor		Balc	onies	and bays	Sir	ngle		ulti	Stan	<b>Dorr</b> dard	Ro		Porc	ches	tor	serva- ries rvey				
	sto	ngle rey	M	orey	_	ndard	R exte	loof ension			(Su dwe	ries rvey Iling)	(Su dwe	rvey Iling)	and bays (Number)	sto	ngle orey	Mı	rey		dard	exter	nsion		ches	(Su dwe	ries rvey lling)	(Sur dwel	vey ling)		
	Sin sto	igle	М		Star		R	loof	Por	ches	tor	ries	Balc		and bays	Sir sto	ngle	M		Stan		Ro		Porc		tor	ries				
	sto	ngle rey	M	orey	_	ndard	R exte	loof ension			(Su dwe	ries rvey Iling)	(Su dwe	rvey Iling)	and bays (Number)  Present?  Number	sto	ngle orey	Mı	rey		dard	exter	nsion		ches	(Su dwe	ries rvey lling)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	sto	ngle rey	M	orey	_	ndard	R exte	Roof ension N			(Su dwe	ries rvey Iling)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?	sto	ngle orey	Mı	rey		dard	exter	nsion		ches	(Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only  Rebuild wall only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present?  Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age  Faults?  Rebuild roof and walls  Rebuild roof only  Rebuild wall only	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	ngle vrey	Y	N	Υ	N	Y	Roof ension N	Y	N	(Su dwe	ries rvey Illing)	(Su dwe	rvey elling)	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish	Y	ngle prey	Mi sto	N N	Υ	N	Rc exter	N N	Υ	N	tor (Su dwe	ries rvey Illing)	(Sur dwel	vey ling)		
	Y	N N	M sto	N N	Y	N N N	Y	toof nusion N	Y	N N N	Y Y	ries rvey N N	Balc (Sudwe Y	N N N	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild roof only Rebuild wall only Major repairs Minor repairs Demolish Leave	Y	ngle rey	Y	N N	Y	N N N	Y	N N	Y	N N	tor (Sudwed) Y	rvey (Iling) N N N	Y	N N		
	Y	N N	M sto	N N	Y	N N N	Y	toof nusion N	Y	N N N	Y Y	ries rvey N N	Balc (Sudwell of the sum of the s	N N	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	Y	ngle rey	Y	N N	Y	N N N	Y	N N	Y	N N	tor (Sudwed) Y	rvey (Iling) N N N	Y	N N		
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N	Y Inject	ries rvey lling) N N N N N N N N N N N N N N N N N N N	Balc (Sudwell of the sum of the s	N N N	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	Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	rvey [ling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N N N N N N N N N N N N N N N N N	N	ī
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N	Y Y	ries rvey lling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N	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	Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	rvey (lling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N	N	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	rvey rvey liling) N N N N N O N O O O O O O O O O O O O	Y  No	N N N	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	Y Y	N N N N Sisical	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C C C C C C C C C	Y	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	rvey [ling) N N N N N N N N N N N N N N N N N N N	Y Y	N N N	_	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	ries rvey lling) N N N N N N N N N N N N N N N N N N N	Y  No	N N N	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  Imp proof coul (Tenths of length) Tenths of length Faults?	Y Y	ngle prey	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C C C C C C C C C	Y	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N	m	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC	rvey rvey liling) N N N N N O N O O O O O O O O O O O O	Y  No	N N N	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  Imp proof cour (Tenths of length)  Tenths of length  Faults?  Replace/install	Y Y	N N N N Sisical	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N N C C cc C Fe	Y Y  Y  Oosabonser	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Consorted to the following the f	N N N N N N N N N N N N N N N N N N N	Y Y  n n oory	N N N Y So	m	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y Y Y Physician	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC  Y  N  N  N  N  N  N  N  N  N  N  N  N	N N N U U U U	Y Nd	N N N N N N N N N N N N N N N N N N N	and bays (Number)  Present? Number  Age Faults? Rebuild roof and walls Rebuild wall only Major repairs Minor repairs Demolish Leave Urgent? Replacement period  Imp proof cour (Tenths of length) Faults? Replace/install Leave	Y Y Y Y Y Y I	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C	Y Y  Y  Oosabb ootpri	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N N N N N N N N N N N N N N N N N N	Y Y  n n oory	N N Sc SG 1 Glass	DG 2	
	Y	N N	M sto	N N	Y	N N N	Y	toof ension N	Y Y Y Physician	N N N N N N N N N N N N N N N N N N N	Y  Inject DPC  Y  N  N  N  N  N  N  N  N  N  N  N  N	rvey rvey liling) N N N N N O N O O O O O O O O O O O O	Y  No	N N N	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  Imp proof cour (Tenths of length)  Tenths of length  Faults?  Replace/install	Y Y	N N N N Sisical	Y Y	N N N N N N N N N N N N N N N N N N N	Y	N N N N N N N N N N N N N N N N N N N	Y Y	N N N C C C C C C C C C	Y Y  Y  Oosabb ootpri	N N N N N N N N N N N N N N N N N N N	Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y  Y	N N N N N N N N N N N N N N N N N N N	Y Y  n n oory	N N Y So SG 1	DG 2	

