

## Housing Health and Safety Rating System: quick guide

*Although this report was commissioned by the Office of the Deputy Prime Minister, the findings and recommendations are those of the authors and do not necessarily represent the views of the Office of the Deputy Prime Minister.*

### Introduction

In 1998, the Department of the Environment, Transport and the Regions commissioned the development of a new Housing Health and Safety Rating System to replace the current Housing Fitness Standard. The development was completed in May 2000, and the System released in July 2000. This summary provides an overview of and quick guide to the Housing Health and Safety Rating System. Users of the Rating System are strongly recommended to familiarise themselves with the full *Housing Health and Safety Rating System: Guidance* (as detailed in further details below). This provides a comprehensive explanation of the System, including Definitions, detailed explanation of the Survey and Rating Procedures, and Profiles of Potential Housing Hazards. The Department recommends that the Rating System is used on a hand-held computer, but it is possible to carry out the Rating System on paper.

### Principle

The principle behind the Housing Health and Safety Rating System is that - A dwelling, including the structure, the means of access, any associated outbuildings and garden, yard and/or other amenity space, should provide a safe and healthy environment for the occupants and any visitors.

To satisfy this principle -

- a dwelling should be free from unnecessary and avoidable hazards; and
- where hazards are necessary or unavoidable, they should be made as safe as reasonably possible.

This approach acknowledges that all dwellings, even new ones, contain hazards. The Rating System is designed to rate the severity of hazards. It, therefore, differentiates between those where there is a small chance of relatively minor harm and those where there is an imminent risk of major harm or death. The higher the hazard score, the greater the threat to health and safety.

### Faults, hazards and assessment

For the purposes of the System -

- A Fault is a failure of an element to meet the Ideal, whether that failure is inherent, such as a result of the original construction or manufacture, or a result of deterioration or a want of repair or maintenance.
- The Ideal is the currently perceived model for an element which defines the functions and safest performance criteria that can be expected of that element.
- An Element is any component or constituent part, facility or amenity of a dwelling, such as a wall, a window, a staircase, a bath, means of lighting, and means of space heating.
- A Hazard is the effect which may result from a fault and which has the potential to cause harm.

The System places the emphasis on hazards - the effect, rather than the fault. This means that for the assessment, the cost or extent of remedial work is irrelevant, it is the potential for harm which is the significant factor. However, the System allows for all faults to be recorded, including those which do not currently contribute to a hazard, so that they may be taken into account if action is contemplated. The assessment involves judging each Element of a dwelling against an Ideal for that particular element. Any faults identified are then assessed for their potential to cause harm.

## The survey procedure

The survey procedure is designed for use in any type of dwelling, including houses, flats and bedsits. Where a dwelling shares means of access, amenities or facilities, those are assessed as a part of that dwelling. Therefore, in multi-occupied buildings, each bedsit should be surveyed separately. The survey procedure is intended to be logical, straightforward and practical. It follows the following steps -

- i. The collection of basic information on the dwelling - type, age, construction, occupation, etc.
- ii. For each room, area and elevation, faults to elements, parts or facilities are recorded.
- iii. For each fault, the surveyor should indicate whether remedial action, further investigation or no action is appropriate.
- iv. On completion of the inspection, the surveyor should record any whole dwelling hazards. These are those hazards not recorded elsewhere and which may arise from the overall design and layout of the dwelling (e.g., insufficient facilities).
- v. Finally, the surveyor should score the dwelling to give Hazard Scores for the dwelling.

## Scoring hazards

Potential hazards are assessed in relation to the most vulnerable class of person who might typically occupy or visit the dwelling. For example, gaps to balustrades are judged in relation to a young child. This approach ensures it is the dwelling which is rated irrespective of the current occupants. To generate a Hazard Score, the surveyor gives -

- the likelihood of an occurrence which could result in major harm; and
- the spread of health outcomes or harm which could from such an incident.

