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2011/12

Please tick both boxes and scan barcode before editing the form

1. Edit form

2. Activate scan

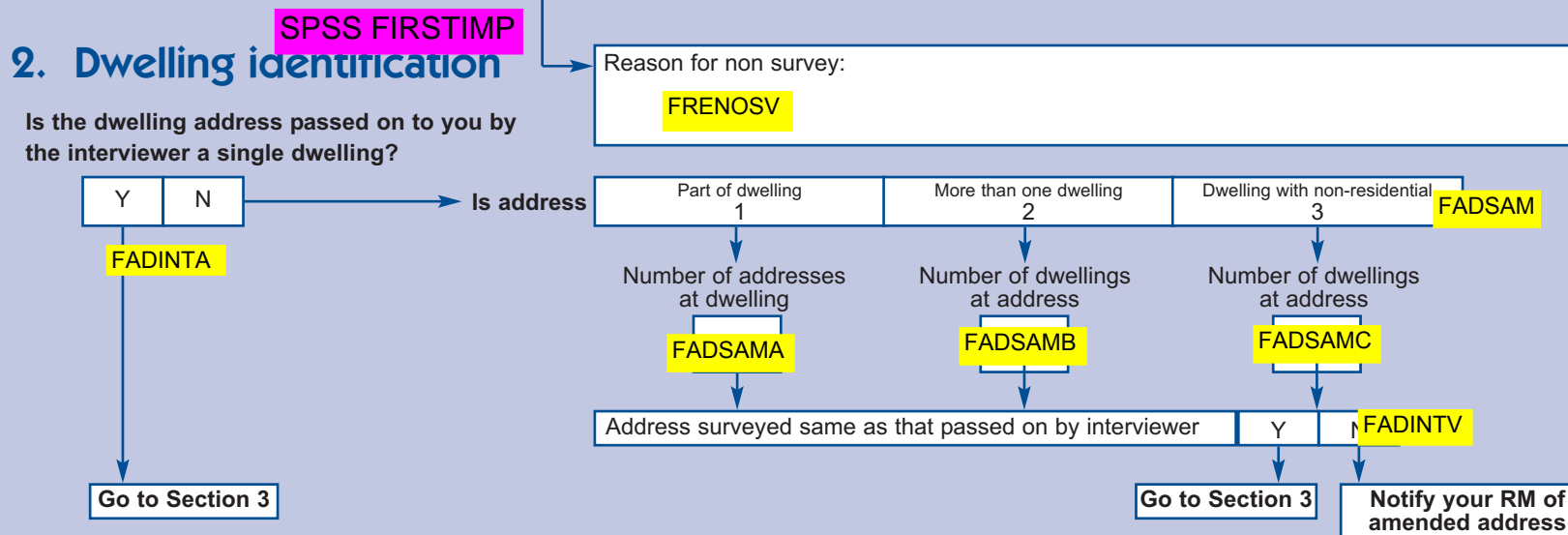
Barcode

3. Scan barcode

AREA ADDRESS

Surveyor

1. Survey record	SPSS FIRSTIMP	FRECL1... Visit 1	FRECL2... Visit 2	FRECL3... Visit 3	FRECL4... Visit 4	FRECL5... Visit 5
	Visit made	...VM	Y N	Y N	Y N	Y N
Was this a booked appointment?	...AP	Y N	Y N	Y N	Y N	Y N
Record date of this call (24 hour clock)		Day Month	Day Month	Day Month	Day Month	Day Month
		...DY ...MT				
Start time		Hr mm	Hr mm	Hr mm	Hr mm	Hr mm
Finish time		...SH ...SM				
Outcome	...CO	...FH ...FM				
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	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



3. Dwelling description and occupancy **SPSS FIRSTIMP**

Type of occupancy
(clarify with household)

FODISHMO

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

Dwelling type (clarify with household) **FODDTYPE**

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

Tenure (clarify with household) **FODTENUR**

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

Estimate actual construction date

FODCONAC

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

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

Permanent residence? **FODPERES**

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

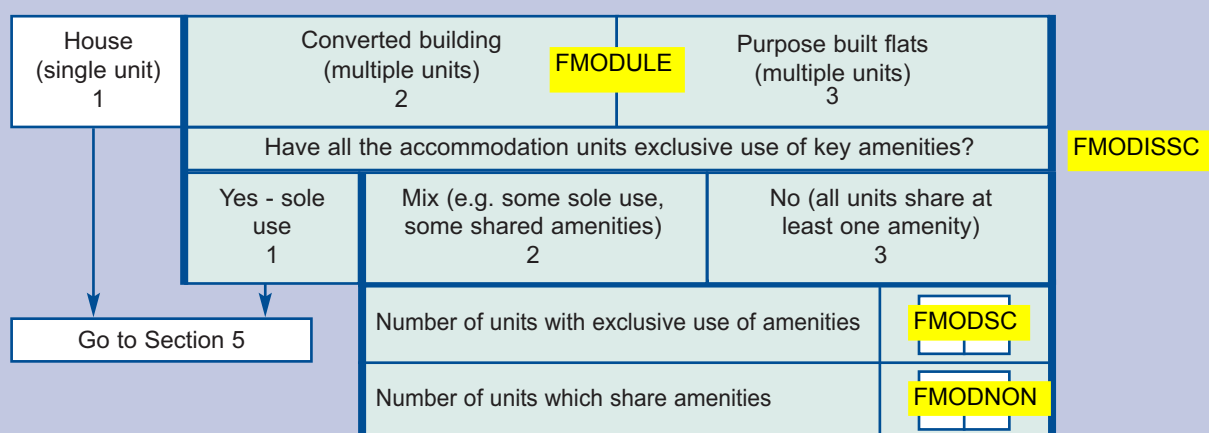
Day FODEXDAY	Month FODEXMON	Year FODEXYRS
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Source of information on tenure and occupancy **FODSORCE**

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

4. Module associated with the address surveyed



SPSS INTERIOR

5. Interior

	..LIV..	..KIT..	..BED..	..BAT..	..CIR..	..GAR..	..BAL..	..EX1..	..EX2..	..EX3..	..EX4..	..EX5..	..EX6..	..EX7..	Habitable rooms (specify No)
	Living room	Kitchen	Bedroom	Bathroom	Circulation	Integral garage	Integral balcony	Extra room 1	Extra room 2	Extra room 3	Extra room 4	Extra room 5	Extra room 6	Extra room 7	
Does room exist?	FIN...EX	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	FINROOMS
Level (B, G, 1, 2, 3 etc)	FIN...LE														FINSEPU
Function (L, K, S, T, D)	FIN...FU														
Room inspected?	FIN...IN	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	
Ceiling height (metres)	FIN...CL	·	·	·	·										
Width (metres)	FIN...WI	·	·	·											
Depth (metres)	FIN...DE	·	·	·											

