

HOUSING HEALTH AND SAFETY RATING SYSTEM – HAZARDS AND HARM OUTCOMES

What are the hazards?

The HHSRS can deal with 29 hazards summarised as follows:

PHYSIOLOGICAL REQUIREMENTS

- Damp and mould growth
- Excess cold
- Excess heat
- Asbestos
- Biocides
- Carbon monoxide and fuel combustion products
- Lead
- Radiation
- Uncombusted fuel gas
- Volatile Organic Carbons

PSYCHOLOGICAL REQUIREMENTS

- Crowding and space
- Entry by intruders
- Lighting
- Noise

PROTECTION AGAINST INFECTION

- Domestic hygiene, Pests and Refuse
- Food safety
- Personal hygiene, Sanitation and Drainage
- Water supply

PROTECTION AGAINST ACCIDENTS

- Falls associated with baths, etc
- Falls on level surfaces, etc
- Falling on stairs etc
- Falling between levels
- Electrical hazards
- Fire
- Flames, hot surfaces etc

- Collision and entrapment
- Explosions
- Position and operability of amenities etc
- Structural collapse and failing element

What are the four harm outcomes?

CLASS 1 (Extreme):

- death from any cause
- permanent loss of consciousness
- regular severe pneumonia
- 80% burn injuries

CLASS 2 (Severe):

- cardio-respiratory disease
- asthma
- loss of a hand or foot
- serious fractures
- severe burns

CLASS 3 (Serious)

- chronic severe stress
- mild heart attack
- loss of finger
- fractured skull and severe concussion

CLASS 4 (Moderate):

- occasional severe discomfort
- mild pneumonia
- broken finger
- severe bruising
- regular serious coughs and colds.

The above assessment allows for each hazard identified to be awarded a hazard score:

Hazard Score = the likelihood of an occurrence X severity of likely harms caused.

The hazard scores are divided into ten bands (A to J); band A is the most serious and J the least serious. Hazards which fall into bands A to C are Category 1 hazards with those in bands D to J are Category 2 hazards.

In simple terms, the greater the risk (likelihood), or more serious the outcome, the higher the hazard score. An example of a high score would be a gas water heater leaking carbon monoxide – the likelihood is high and the outcome could be death.