Details of average likelihoods and harm outcomes for a range of hazards are provided in the guidance.

### LIKELIHOOD OF AN OCCURRENCE

The surveyor judges the likelihood, over the following twelve month period, of an occurrence which could cause major harm to a person vulnerable to that particular hazard. This involves taking into account features which may increase or reduce the likelihood. The likelihood is given as a ratio - e.g., 1 in 10, 1 in 200, etc.

### CLASSES OF HARM

The possible Harms (or health outcomes) which may result from an occurrence are categorised according to the perceived severity. Four Classes of Harm are used for the purposes of the System. These are harms of sufficient severity that will generally require medical attention and, therefore, are likely to be recorded. The four Classes of Harm are -

- Class I including, death, permanent paralysis below the neck, regular severe pneumonia, and 80% burns.
- Class II including, chronic confusion, regular severe fever, loss of a hand or foot and serious fractures.
- Class III including, chronic severe stress, regular and persistent dermatitis, loss of a finger, severe concussion and serious strain or sprain injuries.
- Class IV chronic or regular skin irritation, benign tumours, slight concussion, moderate cuts to face or body and regular serious coughs or colds.

A weighting is given to each Class of Harm to reflect the degree of incapacity of each Class. The weightings are, Class I - 10,000; Class II - 1,000; Class III - 300; and Class IV - 10.

**SPREAD OF OUTCOMES**

Although one harm (or health outcome) is the most likely, other outcomes are possible, which may be more or less severe. For example, there may be a 60% chance of a Class III Harm, with a 30% chance of a Class IV Harm and a 10% chance of a more serious Class II Harm.

**HAZARD RATING FORMULA**

From the judgements made by the surveyor, a Hazard Score is generated using the following formula.

Formula for Calculating a Hazard Score						
Class of Harm Weighting		Likelihood 1 in		Spread of Harm (%)		
I	10,000	÷	100	X	0	= 0
II	1,000	÷	100	X	10	= 100
III	300	÷	100	X	30	= 90
IV	10	÷	100	X	60	= 6
				<b>Hazard Score</b>	<b>=</b>	<b>196</b>

**Interpretation of hazard scores**

The formula has been devised to generate Scores which can be related to an equivalent annual risk of death, a term used in risk assessment and management for comparing differing types of hazards and risks. There has been considerable work on the public perception of the acceptability of annual risks of death, and this provides a mechanism for the interpretation of the Hazard Scores generated by the System. While there are many factors influencing public perception, it would appear that an Equivalent Annual Risk of Death of 1 in 10,000 is considered by the public to be an acceptable risk, while 1 in 1,000 is unacceptable. These relate to Hazard Scores of 100 and 1,000 respectively.

## BANDING

To avoid too much emphasis on numbers, a series of ten bands has been devised to provide a simple and manageable means of comparison of hazards.

Band	Hazard Rating
A	5,000 or more
B	2,000 - 4,999
C	1,000 - 1,999
D	500 - 999
E	200 - 499
F	100 - 199
G	50 - 99
H	20 - 49
I	10 - 19
J	9 or less

### Potential hazards in dwellings

The following table list the potential health and safety hazards which may be found in a dwelling. The tables include details of the vulnerable group for each (if any), statistics on the average likelihood and spread of harms, and references for the Ideal. (A full description of each hazard including the relevant dwelling features is given in Annex C to the Guidance.)