# 18. Exterior – of survey dwelling

Wood

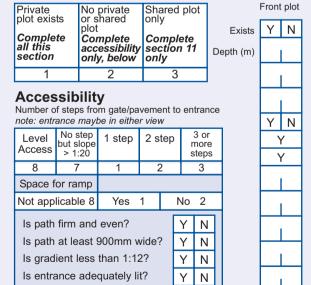
		S	inale-	-glaze		FR	ON	T V			-glaze	INUITIDEL		ell	ing	s	ingle-		ACI	K V	IEV	V	Do	ouble-	glaze	d		
	ood ement	Wo	od	-	VC	Me	etal	W	ood		VC		Metal (Number)			ood ement	Wo	ood		VC	Me	etal	Wo		UP		Me	etal
														Number														
					l		ı							Age		ī				ı								П
Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Faults?	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	Ν	Υ	Ν
														Replace														
														Repair/replace sash/member														Ш
														Ease sashes etc/reglaze														Ш
L														Repaint/reputty														Ш
									ı					Leave		I												
Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Υ	N	Urgent?	Υ	N	Υ	Ν	Υ	N	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν
														Replacement period														

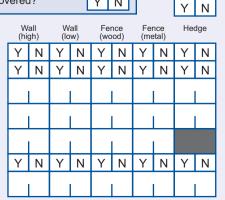
Doors/frames to survey dwelling UPVC

	l				l	
	N	Υ	N	Υ	Ν	Υ
					ı	
F						
Ease/repla						
	N	Υ	N	Υ	N	Υ
Repl						
	l					

(Number)	Wo	od	UP	VC	Me	tal
Number						
Age						
Faults?	Υ	N	Υ	N	Υ	Ν
Replace						
Repair/glaze						
Ease/replace/adjust ironmongery						
Paint						
Leave						
Urgent?	Υ	N	Υ	N	Υ	Ν
Replacement period						

#### 18. Exterior - plot of survey dwelling (Not shared plots) Front plot Rear plot





Ν

Width of plot Width (m) Same as dwelling 88 Tenths hard Tenths soft Faults? **Bridged DPC** Inadequate/reverse falls Excavation (m<sup>3</sup>) Internal tanking (m<sup>2</sup>) Repair/renew paving (m<sup>2</sup>) Repair/renew retaining wall (m) Repair/renew steps (no.) Install gully? **Boundary walls** 

Y N Exists Depth (m) ΥN Υ Υ Ν

Health and Safety (of plot) note: include front and rear plots Significantly Average Significantly lower risk risk higher risk than average than average Falls on stairs/steps 3 Falls on level 2 3 1 Falls between levels 1 2 3 Damp and mould 2 3 Entry by intruders 2 3 1 Collision and 3 entrapment If '3', score HHSRS in Section 22

Present? Faults?

Replace (m)

Repair (m)

Demolish (m)

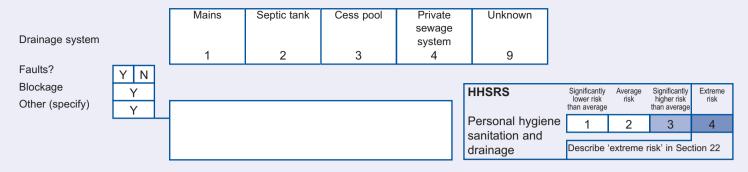
Urgent? Replacement period

(hi	all gh)	W (lo	all w)	Fei (wo	nce od)		nce etal)	He	dge
Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν
Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν
	ı								
						<u> </u>			
	l		ı		ı				
Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν	Υ	Ν

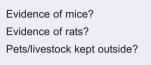
Is entrance covered?