SPSS INTROOMS

Ceilings (answer in tenths)		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Faults?	FINCLGFL	Y N	Y N	Y N	Y N	Y N	FINCLGFL
Take down and renew	FINCLGRN						
Isolated repair, fill cracks	FINCLGRP						
Leave	FINCLGLV						
Floors (answer in tenths)		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Solid floors?	FINFLRSF	Y N	Y N	Y N	Y N	Y N	FINFLRSF
Faults?	FINFLRFL	Y N	Y N	Y N	Y N	Y N	FINFLRFL
Replace structure	FINFLRRN						
Replace only boards or screed	FINFLRRP						
Leave	FINFLRLV						
Walls (answer in tenths)		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Faults?	FINWLSFL	Y N	Y N	Y N	Y N	Y N	FINWLSFL
Rebuild partition wall	FINWLSRN						
Hack-off, replaster	FINWLSPL						
Isolated repair, fill cracks	FINWLSRP						
Leave	FINWLSLV						
Dry lining present?	FINWLSDL	Y N	Y N	Y N	Y N	Y N	FINWLSDL
Internal insulation	FINWLSII	Y N	Y N	Y N	Y N	Y N	FINWLSII
Doors (answer in numbers)		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Faults?	FINDRSFL	Y N	Y N	Y N	Y N	Y N	FINDRSFL
Renew	FINDRSRN						
Repair/rehang	FINDRSRP						
Windows/Frames		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Faults?	FINWNDFL	Y N	Y N	Y N	Y N	Y N	FINWNDFL
Means of escape?	FINWNDES	Y N	Y N	Y N	Y N	Y N	FINWNDES
Secondary glazing for sound insulation?	FINWNDSI	Y N	Y N	Y N	Y N	Y N	FINWNDSI
Heating & Services		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
CH/prog. appliance?	FINHTGCH	Y N	Y N	Y N	Y N	Y N	FINHTGCH
Fixed other heater?	FINHTGFX	Y N	Y N	Y N	Y N	Y N	FINHTGFX
Fluorescent/low energy lighting?	FINHTGLG	Y N	Y N	Y N	Y N	Y N	FINHTGLG
Defects		Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
Rising (ground level) damp	..RD	Y	Y	Y	Y	Y	FINOT...RD
Penetrating (higher level) damp	..PD	Y	Y	Y	Y	Y	FINOT...PD
Serious condensation/mould growth	..MO	Y	Y	Y	Y	Y	FINOT...MO
Inadequate natural light	..NL	Y	Y	Y	Y	Y	FINOT...NL
Inadequate artificial light	..AL	Y	Y	Y	Y	Y	FINOT...AL
Inadequate room ventilation	..RV	Y	Y	Y	Y	Y	FINOT...RV
Inadequate appliance ventilation	..VT	Y	Y	Y	Y	Y	FINOT...VT
Wood boring insect attack	..IN	Y	Y	Y	Y	Y	FINOT...IN
Dry/wet rot	..RT	Y	Y	Y	Y	Y	FINOT...RT
Evidence of mice	FINVERMS	Y	Y	Y	Y	Y	FINOTMIC
Evidence of rats	FINVERAT	Y	Y	Y	Y	Y	FINOTRAT

Stairs within dwelling FINSTR...

Present?	..PR	Y	N
Open Plan?	..OP	Y	N
Faults?	..FL	Y	N
Replace structure	..RN	Y	
Replace treads	..TR	Y	
Replace balustrades	..BL	Y	
Repair/refix treads/balustrades	..RP	Y	

Security of dwelling FINSEC...

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

Burglar alarm present?	..BA	Y	N
Door viewer present?	..VV	Y	N
Smoke detector(s)	..SM	Y	N

Accessibility

FINFLUSH	Flush threshold <15mm?	Y	N
FINBEDEN	Room on entrance level suitable for bedroom?	Y	N
FINBATEN	Bathroom at entrance level?	Y	N
FINWCEN	WC at entrance level?	Y	N
FINWAWEN	Wheelchair accessible WC at entrance level?	Y	N
FINTRPEN	Change in floor level/trip steps at entrance level?	Y	N
FINCIRCU	Doorsets and circulation meet part M?	Y	N
FINLANDS	Straight stairs with landings >900mm?	Y	N

Adaptations for disabled people

Ramps?	FINRAMPS	Y	N
Grab rails?	FINGRABR	Y	N
Stair lift/through floor lift?	FINLIFTS	Y	N
Hoists?	FINHOIST	Y	N
Electrical modifications?	FINELECM	Y	N

HHSRS

	FINHS...	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	..STR	1	2	3
Falling on level surfaces	..LVL	1	2	3
Falling between levels	..BTW	1	2	3
Fire	..FIR	1	2	3
Flames, hot surfaces, etc	..HOT	1	2	3
Damp and mould growth	..DAM		2	3
Entry by intruders	..ENT	1	2	3
Noise	..NOI	1	2	3
Collisions and entrapment	..CEN	1	2	3

If '3', score HHSRS in Section 22

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

Describe 'extreme risk' in Section 22

Rats and Mice

Traps seen?	FINTRAPS	Y	N
Chemicals seen?	FINCHEMS	Y	N
Other visual evidence?	FINVISUA	Y	N
Told about it?	FINTOLDA	Y	N

5. Interior – amenities SPSS AMENITY

Kitchen amenities

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

Drinking water supply pipework

	Pipework seen	Lead present	Mains
Before stopcock?	FINPIPEB	FINLEADB	FINMAINS
After stopcock?	FINPIPEA	FINLEADA	

Y	N	Adequate cooker space?	FINCOOKR
Y	N	Adequate cupboard units?	FINCUPUN
Under 1.5m	1.5 - 3m	Over 3m	Worktop (metres)
1	2	3	FINWORKT

Are there significant problems with: Space

Kitchen adapted for disabled use? FINKITDU

Layout

FINKDFLA

Cleanability

FINKDFCB

	Original	Pre 1960	1960's	1970's	1980's	1990's	2000's	2010's	In progress
Kitchen amenities last refurbished	9	1	2	3	4	5	6	7	8

Actual date of kitchen refurbishment (if known)

FINKITRE

Bathroom amen

	..PR Present		..WK Working		..HC Hot & cold water		..AC Action					Basement	..FL Floor	
	Y	N	Y	N	None	Minor repair	Major repair	Replace	Install	Specify	Ground		Specify	
Bath/shower?	Y	N	Y	N	Y	N	1	2		4	5	BB	GG	
Wash hand basin?	Y	N	Y	N	Y	N	1	2		4	5	BB	GG	
W.C.?	Y	N	Y	N			1	2	3	4	5	BB	GG	
Extractor fan in bathroom?	Y	N	Y	N										

Badly located? FINBADLO

No. of external surfaces FINSURFA

Internal? ..IN

Close to whb? ..WH

In bathroom? ..BA

If WC not in bathroom: Extractor fan? ..EX

Are there significant problems with: Space

FINBDFSP

Bathroom adapted for disabled use?

FINBATDU

Layout

FINBDFLA

Cleanability

FINBDFCB

Bathroom wheelchair accessible?

FINBATWA

Location

FINBDFLO

	Original	Pre 1960	1960's	1970's	1980's	1990's	2000's	2010's	In progress
Bath/shower last refurbished	9	1	2	3	4	5	6	7	8

Actual date of bath/shower refurbishment (if known)

FINBATRE

Secondary amenities

	..PR Present		..WK Working		..HC Hot & cold water		..AC Action					..FL Floor		..ES In bedroom/en-suite	
	Y	N	Y	N	None	Minor repair	Major repair	Replace	Basement	Ground	Specify	Ground	Specify	Y	N
Second kitchen?	Y	N			Y	N	1	2	3	4	BB	GG			
Second bath/shower?	Y	N	Y	N	Y	N	1	2	3	4	BB	GG		Y	N
Second wash hand basin?	Y	N	Y	N	Y	N	1	2	3	4	BB	GG		Y	N
Second W.C.?	Y	N	Y	N			1	2	3	4	BB	GG		Y	N

Internal? ..IN

HHSRS - hazards relating to whole dwelling interior

Hazards that may require scoring

Falls associated with baths etc.