Hazards from	Vulnerable Group	Statistics	Harm Outcomes	Ideal
<b>Excessive Cold Temperature:</b> Hazards arising from consistently low indoor temperatures	Elderly (65 plus)	At least 20,000 excess winter deaths attributed to Cold Homes. <b>Likelihood -</b> - All dwellings - 1 in 18 - pre-1919 - 1 in 10 - post 1980 - 1 in 32 <b>Typical Hazard Scores -</b> - 0 in best 15% of stock - 58,000 in worst 0.13% of stock.	Class I - 5% Class II - 10% Class III - 32% Class IV - 54%	SAP Rating of 80-85 Min temp 16¼C

<p><b>Excessive High Temperatures:</b> Hazards arising from consistently high indoor temperatures</p>	<p>Elderly (65 plus)</p>	<p><b>Likelihood</b> - - all dwellings - 1 in 1000</p>	<p>Class I - 0.1% Class II - 0.2% Class III - 0.5% Class IV - 99%</p>	<p>SAP Rating of 80-85 Max temp 25¼C</p>
<p><b>Falls on Stairs etc:</b> Includes falls on stairs, steps or ramps. Excludes those associated with changes of levels less than 300mm and guarding (e.g., balustrade or wall)</p>	<p>Children and the Elderly (65 plus)</p>	<p>500 deaths per annum 230,000 injuries per annum <b>Likelihood</b> - - all dwellings - 1 in 320 - pre-1919 - 1 in 180 - post 1980 - 1 in 560 <b>Typical Hazard Scores</b> - - 100 or less in best 0.13% of stock - 7,500 or more in worst 0.13% of stock</p>	<p>Class I - 1% Class II - 10% Class III - 32% Class IV - 57%</p>	<p>Building Regs App Doc K (1998), &amp; N1 &amp; 2 (for Safety Glass)  BS 4125, 5395, 6180 &amp; 5588</p>
<p><b>Falls on the Level:</b> Includes falls any level floor, yard or path surface, and associated with changes of levels of less than 300mm. Excludes falls associated with any fixture or fitting.</p>	<p>Elderly (65 plus)</p>	<p>11% of non fatal accidents and 2% of deaths in home result of falls on level. <b>Likelihood</b> - - all dwellings - 1 in 180 - pre-1919 - 1 in 100 - post 1980 - 1 in 320 <b>Typical Hazard Scores</b> - - 0 in best 0.5% of stock - 2100 or more in worst 0.13% of stock</p>	<p>Class I - 0.1% Class II - 22% Class III - 22% Class IV - 57%</p>	<p>Building Regs App Doc A BS 5385 BS 6431</p>
<p><b>Falls between Levels:</b> Includes falls involving windows, balconies and landings. Excludes falls associated with structural failure.</p>	<p>Under 5 years</p>	<p>50 deaths and 2,300 injuries pa associated with windows 8 deaths and 280 injuries pa involving balconies <b>Likelihood</b> - - all dwellings - 1 in 5,600</p>	<p>Class I - 0.1% Class II - 10% Class III - 32% Class IV - 58%</p>	<p>Windows Building Regs App Doc B, K, L and N1 and 2 BS 8213 Balconies &amp; Landings Building Regs App Doc K</p>