# 19. Around the house/module

#### **Underground drainage**



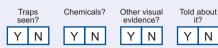
#### Rats and mice outside house/module







None	Minor	Major
1	2	3



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

Who owns garage/parking

Other landlord

3

3

3

3

3

Other

4

4

4

4

4

Local authority

2

2

2

2

2

Household

1

1

1

1

1

#### Parking provision of survey dwelling

Integral	garage

ASK HOUSEHOLD

Attached garage

Detached garage

Car port

Designated parking space(s)

				Car			Action		
Pres	sent?	On <sub>I</sub>	olot?	spaces	None	Minor	Major	Renew	Demolish
Υ	N	Υ	N		1	2	3	4	
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5
Υ	N	Υ	N		1	2	3	4	5

Adequate	Inadequate	None
1	2	3

#### **Exposure**

Street parking

Is the **dwelling** in an exposed position

Not exposed	Slightly	Exposed	Very exposed
1	exposed 2	3	4

## 20. Block

Number of houses/ modules in block

Detached house/module 01	Specify number	More than 50
House/module is block 88	Specify number	

Approximate number of seriously defective houses/modules in block

Survey block/building in context with surroundings



Situation of block

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

Road has traffic calming measures?





# 21. Structural defects

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

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

		Action required on assumption problem is progessive									
	Defect		tion ired?	Mor exar furth	mine	desc	tion ribed vhere				tional action required that ccounted for elsewhere
						on fo	orm?	Treatmen	t?		Extent
Roof sagging	Y	Υ	N	Υ	N	Υ	N				
Roof humping	Υ	Υ	N	Υ	N	Υ	N				
Roof spreading	Y	Υ	N	Y	N	Y	N	Tie-ing	Υ	N	Number:
								Other	Υ	N	Specify
Sulphate attack	Y	Y	N	Y	N	Y	N	Chimney-liner	Υ	N	Linear Metres m
·								Other	Υ	N	Specify
Unstable parapets	Y	Υ	N	Υ	N	Υ	N				
								Tie rods	Υ	N	Number:
Wall bulging	Υ	Υ	N	Υ	N	Υ	N	Strapping	Υ	N	Number:
								Other	Υ	N	Specify
Differential movement	Y	Y	N	Υ	N	Y	N	Movement-joint	Υ	N	Linear Metres m
2	·	·		·		·		Other	Υ	N	Specify
Lintel failure	Υ	Υ	N	Υ	N	Υ	N	Replace lintels	Υ	N	Number:
Wall tie failure	Υ	Υ	N	Υ	N	Υ	N	Insert wall ties	Υ	N	Wall area: m²
Unstable floors, stairs or ceilings	Υ	Υ	N	Υ	N	Υ	N				
Dry rot/Wet rot	Υ	Υ	N	Υ	N	Υ	N	Wall & timber treatment	Υ	N	Basement One One Loft Most building 1 2 3 4 5
Wood-borer infestation	Υ	Υ	N	Υ	N	Υ	N	Timber treatment	Υ	N	Basement One One Loft Most room floor building 1 2 3 4 5
Adequacy of	Y	Υ	N	Y	N	Y	N	Replace fixings	Υ	N	Total Number:
balconies / projections	,	,	14	'	14	'	14	Other	Υ	N	Specify
Foundation	Y	Y	N	Y	N	Y	N	Underpin	Υ	N	Linear Metres m
settlement	,	·	.``	,	.,	'	.,	Other	Υ	N	Specify
Integrity of	Y	Y	N	Y	N	Y	N	Making-good	Υ	N	Wall area m²
structural frame	·	·	.,	·	.,	,	.,	Replace frame	Υ	N	
Integrity of	Y	Y	N	Y	N	Y	N	Replace fixings	Υ	N	Total Number:
wall panels	·	·	.,	·		·	.,	Other	Υ	N	Specify
Boundary wall - unsafe height	Υ	Υ	N	Υ	N	Υ	N				
Boundary wall - out of plumb	Υ	Υ	N	Υ	N	Υ	N				
Boundary wall - horizontal cracking	Υ	Υ	N	Υ	N	Υ	N				
Unstable retaining wall	Υ	Y	N	Υ	N	Y	N				
Any other problems	Υ	Υ	N	Υ	N	Υ	N	Specify			Specify
		Hou	sing	Healt	h and	d Safe	ety R	ating System (HI	ISRS	)	Significantly Average Significantly Extreme lower risk risk higher risk risk
											than average than average collapse 1 2 3 4
									and fa	alling	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)? If <u>Yes</u> , describe below and score hazard on pages 21-25	YN