FINHSFBA

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

If '3', score HHSRS in Section 22

Other hazards that may pose an extreme risk

Water Supply

FINHSWAT

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

Food Safety

FINHSFOD

Personal hygiene, sanitation and drainage

FINHSPHY

Position and operability of amenities

FINHSPOA

Describe 'extreme risk' in Section 22

5. Interior - Primary services **SPSS SERVICES**

Gas system

		FINGASAC			
		Action			
		None	Minor Repair	Major Repair	Replace
Present?	FINGASPR	1	2	3	4
Mains supply	FINGASMS				

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

Describe 'extreme risk' in Section 22

Electrical system

Present?	FINELEPR	<input type="checkbox"/> Y <input type="checkbox"/> N	Normal mains supply?	FINELEMS	<input type="checkbox"/> Y <input type="checkbox"/> N	Off-peak supply?	FINEOPELE	<input type="checkbox"/> Y <input type="checkbox"/> N
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Location of meters	FINELEDC	Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
		1	2	3	4	5
Type of wiring	FINELEWI	Lead or rubber covered	PVC sheathed		Mixture	Unknown
		1	2		4	5

Earthing wires	FINELEEA	Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
		1	2		4	5
Consumer unit arrangement	FINELECU	Separate fuse boxes for each circuit	One or two "covered boxes"	One or two "accessible boxes"	Mixture	Unknown
		1	2	3	4	5

Overload protection	FINELEOP	Wire fuses	Cartridge fuses	MCB's	Mixture	Unknown
		1	2	3	4	5
Personal protection	FINELEPP	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
		1	2	3	4	5

Power sockets	FINELEPS	Round 2 or 3 pin	Square 3 pin		Mixture	Unknown
		1	2		4	5
Lighting circuits	FINELELC	Wooden mounting blocks	Flush mounted switches or roses		Mixture	Unknown
		1	2		4	5

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

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

Describe 'extreme risk' in Section 22

Cavity wall insulation

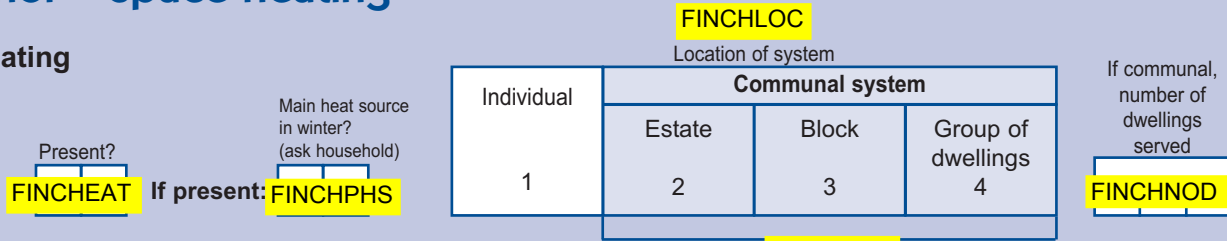
Is there any evidence of cavity wall insulation in/around the electricity or gas meters? **FINCWIME**

Ventilation

Total number of open fireplaces **FINNOFIR**

5. Interior – space heating

Primary heating



If present:

Primary heating group

FINCHTYP

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

Radiators 1	Underfloor 2
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FINDISTY

Primary heating fuel **FINMHFUE**

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

Primary heating type **FINMHBOI**

Standard (non condensing) 1	Back boiler 2	Combination (non condensing) 3	Condensing 4	Condensing Combi 5	Combined primary storage unit 6	No boiler 7	Unknown 9
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CRITICAL INFORMATION

FROM TABLE

Primary heating appliance

First digit should match code for primary heating group

Code

FINCHBCD

FINCHBAC Action

None Minor repair Major repair Replace

1	2	3	4	FINCHBAG
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Clarify with household
↓
Age

Primary heating distribution

FINCHDAC

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

If boiler (or heat pump) system:

Manufacturer name: **FINCHBMA**

Model name/number: **FINCHBMO**

Primary heating controls (non storage heaters)

Present?

Overall on/off	Y	N	U	FINCHOFF
Boiler thermostat	Y	N	U	FINCHTHE
Central timer	Y	N	U	FINCHTIM
Manual override on timer	Y	N	U	FINCHOVE
Room thermostat	Y	N	U	FINCHROM
Radiator controls (manual)	Y	N	U	FINCHCON
Thermostatic radiator valves (TRVs)	Y	N	U	FINCHTRV
Time and temperature zone control	Y	N	U	FINCHTZC
Delayed start thermostat	Y	N	U	FINCHDST

Primary heating controls (storage heaters)

Present?

Manual charge control	Y	N	U	FINCHMCC
Automatic charge control	Y	N	U	FINCHACC
Select type control	Y	N	U	FINCHCTC

Other heating

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

FINOHEAT **FINOPHS**

FINOHTYP

Type of system

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

FINOHAET

None Minor repair Major repair Replace Age

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

HHSRS

FINHSCO

Carbon monoxide and fuel combustion products

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4
Describe 'extreme risk' in Section 22			

SPSS SERVICES

Hot water system

Present?

FINWHEAT

If present indicate all systems available

...AC

Action

...AG

Present? ...PR

Fuel ...TY

None Minor repair Major repair Replace Age

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

Cylinder present?

If cylinder seen:

Y N U **FINWHCYL**

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

FINWHSIZ

FINWHINS

FINWHMMS

Water heating controls?

Present?

Time clock for water heating	Y	N	U	FINWHCEN
Cylinder thermostat	Y	N	U	FINWHTHE

6. Loft inspection

SPSS SERVICES

Inspect all houses and top floor flats

FINLOPOS	House/Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5	GO TO SECTION 7 →							
Type of loft	FLITYPES	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft (flat or very shallow pitched roof) 4	GO TO SECTION 7 →							
Roof insulation above living space?	FLIINSUL	Yes 1	No 2	Don't know 9									
Type of loft insulation	FININTYP	Mineral wool/fibre glass 1	Vermiculite beads 2	High performance quilt 3	Rigid foam board 4	Not applicable 8	Don't know 9						
Approximate thickness of loft insulation	FLITHICK	No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99
Loft information from:	FLIINFOR	Inspection 1	Occupant 2	no information 9									
Any roof structure problems seen?	FLIPROBS	Is there any evidence of cavity wall insulation in the loft? FLICWIEV											
If yes, describe and transfer to Section 21	FLIDESC												

7. Household questionnaire

Questions asked? **FHQASKED**

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

FHQCAVIT

Record in elevation features (section 16) and cavity wall insulation summary (section 19)

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

FHQGARAG

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

Waste water disposal

3. Do you have a water meter?

FHQWAMET

4. If **yes**, are you charged according to the amount you use?

FHQWMCH

5. Do you have a toilet with a push button operated flush?

FHQWPUFL

6. If **yes**, does it ever leak into the toilet bowl?

FHQWLEAK

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

FHQWASTE

Ask for type and record in section 19

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

FHQWAPAY

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

9. (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?

FHQFLD...

Flooded drains

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

Rats and mice

10. (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**

FRAMIC... Mice

FRARAT... Rats

(a) Problem	(b) Current problem ...CP					(c) Location of problem					
	Current	Not current			Unknown	Home ...HO		Garden ...GD		Common areas ...CA	
...PR											
Y N	1	2			9	Y	N	Y	N	Y	N
Y N	1	2			9	Y	N	Y	N	Y	N

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

Has anyone treated the rats/mice problem?

If **Yes**, how was it treated and by whom?

FRANP... Non-professional (e.g. occupier or private landlord)

FRAPR... Professional (e.g. local council or pest control company)

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

FRANYONE

	Y	N
...POI Poison	Y	N
...TRA Traps	Y	N
...OTH Other	Y	N

FRADOING

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

FCHTEN

FCHREE

FCHBOH

FCHALT

9. Common parts of module.

Common parts exist

Does access/area exist?	FCPEXIST	Accessway					
		Main horizontal of typical/upper level	Stairway on typical/upper level	Main entrance to module			
Balcony/Deck/Corridor/Lobby	FCPTYPES						
Spacious/Average/Tight	FCPSIZES						
Enclosed?	FCPENCLCLO	Y	N	Y	N	Y	N
In module?	FCPINMOD	Y	N	Y	N	Y	N
Working?							