		<ul style="list-style-type: none"> <li>- pre-1919 - 1 in 3,200</li> <li>- post 1980 - 1 in 10,000</li> </ul> <p>Typical Hazard Scores</p> <ul style="list-style-type: none"> <li>- 0 in 75% of stock</li> <li>- 3,300 or more in worst 0.13% of stock</li> </ul>		
<p><b>Falls related to Baths etc:</b></p> <p>Falls associated with using fixtures and fittings such as baths and showers.</p>	Elderly (65 plus)	<p>About 9,800 accidents pa associated with use of bathrooms, particularly getting in or out of bath</p> <p><b>Likelihood -</b></p> <ul style="list-style-type: none"> <li>- All dwellings - 1 in 10,000.</li> </ul> <p><b>Typical Hazard Scores -</b></p> <ul style="list-style-type: none"> <li>- 0 in 95% of stock</li> <li>- 75 or more in worst 0.13% of stock</li> </ul>	<p>Class I - 0.5%</p> <p>Class II - 22%</p> <p>Class III - 32%</p> <p>Class IV - 46%</p>	<p>Stable and securely fitted. Presence of slip resistance, and safety features such as handles/grip rails.</p>
<p><b>Fire:</b></p> <p>Includes risk of fires starting need for detecting and warning of a fire limitation of the spread of any fire means of escape from a fire.</p>	Elderly (65 plus)	<p>Around 65,000 fires in dwellings pa</p> <p>600 deaths pa from fires in dwellings</p> <p>15,000 non fatal injuries pa from fires in dwellings</p> <p><b>Likelihood -</b></p> <ul style="list-style-type: none"> <li>- all dwellings - 1 in 3,200</li> <li>- pre-1919 - 1 in 1,800</li> <li>- post 1980 - 1 in 5,600</li> </ul> <p><b>Typical Hazard Scores -</b></p> <ul style="list-style-type: none"> <li>- 0 in at least 45% of stock</li> <li>- 2,800 or more in worst 0.13% of stock</li> </ul>	<p>Class I - 10%</p> <p>Class II - 2%</p> <p>Class III - 22%</p> <p>Class IV - 66%</p>	<p>Building Regs App Doc B BS 5839</p>
<p><b>Hot Surfaces and Materials:</b></p> <p>Includes burns and scalds attributable to the design or layout of dwelling, such as the siting of the cooker the design or adjustment of fixed heating appliances the means of heating</p>	Children (0-10 years)	<p>Around 112,000 burn injuries pa require hospital treatment</p> <p><b>Likelihood -</b></p> <ul style="list-style-type: none"> <li>- all dwellings - 1 in 180</li> <li>- re-1919 - 1 in 100</li> <li>- post 1980 - 1 in</li> </ul>	<p>Class I - 0%</p> <p>Class II - 5%</p> <p>Class III - 22%</p> <p>Class IV - 74%</p>	<p>BS 4086 Building Regs App Doc J</p>

water Excludes those solely related to occupier activity		180 <b>Typical Hazard Scores -</b> - 20 or less in 0.13% of stock - 2,400 or more in worst 0.13% of stock		
<b>Damp and Mould Growth etc:</b> Includes risks from house dust mites, mould and fungal spores.	Children 5 - 14 years	<b>Likelihood -</b> - All dwellings - 1 in 18 - pre-1919 - 1 in 10 - post 1980 - 1 in 32 <b>Typical Hazard Scores -</b> - 10 or less in best 5% of stock - 1,700 or more in worst 0.13% of stock	Class I - 0% Class II - 0.1% Class III - 1% Class IV - 99%	Relative humidity between 45% and 60%. No mould growth or dampness.
<b>Carbon Monoxide etc:</b> Includes Carbon Monoxide, Oxides of Nitrogen, Sulphur Dioxide, Volatile organic compounds (including biocides).	Children 0 - 14 years	60 deaths pa associated with <b>COLikelihood (CO)-</b> - all dwellings - 1 in 3,200 - pre-1919 - 1 in 1,800 - post 1980 - 1 in 3,200 <b>Typical Hazard Scores -</b> - 5 or less in 97% of stock - 4,300 in worst 0.13% of stock	Class I - 0% Class II - 32% Class III - 22% Class IV - 47%	Building Regs App Doc F, J Installation to satisfy CORGI requirements Gas Safety (Installation and Use) Regs. Gas Appliances (Safety) Regs.
<b>Radiation:</b> Risk from Radon gas. Excludes perceived risks from electromagnetic fields	All ages	<b>Likelihood -</b> - all dwellings - 1 in 1,800 - pre-1919 - 1 in 1,800 - post 1980 - 1 in 3,200 <b>Typical Hazard Scores -</b> - 0 in 10% of stock - 11,300 in worst 0.13% of stock	Class I - 90% Class II - 10% Class III - 0% Class IV - 0%	Max 100 Bq/m3
<b>Electrical Hazards:</b> The risk of electrocution caused by defective electrical installation,	Children under 5 years	20 deaths pa 6,000 injuries pa <b>Likelihood -</b> - all dwellings - 1 in	Class I - 0.5% Class II - 2%	Compliance with 16th ed of IEE Regs.