#### 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	Υ
Food safety	Check flag on page 4	Υ
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	Υ
Electrical safety	Check flag on page 5	Υ
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 Y	f <u>Yes,</u> to any of the above, describe extreme risk below			

## Falling on stairs etc.

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

Likely outcome if a person over 60 should fall

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

		antly hig erage	her	YN		Average	Average Pre 1919					
			1800	1000	560	320	180	100	56	32	18	<10
0	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not
0	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	add up to >100.2%
0	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Look-up table

Likelihood										
Class 1										1 in 10
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	or less
0.1%							E	D	С	В
0.2%						E-	E	D	С	В
0.5%						E	E	D	С	В
1.0%						E	E+	D	С	A-
2.2%				F	E-	E	D	С	В	Α
4.6%				E-	E	D	С	B-	В	Α
10.0%			E-	E	D	С	B-	В	Α	Α
21.5%		E	E	D	С	В	В	Α	Α	Α
31.6%		E	D	С	С	В	Α	Α	Α	Α
46.4%	E	E	D	С	В	В	Α	Α	Α	Α
100%	D	C-	С	В	Α	Α	Α	Α	Α	Α

#### Action required

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

## Falling on level surfaces etc.

Likelihood of a <u>person over 60</u> having a fall leading to harm

Likely outcome if a person over 60 should fall

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Signification ave		jher	ΥN				Average					
			1000	560	320	180	100	56	32	18	<10	]
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	٦,	Must no
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	l a	add up >100.2
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J	

Look-up table

Likelihood Class 1									1 in 10
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	or less
0.1%						E	D	С	B+
0.2%					E-	E	D+	С	A-
0.5%					E	D	D	С	Α
1.0%					E	D	D	В	Α
2.2%				E	D-	D	С	В	Α
4.6%			E	E	D	С	В	В	Α
10.0%		E	E	D	С	В	В	Α	Α
21.5%	E	E	D	С	В	В	Α	Α	Α
31.6%	E	D	С	C+	В	Α	Α	Α	Α
46.4%	E+	D	С	В	В	Α	Α	Α	Α
100%	C-	С	D	Α	Α	Α	Α	Α	Α

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

#### Falling between levels

Likelihood of a <u>child under 5</u> having a fall leading to harm

Likely outcome if a child under 5 should fall

Likely outcome if Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

Y N

			Average									
	5600	3200	1800	1000	560	320	180	100	56	32	18	<10
												_
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	7
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
i												
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Must not add up to >100.2%

# Look-up table

р	Likelihood												
٠.	Class 1												1 in 10
	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	or less
	0.1%				Н	Н	G	F	E-	Е	E	E	В
	0.2%			J	Н	Н	G	F	E	E	E	E	В
	0.5%			ı	Н	Н	G	F	E	E	D	D	В
	1.0%			ı	Н	G	F	F	E	D-	D	D	A-
	2.2%		ı	Н	Н	G	F	E	E	D	D	В	Α
	4.6%	ı	Н	Н	G	F	E	E	D	D	B-	В	Α
	10.0%	Н	Н	G	F	E	D	D	С	В	В	Α	Α
	21.5%	Н	G	F	E	D	D	С	В	В	Α	Α	Α
	31.6%	G	F	F	E	D	C-	С	В	Α	Α	Α	Α
	46.4%	G	F	E	E	D	С	В	В	Α	Α	Α	Α
	100%	F	E	D	C+	С	В	Α	Α	Α	Α	Α	Α

#### Action required

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

#### Falls associated with baths etc.

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

Likely outcome if a person over 60 should fall and be injured Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

YN

	Average										
5600	3200	1800	1000	560	320	180	100	56	32	18	<10
0.4	0.0	0.5	4	0.0	4.0	40	04.5	04.0	40.4	400	
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	a
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

Must not add up to >100.2%

# Look-up table

. 1													
р	Likelihood Class 1												1 in 10
	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	or less
	0.1%					I	Н	G-	G+	F	E	D-	C
	0.2%				l-	I	Н	G	F+	F	E	D	С
	0.5%				I	Н	Н	G	F	E	E	D	В
	1.0%			I-	ı	Н	G-	F-	F	E	D	C-	В
	2.2%		J	I	Н	G-	G+	F	E	D	D+	С	A-
	4.6%		ı	Н	G	G+	F	E	D	D+	С	В	Α
	10.0%	I+	Н	G	F	F+	E	D	С	C+	В	Α	Α
	21.5%	Н	G	F	Е	E	D	С	В	В	Α	Α	Α
	31.6%	G	F-	F	Е	D	C-	С	В	Α	Α	Α	Α
	46.4%	G	F	E	E+	D	С	В	B+	Α	Α	Α	Α
	100%	F	E	D	С	С	В	Α	Α	Α	Α	Α	Α