Lift controls accessible to wheelchair user? **FCPLFTWU**
 Lift controls accessible to a visually impaired person? **FCPLFTVP**

Floors/ treads (answer in m²)

Faults?	FCPFLRFL	Y	N	Y	N	Y	N
Modify structure	FCPFLRMO						
Renew surface	FCPFLRRN						
Repair surface	FCPFLRRP						

Walls (answer in m²)

Faults?	FCPWLSFL	Y	N	Y	N	Y	N
Modify structure	FCPWLSMO						
Renew surface	FCPWLSRN						
Repair surface	FCPWLSRP						
Repaint surface	FCPWLSPA						

Ceilings/soffits (answer in m²)

Faults?	FCPCLNFL	Y	N	Y	N	Y	N
Modify structure	FCPCLNMO						
Renew surface	FCPCLNRN						
Repair surface	FCPCLNRP						
Repaint surface	FCPCLNPA						

Access doors/screens (answer in numbers)

Faults?	FCPAXDFL	Y	N	Y	N	Y	N
Replace	FCPAXDRN						
Repair/rehang	FCPAXDRP						
Repaint	FCPAXDPA						

Accessway windows (answer in numbers)

Faults?	FCPAXWFL	Y	N	Y	N	Y	N
Replace	FCPAXWRN						
Repair	FCPAXWRP						
Repaint	FCPAXWPA						

Accessway lighting (answer in numbers)

Faults?	FCPAXLFL	Y	N	Y	N	Y	N
Replace light fittings	FCPAXLFT						
Replace light switches	FCPAXLSW						

Balustrades (answer in metre lengths)

Faults?	FCPBALFL	Y	N	Y	N	Y	N
Replace	FCPBALRN						
Repair	FCPBALRP						

Defects

Ventilation	FCPDFXVE	Y	Y	Y
Artificial lighting	FCPDFXAL	Y	Y	Y

Rats and Mice

Evidence of mice	FCPVERMC	Y	Y	Y
Evidence of rats	FCPVERAT	Y	Y	Y

Lifts	Refuse chutes
FCPLFTEX	FCPPREFEX
FCPLFTSZ	FCPPREFSZ
FCPLFTIN	FCPPREFIN
FCPLFTWK	FCPPREFWK
FCPLFTWU	
FCPLFTVP	

Security of module

Type of access	Multiple access	Single access	Restricted access
	...PR	...WK	...IN
FCPACCES	Present?	Working?	In module?
	Y N	Y N	Y N
FCPCON...	Concierge system		
FCPENT...	Door entry system		

Fire safety of flat surveyed

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

Fire precautions

Fire precautions	...PR	...AC			
		Present	Action		
		None	Minor	Major	Renew
Protection to stairs/lobbies?	FCPPRO...	1	2	3	4
Self closing fire doors?	FCPCLO...	N	1	2	3
Fire extinguishers?	FCPEXT	Y N	1	2	3
Emergency lighting?	FCPEML...	Y N	1	2	3
Sign posting?	FCPSGN...	Y N	1		4
Safe practices?	FCPSAF...	Y N			
Alternative route?	FCPALT...	Y N			
Alarm system?	FCPALM...	Y N	1	2	3

Contribution to problems (within survey module)

	None	Minor	Major
FCPWEART Normal wear and tear	1	2	3
FCPINADM Inadequate maintenance	1	2	3
FCPINAPP Inappropriate use	1	2	3
FCPDESIG Poor design/specification	1	2	3
FCPVANDA Vandalism	1	2	3
FCPGRAFF Graffiti	1	2	3
FCPLITR Litter/rubbish	1	2	3

HHSRS - common areas (affecting flat surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
FCPHSSTR Falling on stairs etc	1	2	3
FCPHSLVL Falling on level surfaces	1	2	3
FCPHSBTW Falling between levels	1	2	3
FCPHSFIR Fire	1	2	3
FCPHSHOT Flames, hot surfaces, etc	1	2	3
FCPHSDAM Damp and mould growth		2	3
FCPHSENT Entry by intruders	1	2	3
FCPHSNOI Noise	1	2	3
FCPHSCEN Collisions/entrapment	1	2	3

If '3', score HHSRS in Section 22

Other location	Type of evidence: Traps seen	FCPOTMIC	FCPOTRAT	FCPTRAPS	Chemicals seen?	FCPCHEMS
	Other visual evidence	FCPOTRAT	FCPOTRAT	FCPVISUA	Told about it?	FCPTOLDA

10. Number of flats in module

SPSS NUMFLATS

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

Number of flats in module

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

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

Level of lowest flat

FNOLOWES

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

Use of ground floor

FNOGRUSE

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

Use of basement

FNOBSUSE

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

Non residential use

FNORESAR

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

No non residential	Specify %	Unknown
88	<input type="text"/>	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	FNOREUSE	3	4	5	6	7

FNOREOTH

If 'dwelling with non residential':

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

FNORESFD

Other flats in module

Are they?

FNOOTHER

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

Approximate number of vacant flats in module

FNOVACNT

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

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

SPSS SHARED

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

FFCSHARE

Stores and common rooms

	...PR		Location ...LO			Action ...AC		
	Present?		Integral?	Not Integral?	None	Minor	Major	
Tenant stores	FFCTEN...	Y N	1	2	1	2	3	
Bin stores	FFCBIN...	Y N	1	2	1	2	3	
Paladin stores	FFCPAL...	Y N	1	2	1	2	3	
Laundry	FFCLAU...	Y N	1	2	1	2	3	
Drying room	FFCDRY...	Y N	1	2	1	2	3	
Community room	FFCCOM...	N	1	2	1	2	3	
Warden caretaker office	FFCWAR...	Y N	1	2	1	2	3	

Common/electrical services

	...PR		Action ...AC		
	Present?		None	Minor	Major
CCTV	FFCCCT...	Y N	1	2	3
TV reception	FFCTVR...	N	1	2	3
Lightning conductors	FFCHTG...	N	1	2	3
Communal heating	FFCHEA...	N	1	2	3
Burglar alarm system	FFCBUR...	N	1	2	3
External lighting	FFCLIT...	N	1	2	3

Communal parking facilities

	...PR		Location ...LO			Action ...AC		
	Present?		Integral?	Not Integral?	None	Minor	Major	
Garages	FFCGAR...	Y N	1	2	1	2	3	
Multi storey parking	FFCMUL...	N	1	2	1	2	3	
Underground parking	FFCUND...	N	1	2	1	2	3	
Roof parking	FFCROO...	Y N	1	2	1	2	3	
Other covered parking	FFCCOV...	N	1	2	1	2	3	
Open air parking bays	FFCAIR...	Y N			1	2	3	

Surfaces and fences

	...PR		Action ...AC		
	Present?		None	Minor	Major
Drying areas	FFCDAR...	Y N	1	2	3
Children's play	FFCPLA...	Y N	1	2	3
Unadopted estate roads	FFCRDS...	Y N	1	2	3

Landscaping

	...PR		Action ...AC		
	Present?		None	Minor	Major
Paths	FFCPAT...	Y N	1	2	3
Walls/fences	FFCWAL...	Y N	1	2	3
Hard landscaping	FFCHRD...	Y N	1	2	3
Grass/planting	FFCGRA...	Y N	1	2	3

Contribution to problems in condition (outside survey module)

	None	Minor	Major	
Normal wear and tear	1	2	3	FFCWEART
Inadequate maintenance	1	2	3	FFCINADM
Inappropriate use	1	2	3	FFCINAPP
Poor design/specification	1	2	3	FFCDESIG
Vandalism	1	2	3	FFCVAND
Graffiti	1	2	3	FFCGRAFF
Litter/rubbish	1	2	3	FFCLITTR

Design of paths

ANSWER IF PATHS PRESENT

('Y' IN BOX ABOVE)

Paths	Yes	No	Not applicable
At least 900mm wide? FFCPAT90	1	2	3
Gradient gentler than 1 in 12? FFCPATGR		2	3
Protected from adjacent drops? FFCPATAD		2	3

Accessibility

Number of steps from pavement to entrance of module FFCSTEP

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps	
8	7	1	2	3	
Space for ramp					
Not applicable	8	Yes 1	No 2		FFCARAMP
Is path firm and even?	Y N				FFCAFIRM
Is entrance adequately lit?	Y N				FFCALIT
Is entrance covered?	Y N				FFCACOVR