<p>insufficient properly sited sockets, inadequate protection against lightning. Excludes appliances, wires and plugs provided by the occupants.</p>		<p>1,800 - pre-1919 - 1 in 1,000 - post 1980 - 1 in 1,800 <b>Typical Hazard Scores -</b> - 10 or less in 90% of stock - 1,000 or more in worst 0.13% of stock</p>	<p>Class III - 46% Class IV - 51%</p>	
<p><b>Noise:</b> Risks associated with inadequate sound insulation allowing penetration of excessive levels of noise or vibration from local environment, from other parts of the building outside the dwelling, or from one part of the dwelling to another.</p>	<p>All ages</p>	<p><b>Likelihood -</b> - all dwellings - 1 in 56 - pre-1919 - 1 in 56 - post 1980 - 1 in 100 <b>Typical Hazard Scores -</b> - 10 or less in best 33% of stock - 1,000 or more in worst 0.13% of stock</p>	<p>Class I - 0% Class II - 0.1% Class III - 10% Class IV - 90%</p>	<p>Less than 75dB Leq</p>
<p><b>Lead:</b> Includes lead in paint and lead water pipes.</p>	<p>Children under 5 years</p>	<p>100 cases of acute lead poisoning pa2 deaths pa <b>Likelihood -</b> - all dwellings - 1 in 320 - pre-1919 - 1 in 180 - post 1980 - 1 in 320 <b>Typical Hazard Scores -</b> - 10 or less in 70% of stock - 650 or more in worst 0.13% of stock</p>	<p>Class I - 0% Class II - 0.1% Class III - 22% Class IV - 78%</p>	<p>10ug/l in drinking water.No lead paint present.</p>
<p><b>Asbestos etc:</b> Includes Asbestos and other and fibres dispersed into the air within dwellings.</p>	<p>Children 0 - 14 years</p>	<p><b>Likelihood -</b> - all dwellings - 1 in 6 - pre-1919 - 1 in 10 - post 1980 - 1 in 3 <b>Typical Hazard Scores -</b> - 10 or less in 98% of the stock650 or more in worst 0.13% of stock</p>	<p>Class I - 0.1% Class II - 1% Class III - 10% Class IV - 89%</p>	<p>No asbestos present.</p>

<p><b>Entry by Intruders:</b> Risks arising from lack of means to secure the dwelling against unauthorised and unwanted entry. Includes fear of possible burglary.</p>	All ages	<p>6,000 cases of aggravated burglary pa <b>Likelihood</b> - - all dwellings - 1 in 320 - pre-1919 - 1 in 320 - post 1980 - 1 in 560 <b>Typical Hazard Scores</b> - - 10 or less in 85% of stock - 400 or more in worst 0.13% of stock</p>	<p>Class I - 0% Class II - 0.1% Class III - 10% Class IV - 90%</p>	Fully secured doors and windows. Secured by Design features.
<p><b>Crowding and Space:</b> Includes lack of sufficient space for individual privacy, opportunities for normal household life, for recreation and for storage.</p>	All ages	<p><b>Likelihood</b> - - all dwellings - 1 in 56 - pre-1919 - 1 in 56 - post 1980 - 1 in 100 <b>Typical Hazard Scores</b> - - 10 or less in 75% of stock - 300 or more in worst 0.13% of stock</p>	<p>Class I - 0% Class II - 0.1% Class III - 10% Class IV - 90%</p>	Sufficient space for separation of different activities and provide privacy.
<p><b>Explosions:</b> Includes explosions caused by mains fuel gas, stored gas, and water vapour in hot water storage systems.</p>	All ages	<p>10 deaths pa of 250 explosion pa, mains gas involved in 100, LPG in 40 and water vapour in 12 <b>Likelihood</b> - - all dwellings - 1 in 5,600 - pre-1919 - 1 in 5,600 - post 1980 - 1 in 10,000 <b>Typical Hazard Scores</b> - - 5 or less in 97% of stock - 175 or more in worst 0.13% of stock</p>	<p>Class I - 1% Class II - 10% Class III - 22% Class IV - 68%</p>	Installation to satisfy CORGI requirements Gas Safety (Installation and Use) Regs. Gas Appliances (Safety) Regs
<p><b>Difficulties in Maintaining Domestic Hygiene:</b> Includes hazards from</p>	Children 0 - 5 years	<p><b>Likelihood</b> associated with hazards from pests - all dwellings - 1 in</p>	<p>Class I - 0% Class II - 0.1%</p>	No access by pests. Internal surfaces free of harbourages for pests.