Action required?	Action	Co elsew	ded here?	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)	Υ	N	Number:	
Y	Repair/replace/provide additional lighting (S5)	Y	N	Number:	
Y	Remove obstacle		N	Number:	

#### **Fire**

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

Likely outcome if occupied by a

Class 1 Extreme %

person over 60 Class 2 Severe %

Class 3 Serious %

Significantly higher than average

tly higher YN

5600 3200 1800 1000 560 320 180 100 56 32 18 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 0.2 0.5 2.2 31.6 100 0.1 1 4.6 10 21.5 46.4

Must not add up to >100.2%

Must not

add up to >100.2%

<10

Look-up table

p	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
1	0.1%							G	F-	F	E	Е	С
	0.2%							G	F	E-	Е	D	С
	0.5%						Н	G	F	E	E	D	В
	1.0%						G	F-	F	E	D	С	В
	2.2%					G	G	F	E	D	С	С	A-
	4.6%		Н	Н	G	F-	F	E	D	С	С	В	Α
	10.0%	Н	Н	G	F-	F	E	D	C-	С	В	Α	Α
	21.5%	Н	G	F	E	E	D	С	B-	С	Α	Α	Α
	31.6%	G	F-	F	E	D	C-	С	В	В	Α	Α	Α
	46.4%	G	F	Ē	E	D	С	В	В	Α	Α	Α	Α
	100%	F	E	Ď	C+	С	В	Α	Α	Α	Α	Α	Α

#### Action required

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

#### Flames, hot surfaces etc.

Likelihood of a <u>child under 5</u> being burnt/scalded

Likely outcome if a <u>child under 5</u> is burnt/scalded

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average Y N Average 1000 560 320 180 100 56 32 18 <10 0.5 <0.1 0.2 2.2 31.6 1 4.6 10 21.5 46.4 100 1 0.1 0.2 0.5 2.2 4.6 10 21.5 31.6 46.4 100 21.5 0.1 0.2 0.5 1 2.2 4.6 10 31.6 46.4 100

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%				Н	F	E-	E	D	С
0.2%				G	F	E	E	D	С
0.5%				G	F	E	D-	D	В
1.0%				F	E-	E	D	С	В
2.2%			F-	F	E	D	D+	С	Α
4.6%		F-	F	E	D	D	С	В	Α
10.0%	F-	F+	E	D	С	C+	В	Α	Α
21.5%	E-	Е	D	С	В	В	Α	Α	Α
31.6%	E	D	C-	С	В	Α	Α	Α	Α
46.4%	E+	D	С	В	B+	Α	Α	Α	Α
100%	C-	С	D	Α	Α	Α	Α	Α	Α

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

#### **Damp and Mould Growth**

Significantly higher than average

ΥN

Likelihood of a person under 15 suffering illness

Likely outcome if a person under 15 should fall ill

Class 1 Extreme % Class 2 Severe %

Class 3 Serious %

					Average		_	_				
			1800	1000	560	320	180	100	56	32	18	<10
í												
	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Λ.
i												
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
i												i
	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

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%			_		Н	G	F-	F	E	D+
0.2%			ı	Н	Н	G	F	E-	E	С
0.5%			I	Н	G	G+	F	E	D	С
1.0%		I	Н	G	G	F	E	E+	D	В
2.2%	I	Н	H+	G	F	E	E+	D	С	В
4.6%	Н	G-	G	F	E	D-	D	С	В	Α
10.0%	G	F-	F+	E	D	C-	C+	В	Α	Α
21.5%	F	E	E	D	С	В	В	Α	Α	Α
31.6%	F	E	D	C-	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	D	D	С	В	A-	Α	Α	Α	Α	Α

#### Action required

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

#### **Entry by intruders**

Significantly higher than average

ΥN

Likelihood of a person being affected

Likely outcome if a person is affected

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

		1800	1000	560	320	180	100	56	32	18	<10
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Nust not
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%
0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	J

#### 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	Е	D+
0.2%								E-	E	С
0.5%							F	E	D	C
1.0%							E	E+	D	В
2.2%						E	E+	D	С	В
4.6%					E	D-	D	С	В	Α
10.0%			F+	E	D	C-	C+	В	Α	Α
21.5%		E	E	D	С	В	В	Α	Α	Α
31.6%		E	D	C-	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	E	D	С	В	В	Α	Α	Α	Α	Α