HHSRS - shared areas

(affecting dwelling surveyed)

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

If '3', score HHSRS in Section 22

12. House/module shape

SPSS SHAPE

Draw plan													Back												
Left													Right												
													Front												

Location of additional part FSHADDIT	No additional part 77	Front elevation			Back elevation			Left elevation			Right elevation			Unknown
		Left 01	Centre 02	Right 03	Left 04	Centre 05	Right 06	Front 07	Centre 08	Back 09	Front 10	Centre 11	Back 12	99
Attic/basement in house/module FSHATTIC	Attic only 1			Basement only 2			Both 3			Neither 4			Unknown 9	
Entry floor to house/module FSHENTR	Basement B			Ground G			Floor <input type="text"/>			Unknown 9				

13. External dimensions of house/module

	No. of floors	Level (B, G, 1, 2 etc)			Width (metres)			Depth (metres)		
Main structure	FDHMFLRS	FDHMLEV1	Basement BB	Ground GG	FDHMWID1	FDHMDEP1				
	FDHMLEV2	None exists NN	Basement BB	Ground GG	Same as above SSS	FDHMWID2	Same as above SSS	FDHMDEP2		
	FDHMLEV3	None exists NN	Basement BB	Ground GG	Same as above SSS	FDHMWID3	Same as above SSS	FDHMDEP3		
Additional part	FDHAFLRS	FDHALEV1	Basement BB	Ground GG	FDHAWID1	FDHADEP1				
	FDHALEV2	None exists NN	Basement BB	Ground GG	Same as above SSS	FDHAWID2	Same as above SSS	FDHADEP2		
	FDHALEV3	None exists NN	Basement BB	Ground GG	Same as above SSS	FDHAWID3	Same as above SSS	FDHADEP3		

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

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

Proprietary system?

FMTPROPS

If Yes, name:

FMTDESCR

SPSS SHAPE

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

Clarify with Household

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

ASK HOUSEHOLD
Exact year of
loft conversion

FALYELCO

16. Elevation features

SPSS ELEVATE

Front face	Left face	Right face	Back face
Y N	Y N	Y N	Y N
	FELXP... Is part of face unattached?		
	FELGAB... Gables (tenths)		
	FELPAR... Parapets (tenths)		
	FELSUP... Mono supporting walls (tenths)		
	FELBAS... Base walls (tenths)		
	FELMAW... Main walls (tenths)		
	FELGUT... Valley gutters (number)		
Y N	FELSOL... Solar water heating panels?	Y N	Y N
Y N	FELPV... Solar photovoltaic (PV)?	Y N	Y N
Y N	FELCAV... Evidence of cavity wall insulation?	Y N	Y N
Y N	FELEXT... External insulation?	Y N	Y N
Y N	FELFEN... Fenestration (tenths)	Y N	Y N

Must add up to 10

Must add up to 10

...FF ...LF ...RF ...BF

...FW ...FV ...FN ...LW ...LV ...LN ...RW ...RV ...RN ...BW ...BV ...BN

17. Specification of views

FVWSPEBF

FVWTENBF

SP FVWPVBF

BACK FACE

FVWSPELF

FVWPVLF

LEFT FACE

MAIN PART

FVWPVRF

RIGHT FACE

FVWSPERF

FVWTENRF

FRONT FACE

FVWSPEFF

FVWTENFF

SP FVWPVFF

Is there any evidence from the air bricks of cavity wall insulation? FELCWIAB

Wind turbine present? FELWTUR

Roof Pitch (deg.) FELROOFP

Flat -15	16 - 26	27 - 39	40 - 50	50+
1	2	3	4	5

Orientation of Front Face FELORIEN

NW	N	NE
W	⊗	E
SW	S	SE

18. Exterior – of house/module

SPSS CHIMNEY FRONT VIEW FEXCS1..

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

Chimney stacks

(Number)
Present? ..PR
Number ..NO
Age ..AG
Faults? ..FL
Rebuild ..RN
Part rebuild ..PT
Repoint/refix pot ..RE
Leave ..LV
Urgent? ..UR
Replacement period ..TM

FEXCS2.. BACK VIEW

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

SPSS ROOFSTRUC FEXRS1..

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

Roof structure

(Tenths of area)
Tenths of area ..TE
Age ..AG
Faults? ..FL
Replace ..RN
Strengthen ..ST
Leave ..LV
Urgent? ..UR
Replacement period ..TM

FEXRS2..

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

SPSS ROOFCOV FEXRC1..

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

Roof covering

(Tenths of area)
Tenths of area ..TE
Age ..AG
Faults? ..FL
Renew ..RN
Isolated rep ..IS
Leave ..LV
Urgent? ..UR
Replacement period ..TM

FEXRC2..

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

SPSS ROOFFEAT FEXRF1..

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

Roof features and drainage

(Tenths of length)
Present? ..PR
Faults? ..FL
Replace ..RN
Repair ..RP
Leave ..LV
Urgent? ..UR
Replacement period ..TM

FEXRF2..

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

18. Exterior – of house/module (continued)

SPSS WALLSTRU										FRONT VIEW					FEXWS1..	Wall structure	BACK VIEW																												
Masonry cavity		Masonry cavity		Masonry single leaf		9" solid		>9" solid		In situ concrete		Concrete panels		Wood/metal/plastic panels	Standard Masonry cavity		Narrow Masonry cavity		Masonry single leaf		9" solid		>9" solid		In situ concrete		Concrete panels		Wood/metal/plastic panels																
Net tenths of area															..TE																														
Age															..AG																														
Faults?															..FL		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	
Rebuild/renew															..RN																														
Repair															..RP																														
Leave															..LV																														
Urgent?															..UR		N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period															..TM																														

SPSS WALLFIN										FRONT VIEW					FEXWF1..	Wall finish	BACK VIEW																											
Masonry pointing		Non-masonry natural		Rendered		Shiplap timber		Tile hung		Slip/tile faced		Wood/metal/plastic panels		Masonry pointing		Non-masonry natural		Rendered		Shiplap timber		Tile hung		Slip/tile faced		Wood/metal/plastic panels																		
Net tenths of area															..TE																													
Age															..AG																													
Faults?															..FL		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Render															..RE																													
Renew/repoint															..RN																													
Isolated repair															..RP																													
Paint															..PA																													
Leave															..LV																													
Urgent?															..UR		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period															..TM																													

SPSS DORMERS										FRONT VIEW					FEXDB1..	Dormers and bays	BACK VIEW																											
Single storey		Multi storey		Standard		Roof		Porches		Conservatories		Balconies		Single storey		Multi storey		Standard		Roof		Porches		Conservatories		Balconies																		
Present?															..PR		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Number															..NO																													
Age															..AG																													
Faults?															..FL		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Rebuild roof and walls															..RW																													
Rebuild roof only															..RO																													
Rebuild wall only															..WO																													
Major repairs															..MJ																													
Minor repairs															..MN																													
Demolish															..DE																													
Leave															..LV																													
Urgent?															..UR		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period															..TM																													

SPSS DAMPPC										FRONT VIEW					FEXDP1..	Damp proof course	BACK VIEW																											
Physical barrier		Injection DPC		None		Physical barrier		Injection DPC		None		Physical barrier		Injection DPC		None																												
Tenths of length															..TE																													
Faults?															..FL		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replace/install															..RN																													
Leave															..LV																													
Urgent?															..UR		Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period															..TM																													

SPSS INTERIOR									
For all conservatories									
Closable door between conservatory and dwelling					..FINCODOR				
Footprint of conservatory (Sq m) (Whole numbers only)					..FINCOSIZ				
Conservatory window type					..FINCOWIN				
Conservatory roof					..FINCOROF				
Fixed radiator or other fixed heater present?					..FINCORAD				

19. Around the house/module SPSS AROUND

Underground drainage

Drainage system	FCUDRAIN	Mains	Septic tank	Cess pool	Private sewage system	Unknown
Faults?	FCUFAULT	1	2	3	4	9

Blockage	FCUBLOCK					
Other (specify)	FCUOTHER	FCUOTHSP				

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

Rats and mice outside house/module FCU...