<p>poor design, layout, construction and/or maintenance which mean that the dwelling cannot be readily kept clean and hygienic plus pests gaining access into the dwelling and/or being provided with harbourage within the dwelling inadequate provision for the storage and disposal of household refuse.</p>		<p>100 - pre-1919 - 1 in 56 - post 1980 - 1 in 100 <b>Typical Hazard Scores -</b> - 5 or less in 95% of stock - 150 or more in worst 0.13% of stock</p>	<p>Class III - 1% Class IV - 99%</p>	
<p><b>Inadequate Provision for Food Safety:</b> Includes facilities for safe and hygienic storage of food and drink, facilities for safe and hygienic preparation and cooking of food, facilities for cleaning of equipment for food preparation, cooking and eating supplies of hot and cold (or temperature controlled) water, and the design, installation and layout of the facilities and the kitchen.</p>	<p>All ages</p>	<p>Over 37,500 cases of food poisoning pa affect a single household (implying these may have arisen at home) <b>Likelihood -</b> - all dwellings - 1 in 100 - pre-1919 - 1 in 100 - post 1980 - 1 in 180 <b>Typical Hazard Scores -</b> - 10 or less in 66% of stock, - 45 or more in worst 0.13% of stock</p>	<p>Class I - 0.1% Class II - 0.5% Class III - 1% Class IV - 98%</p>	<p>Adequate and suitable food storage facilities, preparation areas and cooking facilities.</p>
<p><b>Inadequate Personal Hygiene Facilities:</b> Includes provisions of sufficient wash hand basins with hot and cold (or temperature controlled) water, baths or showers with hot and cold (or temperature controlled) water, facilities for clothes washing, and facilities for clothes drying.</p>	<p>Children 0 - 14 years</p>	<p><b>Likelihood -</b> - all dwellings - 1 in 560 - pre-1919 - 1 in 320 - post 1980 - 1 in 1,000 <b>Typical Hazard Scores -</b> - 5 or less in 98% of stock - 50 or more in worst 0.13% of stock</p>	<p>Class I - 0% Class II - 0.2% Class III - 2% Class IV - 98%</p>	<p>Minimum 1 bath/shower per household or 1 bath/shower per 8 persons. One wash hand basin per WC.</p>
<p><b>Inadequate Sanitation:</b> Includes risks caused by inadequate means for collection and removal of human excreta, collection and removal of waste water carriage of foul</p>	<p>Children 0 - 14 years</p>	<p><b>Likelihood -</b> - all dwellings - 1 in 560 - pre-1919 - 1 in 320 - post 1980 - 1 in 1,000</p>	<p>Class I - 0% Class II - 0.2% Class III - 2% Class IV -</p>	<p>Building Regs App Doc G. Typically, one WC on entrance floor, and one for each floor containing bedrooms. All sinks, wash hand</p>