Action required?	Action	Coo elsew	ded here?	Quantity	
Υ	Make doors to dwelling secure (S5, S18)	Υ	N	Number:	
Υ	Make windows to dwelling secure (S5, S18)	Υ	N	Number:	
Υ	Provide additional (security) lighting	Υ	N	Number:	
Υ	Install alarm system/CCTV to dwelling		N		
Y	Provide concierge or entry phone system to block of flats		N		
Υ	Repair/provide defensible space to dwelling	Υ	N	Sq m:	
Υ	Neighbourhood problems which require measures other than improvement	ts to dw	elling s	security	

Noise

Significantly higher than average

YN

Likelihood of a person being affected

Likely outcome if a person is affected

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

			, o. u.go								
		1800	1000	560	320	180	100	56	32	18	
<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	١.

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	l-	ı	Н	G	F-	F	E	D+
0.2%		J	I	H-	Н	G	F	E-	E	С
0.5%	J	J	I	Н	G	G+	F	E	D	С
1.0%	J		Н	H+	G	F	E	E+	D	В
2.2%	I	Н	H+	G	F	E	E+	D	С	В
4.6%	Н	G-	G	F	E	D-	D	С	В	Α
10.0%	G	F-	F+	E	D	C-	C+	В	Α	Α
21.5%	F	E	E	D	С	В	В	Α	Α	Α
31.6%	F	E	D	C-	С	В	Α	Α	Α	Α
46.4%	Е	E+	D	С	В	B+	Α	Α	Α	Α
100%	D	С	С	В	Α	Α	Α	Α	Α	Α

#### Action required

Action required?	Action		ded here?	Quantity		
Υ	Soundproof floors		Ν	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	Υ	N	Number:		

#### **Collision and entrapment**

Likelihood of a <u>child</u> <u>under 5</u> being injured

Likely outcome if a child under 5 is injured

Class 1 Extreme %

Class 2 Severe %

Class 3 Serious %

Significantly higher than average

Y N

									Average		
		1800	1000	560	320	180	100	56	32	18	<10
<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	1
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	J

Must not add up to >100.2%

<10

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	С
1.0%							E	E	D	B-
2.2%						E	E	D	С	В
4.6%					E	E+	D	С	В	Α
10.0%				E	D	C-	С	В	Α	Α
21.5%		E-	E	D	С	B-	В	Α	Α	Α
31.6%		E	D	D+	С	В	Α	Α	Α	Α
46.4%	E	E+	D	С	В	B+	Α	Α	Α	Α
100%	D-	D+	С	В	A-	Α	Α	Α	Α	Α

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

# 24. Local area

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

Clearly define an area of manageable size before completing this page.																			
Nature of area			Rural							]									
	Commercial City/town centre 1											Surburban				U		ıral	
			2		residential 3	residentia 4		al	C	entre 5	(	6							
														J					
Number of dwellings	Under 25 25-		25-49 50-99			100-299		300-499		0+	Isolated	ŀ	f isolate	d go to					
in area	1	:	2 3			4	5		6		7		visual quality						
Predominant age	Pre 1919	Pre 1919 1919-1944 1945-1964		64	1965-1980	Post 1980 N		No	ne	]									
r redominant age	1 2		3		4		5	6											
											•								
Predominant residential	Houses						Flats						Mixed						
building type	Terraced Semi- detached		Detached		Mixed houses	Converted flats		Low rise flats		High rise flats		xed ats	houses and flats						
	1			3		4	5		6		7	"	8	9					
						-													
Predominant tenure as built	Privately I	ouilt	Loca	cal authority Hous built association			_		ed tenure		Impossible ascertai								
	1			2		3		4		9									
Estate																			
Estate	Not on	Sam	ne as	Under 2	5	25-49	5	0-99	100.	200	300-499	50	00+						
Number of dwellings on estate	estate	ar	ea				J		100-299			),							
	8		1	2		3		4	,	5	6		7						
	Not on	None	e (0%)	1-10%		11-25%	26	-50%	51-7	75%	76-99%	10	00%						
If area is L.A. estate, % of RTB dwellings	L.A. estate		1	2		3		4		5	6		7						
	U		1			J		<del>-</del>		,	U		'						

	Best							
Visual quality of local area	1	2	3	4	5	6	7	

## Problems in local area

	No 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			