

THE 21 HAZARDS

A Landlords GUIDE

Housing Act 2004 Guidance
Updated HHSRS (21 Hazards)

Now simplified from 29 hazards to 21



The Housing Act 2004 requires property owners to ensure that properties are free from the following **21 hazards**:



1 Damp and mould growth

Effects from damp, mould and fungal growth on mental or physical health.

Most vulnerable: 14 years or under



2 Excess cold

Effects from cold exacerbated by poor insulation and/or poor heating. Having no fixed heating or only portable heating sources.

Most vulnerable: 65 years or above



3 Excess heat

Excess heat in a property from poor ventilation or insulation etc.

Most vulnerable: 65 years or above



4 Asbestos and manufactured mineral fibres

Adverse health impacts from exposure to asbestos and manufactured mineral fibres.

Most vulnerable: No specific group



5 Indoor air pollutants

Includes biocides, carbon monoxide and combustion products, uncombusted fuel gas and volatile organic compounds.

Most vulnerable: No specific group



6 Lead

Effects from consumption of lead from water pipes etc.

Most vulnerable: Children less than 3 years old



7 Radiation

Effects from radon either gaseous or dissolved in water, also leaks from microwave ovens.

Most vulnerable: Age 60–64 with lifetime exposure to radon



8 Crowding and space

Health effects from insufficient space for sleeping or normal family life.

Most vulnerable: No specific group



9 Entry by intruders

Ineffective security against unauthorised entry.

Most vulnerable: No specific group



10 Lighting

Inadequate natural and/or artificial light resulting in physical or mental health impairment.

Most vulnerable: No specific group



11 Noise

Adverse mental and physical effects from noise from poor building design or disrepair.

Most vulnerable: No specific group



12 Domestic hygiene

Includes poor cleanliness, pests, refuse and inadequate food preparation or storage.

Most vulnerable: No specific group



13 Water supply

Includes unsafe or insufficient water supply and inadequate sanitation and drainage facilities.

Most vulnerable: 5 years and under

Housing Act 2004 Guidance – Updated HHSRS (21 Hazards)



14 Falls on the level

Includes slips, trips and falls on level surfaces and in bathrooms.

Most vulnerable: 60 years or above



15 Falling on stairs etc.

Falls associated with stairs, steps and ramps.

Most vulnerable: 60 years or more



16 Falling between levels

Falls from one level to another, inside or outside a dwelling, e.g. windows, balconies or where the difference in levels is greater than 300mm.

Most vulnerable: Under 5 years old



17 Electrical hazards

Hazards from electric shock or electricity burns, including from lightning strikes.

Most vulnerable: Under 5 years old



18 Flames, hot surfaces etc.

Burns or injuries as a result of contact with hot objects, hot liquids or vapours.

Most vulnerable: Under 5 years old



19 Fire and explosions

Includes risk from fire, smoke, explosion, blast or debris, and failure of boilers and other appliances.

Most vulnerable: 60 years or over



20 Collisions, entrapment and ergonomics

Injuries from trapping of body parts or collision with objects, and strain injuries caused by poor layout or design.

Most vulnerable: 60 years old or more



21 Structural collapse and falling elements

Risk of harm from collapse of a building or part of a building, or from falling elements due to lack of maintenance or adverse weather conditions.

Most vulnerable: No specific group