sewage and waste and surface water for treatment or disposal.		<b>Typical Hazard Scores -</b> - 5 or less in 99% of stock - 20 or more in worst 0.13% of stock	98%	basins, WC etc adequately drained.
<b>Contaminated Water:</b> Includes risks arising from inadequate supply of water polluted or unwholesome supply of water unprotected water system within dwelling (including risk of Legionella)	All ages	<b>Likelihood -</b> - all dwellings - 1 in 1,000 - pre-1919 - 1 in 1,000 - post 1980 - 1 in 1,800 <b>Typical Hazard Scores -</b> - 10 or less in 99% of stock - 20 or more in worst 0.13% of stock	Class I - 0.5% Class II - 5% Class III - 5% Class IV - 90%	Water Supply (Water Quality) Regs.
<b>Structural Failure:</b> resulting from parts of the structure falling off, collapse of elements such as floors, and collapse of the dwelling as a whole	All ages	<b>Likelihood -</b> - all dwellings - 1 in 5,600 - pre-1919 - 1 in 5,600 - post 1980 - 1 in 10,000 <b>Typical Hazard Scores -</b> - 15 or less in 99% of stock - more than 20 in worst 0.13% of stock	Class I - 0.5% Class II - 0% Class III - 0% Class IV - 99%	Building Regs App Doc A
<b>Inadequate Lighting:</b> Risks caused by inadequate natural lighting and artificial lighting	All ages	<b>Likelihood -</b> - all dwellings - 1 in 560 - pre-1919 - 1 in 320 - post 1980 - 1 in 1,000 <b>Typical Hazard Scores -</b> - 5 or less in 99% of stock - 10 or more in worst 0.13% of stock	Class I - 0.1% Class II - 1% Class III - 10% Class IV - 89%	Sufficient natural light to enable domestic tasks to be carried out without eyestrain during daylight hours. CIBSE Guide Vol. A
<b>Uncombusted Fuel Gas:</b> Risk of asphyxiation caused by the escape of fuel gas.Excludes risk of	Children 0 - 14 years	38 deaths pa <b>Likelihood -</b> - all dwellings - 1 in 3,200	Class I - 0.5% Class II - 22%	Installation to satisfy CORGI requirements Gas Safety (Installation and Use)

explosions.		- pre-1919 - 1 in 3,200 - post 1980 - 1 in 5,600 <b>Typical Hazard Scores -</b> - 10 or less for 75% of stock - 250 or more for worst 0.13% of stock	Class III - 10% Class IV - 68%	Regs Gas Appliances (Safety) Regs
<b>Entrapment or Collision:</b> Includes pinching or trapping of limbs or digits, collisions with doors and windows. Excludes collisions resulting from a slip, trip or fall.	Children 0 - 14 years	80,000 injuries pa <b>Likelihood -</b> - all dwellings - 1 in 1,000 - pre-1919 - 1 in 560 - post 1980 - 1 in 1,800 <b>Typical Hazard Scores -</b> - 10 or less in best 15% of stock - 100 or more in worst 0.13% of stock	Class I - 0% Class II - 1% Class III - 10% Class IV - 89%	Recommendations of Child Accident Prevention Trust
<b>Poor Ergonomics:</b> Includes poor design and layout of the dwelling making the carrying out of domestic tasks difficult, and inadequate functional space associated with the facilities.	Children and those spending large amount of time carrying out domestic activities	<b>Likelihood -</b> - all dwellings - 1 in 1,000	Class I - 0.1% Class II - 0.2% Class III - 0.5% Class IV - 99%	All facilities at appropriate height and position for convenient use.

### Further information

Further information is contained in the full report:

*Housing Health and Safety Rating System: Guidance (Version 1)*, ISBN 1 85112 405 5, price £20.

The publications home page contains information on how and where you can obtain publications produced by the Office of the Deputy Prime Minister.

Further background information is available in the following report:

*Development of the Housing Health and Safety Rating System*, ISBN 1 85112 404 7, £10.

Housing Green Paper, *Quality and Choice: A decent home for all - The Housing Green Paper*, Product code 0 HC 9021.

A full version of the Housing Green Paper (ISBN 1 85112 378 4) is available for £10.

*Although this report was commissioned by the Office, the findings and recommendations are those of the authors and do not necessarily represent the views of the Office of the Deputy Prime Minister.*