Evidence of mice?	..VERMC	Type of evidence	Traps seen?	Chemicals?	Other visual evidence?	Told about it?
Evidence of rats?	..VERAT		..TRAPS	..CHEMS	..VISUA	..TOLDA
Pets/livestock kept outside?	..PETSLS	None	Minor	Major		
Litter/rubbish around house/module	..LITTR	1	2	3		

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

Parking provision of survey dwelling

ASK HOUSEHOLD	..PR	..LO	..SP	..AC						
	Present?	On plot?	Car spaces	None	Minor	Major	Renew	Demolish		
Integral garage	FCUINT...	Y	N	Y	N	1	2	3	4	
Attached garage	FCUATT...	Y	N	Y	N	1	2	3	4	5
Detached garage	FCUDET...	Y	N	Y	N	1	2	3	4	5
Car port	FCUPOR...	Y	N	Y	N	1	2	3	4	5
Designated parking space(s)	FCUSPA...	Y	N	Y	N	1	2	3	4	5
Street parking	FCUSTR	Adequate		Inadequate		None				
		1		2		3				

..OW				
Who owns garage/parking				
Household	Local authority	Other landlord	Other	
1	2	3	4	
1	2	3	4	
1	2	3	4	
1	2	3	4	

Is there any off-plot parking located within 30 meters of the entrance to dwelling/module, with an even access route of less than 1:12 gradient? **FCUOPP**

Cavity wall insulation summary

Evidence of cavity wall insulation:	..ME	Area around meters (P5)
	..LS	Loft space (P7)
	..OR	Occupant response (P8)
	..EF	Elevation features (P14)
	..AB	Air bricks (P14)

Is there clear evidence that cavity wall insulation is present in the majority of the cavity walls? **FCWIPRES**

Exposure FCUEXPOS

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

What is the average level of overshadowing of the dwelling windows?	None or very little	Modest	Significant	Heavy
FCUOSDW	1	2	3	4

What is the level of overshadowing to the module roof?	None or very little	Modest	Significant	Heavy
FCUOSMR	1	2	3	4

20. Block SPSS AROUND

Number of houses/modules in block	Detached house/module	Specify number	More than 50	FBLBLOCK
	01		75	

Approximate number of houses/modules in disrepair in block	Specify number	FBLDEFEC

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

21. Structural defects

SPSS STRUCTURE

Any structural defects present? Y N

IF YES, DESCRIBE BELOW

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

FST...	Defect ..DE	Action required?			Monitor/ examine further?		Action described elsewhere on form?		Action required on assumption problem is progressive										
		..AC	..AC	..AC	..MN	..MN	..EL	..EL	Treatment?				Any additional action required that is not accounted for elsewhere						
									Extent		Extent		Extent						
Roof sagging ..SAG..	Y	Y	N	Y	N	Y	N												
Roof humping ..HUM..	Y	Y	N	Y	N	Y	N												
Roof spreading ..SPR..	Y	Y	N	Y	N	Y	N	Tie-ing ..TI	Y	N	Number: ..NO	[]							
								Other ..OT	Y	N	Specify ..SP	[]							
Sulphate attack ..SUL..	Y	Y	N	Y	N	Y	N	Chimney-line ..CL	Y	N	Linear metres ..LM	[] m							
								Other ..OT	Y	N	Specify ..SP	[]							
Unstable parapets ..PAR..	Y	Y	N	Y	N	Y	N												
Wall bulging ..BUL..	Y	Y	N	Y	N	Y	N	Tie rods ..TR	Y	N	Number: ..TN	[]							
								Strapping ..ST	Y	N	Number: ..SN	[]							
								Other ..OT	Y	N	Specify ..SP	[]							
Differential movement ..MOV..	Y	Y	N	Y	N	Y	N	Movement-joint ..MJ	Y	N	Linear metres ..LM	[] m							
								Other ..OT	Y	N	Specify ..SP	[]							
Lintel failure ..LIN..	Y	Y	N	Y	N	Y	N	Replace lintels ..RN	Y	N	Number: ..NO	[]							
Wall tie failure ..TIE..	Y	Y	N	Y	N	Y	N	Insert wall ties ..IN	Y	N	Wall area: ..WA	[] m ²							
Unstable floors, stairs or ceilings ..UNS..	Y	Y	N	Y	N	Y	N												
Dry rot/Wet rot ..ROT..	Y	Y	N	Y	N	Y	N	Wall & timber treatment ..TR	Y	N	Basement 1	One room 2	One floor 3 ..EX	Loft 4	Most of building 5				
Wood-borer infestation ..BOR..	Y	Y	N	Y	N	Y	N	Timber treatment ..TR	Y	N	Basement 1	One room 2	One floor 3 ..EX	Loft 4	Most of building 5				
Adequacy of balconies / projections ..BAL..	Y	Y	N	Y	N	Y	N	Replace fixings ..RN	Y	N	Total number: ..NO	[]							
								Other ..OT	Y	N	Specify ..SP	[]							
Foundation settlement ..FOU..	Y	Y	N	Y	N	Y	N	Underpin ..UN	Y	N	Linear metres ..LM	[] m							
								Other ..OT	Y	N	Specify ..SP	[]							
Integrity of structural frame ..ISF..	Y	Y	N	Y	N	Y	N	Making-good ..MG	Y	N	Wall area ..WA	[] m ²							
								Replace frame ..RN	Y	N									
Integrity of wall panels ..IWP..	Y	Y	N	Y	N	Y	N	Replace fixings ..RN	Y	N	Total number: ..NO	[]							
								Other ..OT	Y	N	Specify ..SP	[]							
Boundary wall - unsafe height ..BWH..	Y	Y	N	Y	N	Y	N												
Boundary wall - out of plumb ..BWP..	Y	Y	N	Y	N	Y	N												
Boundary wall - horizontal cracking ..BWC..	Y	Y	N	Y	N	Y	N												
Unstable retaining wall ..RET..	Y	Y	N	Y	N	Y	N												
Any other problems ..OTH..	Y	Y	N	Y	N	Y	N	Specify ..ST			Specify ..SE	[]							

HHSRS

FSTHSSCO Structural collapse and falling elements

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

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
Falling on stairs etc FHS...				
Falling on stairs etc ..STAIR	Check flags on pages 3, 10, 12, 17	1	2	3
Falling on level surfaces ..ONLEV	Check flags on pages 3, 10, 12, 17	1	2	3
Falling between levels ..BTLEV	Check flags on pages 3, 10, 12, 17	1	2	3
Falls associated with baths etc ..FBATH	Check flag on page 4	1	2	3
Fire ..FIRE	Check flags on pages 3, 10	1	2	3
Flames, hot surfaces, etc ..HOTSF	Check flags on pages 3, 10	1	2	3
Damp and mould growth ..DAMP	Check flags on pages 3, 10, 17		2	3
Entry by intruders ..ENTRY	Check flags on pages 3, 10, 12, 17	1	2	3
Noise ..NOISE	Check flags on pages 3, 10	1	2	3
Collision and entrapment ..CENT	Check flags on pages 3, 10, 12, 17	1	2	3

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

Y N **FHSAHWA**

FHSMEAS

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

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

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

FHSXRISK

SPSS HHSRS

Falling on stairs etc.

FHSSTWA

Significantly higher than average

Y N

FHSST...

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

..LIK			1800	1000	560	320	180	100	56	32	18	6	2
--------------	--	--	------	------	-----	-----	-----	-----	----	----	----	---	---

Likely outcome if a person over 60 should fall

Class 1 Extreme % ..EX	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%	
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		

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 6	1 in 2
0.1%							E	D	C	B	A
0.2%							E-	E	D	C	B
0.5%							E	E	D	C	B
1.0%							E	E+	D	C	A-
2.2%				F	E-	E	D	C	B	A	A
4.6%				E-	E	D	C	B-	B	A	A
10.0%		E	E-	E	D	C	B-	B	A	A	A
21.5%		E	E	D	C	B	B	A	A	A	A
31.6%		E	D	C	C	B	A	A	A	A	A
46.4%	E	E	D	C	B	B	A	A	A	A	A
100%	D	C-	C	B	A	A	A	A	A	A	A

Action required

FHSST...	Action required?	Action	Coded elsewhere?	Quantity
...IHA	Y	Install handrail	...IHD Y N	Metres: ...IHQ
...IBA	Y	Install balustrade	...IBD Y N	Metres: ...IBQ
...CVA	Y	Cover dangerous balustrade/guarding	...CVD Y N	Metres: ...CVQ
...RPA	Y	Repair/replace internal staircase (S5)	...RPD Y	
...RDA	Y	Redesign internal, common or external staircase (design, not condition)	...RDD N	Number: ...RDQ
...COA	Y	Repair/replace external/common staircase (S9)	...COD Y	
...EXA	Y	Repair/replace external steps (S11, S18)	...EXD Y N	Number: ...EXQ
...CSA	Y	Cover slippery stairs	...CSD Y N	Flights: ...CSQ
...LIA	Y	Repair/replace/provide additional lighting (S5, S9, S11)	...LID Y N	Number: ...LIQ
...ROA	Y	Remove obstacle	...ROD N	Number: ...ROQ

Falling on level surfaces etc.

Significantly higher than average

Y N

FHSLVWA

FHSLV...

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

..LIK				1000	560	320	180	100	56	32	18	6	2
--------------	--	--	--	------	-----	-----	-----	-----	----	----	----	---	---

Likely outcome if a person over 60 should fall

Class 1 Extreme % ..EX	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%	
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	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 6	1 in 2
0.1%						E	D	C	B+	A
0.2%						E-	E	D+	C	A-
0.5%						E	D	D	C	A
1.0%						E	D	D	B	A
2.2%				E	E-	D	C	B	A	A
4.6%			E	E	D	C	B	B	A	A
10.0%		E	E	D	C	B	B	A	A	A
21.5%	E	E	D	C	B	B	A	A	A	A
31.6%	E	D	C	C+	B	A	A	A	A	A
46.4%	E+	D	C	B	B	A	A	A	A	A
100%	C-	C	B	A	A	A	A	A	A	A

Action required

FHSLV...	Action required?	Action	Coded elsewhere?	Quantity
..RFA	Y	Repair floors (S5, S9)	..RFD Y	
..RPA	Y	Repair paths/external surfaces (S11, S18)	..RPD Y	
..RTA	Y	Remove trip steps (S5, S9)	..RTD N	Number: ..RTQ
..RDA	Y	Redesign external pathways (S11, S18)	..RDD N	Metres: ..RDQ
..CVA	Y	Cover slippery surfaces	..CVD Y N	Sq m: ..CVQ
..LIA	Y	Repair/replace/provide additional lighting (S5, S9, S11)	..LID Y N	Number: ..LIQ
..ROA	Y	Remove obstacle	..ROD N	Number: ..ROQ

Falling between levels

FHSBT...

Significantly higher than average

Y N

FHSBTWA

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

..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2
-------	------	------	------	------	-----	-----	-----	-----	----	----	----	---	---

Likely outcome if a child under 5 should fall

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSBTHR

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 6	1 in 2
0.1%				H	H	G	F	E-	E	E	E	B	A
0.2%			J	H	H	G	F	E	E	E	E	B	A
0.5%			I	H	H	G	F	E	E	D	D	B	A
1.0%			I	H	G	F	F	E	D-	D	D	A-	A
2.2%		I	H	H	G	F	E	E	D	D	B	A	A
4.6%	I	H	H	G	F	E	E	D	D	B-	B	A	A
10.0%	H	H	G	F	E	D	D	C	B	B	A	A	A
21.5%	H	G	F	E	D	D	C	B	B	A	A	A	A
31.6%	G	F	F	E	D	C-	C	B	A	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A	A

Action required

FHSBT...

Action required?	Action	Coded elsewhere?	Quantity
..WCA	Install window safety catches	..WCD Y N	Number: ..WCQ
..LIA	Repair/replace/provide additional lighting (S5, S9, S11)	..LID Y N	Number: ..LIQ
..BUA	Brick-up dangerous opening / raise cill height	..BUD N	Number: ..BUQ
..BAA	Repair/replace balconies (S9, S18)	..BAD Y	
..PLA	Repairs to plot (S11, S18)	..PLD Y	
..GBA	Repair/replace existing guarding/balustrading (S5, S9, S11, S18)	..GBD Y	
..GIA	Install new guarding/balustrading/cover	..GID N	Metres: ..GIQ
..ROA	Remove obstacle	..ROD N	Number: ..ROQ

Falls associated with baths etc.

FHSFB...

Significantly higher than average

Y N

FHSFBWA

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

..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2
-------	------	------	------	------	-----	-----	-----	-----	----	----	----	---	---

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

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSFBHR

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 6	1 in 2
0.1%				I	H	G-	G+	F	E	E	D-	C	A
0.2%				I-	I	H	G	F+	F	E	D	C	A
0.5%				I	H	H	G	F	E	E	D	B	A
1.0%			I-	I	H	G-	F-	F	E	D	C-	B	A
2.2%		J	I	H	G-	G+	F	E	D	D+	C	A-	A
4.6%		I	H	G	G+	F	E	D	D+	C	B	A	A
10.0%	I+	H	G	F	F+	E	D	C	C+	B	A	A	A
21.5%	H	G	F	E	E	D	C	B	B	A	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	A	A	A	A	A
46.4%	G	F	E	E+	D	C	B	B+	A	A	A	A	A
100%	F	E	D	C	C	B	A	A	A	A	A	A	A

Action required

FHSFB...

Action required?	Action	Coded elsewhere?	Quantity
..RPA	Repair/replace bath/shower (S5)	..RPD Y N	Number: ..RPQ
..GRA	Provide additional grabrail	..GRD N	Number: ..GRQ
..RAA	Rearrange bathroom (S5)	..RAD Y N	Number: ..RAQ
..RSA	Re-site bathroom	..RSD N	Number: ..RSQ
..AHA	Provide additional heating (S5)	..AHD N	Number: ..AHQ
..RLA	Repair/replace/provide additional lighting (S5)	..RLD N	Number: ..RLQ
..ROA	Remove obstacle	..ROD N	Number: ..ROQ

SPSS HHSRS

Fire

FHSFR...

Significantly higher than average

Y N

FHSFRWA

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

..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2
--------------	------	------	------	------	-----	-----	-----	-----	----	----	----	---	---

Likely outcome if occupied by a person over 60

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSFRHR

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 6	1 in 2
0.1%							G	F-	F	E	E	C	A
0.2%							G	F	E	D	D	C	A
0.5%						H	G	F	E	D	D	B	A
1.0%							G	F-	F	E	D	C	B
2.2%					G	G	F	E	D	C	C	A-	A
4.6%	I	H	H	G	F-	F	E	D	C	C	B	A	A
10.0%	H	H	G	F-	F	E	D	C-	C	B	A	A	A
21.5%	H	G	F	E	E	D	C	B-	B	A	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	B	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A	A

Action required

FHSFR...

Action required?	Action	Coded elsewhere?	Quantity
..ELA	Repair/replace electrical system (S5)	..ELD Y	
..SOA	Provide additional sockets	..SOD N	Number: ..SOQ
..HTA	Repair/replace or reposition heater (S5)	..HTD Y	Number: ..HTQ
..RCA	Relocate cooker	..RCD N	Number: ..RCQ
..RKA	Re-fit, extend, re-site kitchen (S5)	..RKD Y	Number: ..RKQ
..CAA	Repair/Install precautions to common areas (S9)	..CAD Y	Sq m: ..CAQ
..PSA	Replace non fire resistant/smoke permeable structure/poly. tiles	..PSD Y	Sq m: ..PSQ
..USA	Upgrade stairway to protected route	..USD Y	Flights: ..USQ
..HSA	Replace inadequate heating system	..HSD N	
..FWA	Provide fire stop wall to loft space	..FWD N	Number: ..FWQ
..SCA	Provide self-closing doors	..SCD Y	Number: ..SCQ
..IDA	Install smoke detection measures	..IDD Y	Number: ..IDQ
..OWA	Provide suitable openable windows/doors for MOE (S5, S9)	..OWD N	Number: ..OWQ
..FEA	Provide fire escape	..FED N	Flights: ..FEQ
..ROA	Remove obstacle	..ROD N	Number: ..ROQ

Flames, hot surfaces etc.

Significantly higher than average

Y N

FHSHSWA

Average

FHSHS...

Likelihood of a child under 5 being burnt/scalded

..LIK				1000	560	320	180	100	56	32	18	6	2
--------------	--	--	--	------	-----	-----	-----	-----	----	----	----	---	---

Likely outcome if a child under 5 is burnt/scalded

Class 1 Extreme % ..EX	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSHSHR

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 6	1 in 2
0.1%				H	F	E-	E	D	C	A
0.2%				G	F	E	E	D	C	A
0.5%				G	F	E	D-	D	B	A
1.0%					F	E-	E	D	C	B
2.2%			F-	F	E	D	D+	C	A	A
4.6%		F-	F	E	D	D	C	B	A	A
10.0%	F-	F+	E	D	C	C+	B	A	A	A
21.5%	E-	E	D	C	B	B	A	A	A	A
31.6%	E	D	C-	C	B	A	A	A	A	A
46.4%	E+	D	C	B	B+	A	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A	A

Action required

FHSHS...

Action required?	Action	Coded elsewhere?	Quantity
..RHA	Repair, replace or reposition heater, heating or hot water pipes, or cover	..RHD Y	Number: ..RHQ
..RCA	Relocate cooker	..RCD N	Number: ..RCQ
..RKA	Re-fit, extend, re-site kitchen (S5)	..RKD Y	Number: ..RKQ
..ROA	Remove obstacle	..ROD N	Number: ..ROQ

Noise

FHSNO...

Significantly higher than average

Y N

FHSNOWA

Likelihood of a person being affected

..LIK						1000	560	320	180	100	56	32	18	6	2
-------	--	--	--	--	--	------	-----	-----	-----	-----	----	----	----	---	---

Likely outcome if a person is affected

Class 1 Extreme % ..EX	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSNOHR

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 6	1 in 2
0.1%		J	L-	I	H	G	F-	F	E	D+	A
0.2%											
0.5%											
1.0%											
2.2%											
4.6%											
10.0%											
21.5%											
31.6%											
46.4%											
100%											

Action required

FHSNO...	Action required?	Action	Coded elsewhere?	Quantity
..FLA	Y	Soundproof floors	..FLD N	Sq m: ..FLQ
..CEA	Y	Soundproof ceiling	..CED N	Sq m: ..CEQ
..NMA	Y	Soundproof / move noisy machinery / equipment	..NMD N	Number: ..NMQ
..PTA	Y	Soundproof partitions	..PTD N	Sq m: ..PTQ
..PWA	Y	Soundproof party walls	..PWD N	Sq m: ..PWQ
..SGA	Y	Install secondary glazing to windows/repair windows	..SGD Y N	Number: ..SGQ
..MVA	Y	Provide mechanical ventilation	..MVD N	Number: ..MVQ

Collision and entrapment

FHSCE...

Significantly higher than average

Y N

FHSCEWA

Likelihood of a child under 5 being injured

..LIK								180	100	56	32	18	6	2
-------	--	--	--	--	--	--	--	-----	-----	----	----	----	---	---

Likely outcome if a child under 5 is injured

Class 1 Extreme % ..EX	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSCEHR

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 6	1 in 2
0.1%								F	F+	D	A
0.2%								F	E	D	A
0.5%								E	E	C	A
1.0%							E	E	D	B-	A
2.2%							E	D	C	B	A
4.6%					E	E+	D	C	B	A	A
10.0%					D	C-	C	B	A	A	A
21.5%					C	B-	B	A	A	A	A
31.6%					C	B	A	A	A	A	A
46.4%					B	B+	A	A	A	A	A
100%					A-	A	A	A	A	A	A

Action required

FHSCE...	Action required?	Action	Coded elsewhere?	Quantity
..WIA	Y	Repair/replace windows (S9, S18)	..WID Y N	Number: ..WIQ
..DOA	Y	Repair/replace doors (S5, S9, S18)	..DOD Y N	Number: ..DOQ
..SLA	Y	Signpost low headroom	..SLD N	Number: ..SLQ
..ROA	Y	Remove obstacle	..ROD N	Number: ..ROQ

24. Local area

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

Nature of area

FARNATUR

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

Number of dwellings in area

FARDWELL

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

FARPRAGE

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

FARTYPES

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

Predominant tenure as built

FARTENUR

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

Number of dwellings on estate

FARESTAT

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

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

FARRTB

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

Best						Worst
1	2	3	4	5	6	7

Problems in local area

		No problems			Major problems	
Litter/rubbish/dumping	FARLITTR	1	2	3	4	5
Graffiti	FARGRAFF	1	2	3	4	5
Vandalism	FARVANDA	1	2	3	4	5
Dog/other excrement	FAREXCRE	1	2	3	4	5
Condition of dwellings	FARCOND	1	2	3	4	5
Vacant sites	FARSITES	1	2	3	4	5
Intrusive industry	FARINDUS	1	2	3	4	5
Non-conforming uses	FARNOCON	1	2	3	4	5
Vacant/boarded-up buildings	FARVACNT	1	2	3	4	5
Ambient air quality	FARAIRQU	1	2	3	4	5
Heavy traffic	FARTRAFF	1	2	3	4	5
Intrusion from motorways/main roads	FARMOTOR	1	2	3	4	5
Railway/aircraft noise	FARRAILS	1	2	3	4	5
Nuisance from street parking	FARPARKS	1	2	3	4	5
Scruffy gardens/landscaping	FARGRDNS	1	2	3	4	5
Scruffy/neglected buildings	FARBLDGS	1	2	3	4	5
Condition of road, pavements and street furniture	FARROADS	1	2	3	4	5

English Housing Survey - Backup Sheet

Only use the backup sheet when the normal label barcode will not work or for additional surveys where the barcode is not available.

- 1) **Mark the 'Edit form' box on page one of the survey form, but do not mark 'Activate scan' box**
- 2) Write the correct barcode in the blank boxes at the top of the grid [this is for your reference only]
- 3) Put a mark into the corresponding blue [numbers] active boxes
- 4) If the green light appears the pen should now be ready for use. Please note the pen will not buzz 3 times as it would when normally scanning the barcode.

If the red light shows, the procedure must be repeated from 1) again.

Finally please **do not** forget to enter any leading zeros in the survey number boxes.

	Surveyor ID			Survey Code		
Please mark Surveyor ID followed by Survey Code in the relevant box below the written number	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	0	0	0	0	0	0
	1	1	1	1	1	1
	2	2	2	2	2	2
	3	3	3	3	3	3
	4	4	4	4	4	4
	5	5	5	5	5	5
	6	6	6	6	6	6
	7	7	7	7	7	7
	8	8	8	8	8	8
	9	9	9	9	9	9

Mark the 'Edit form' box on page one of the survey form, but do not mark 'Activate scan' box

Notes: