



Ministry of Housing,  
Communities &  
Local Government

bre



2019/20

## Digital pen procedure

### 1. Surveyor name

1) Write surveyor name

### 2. Edit form

2) Mark the 'Edit form' box

3) Write unique survey number (01-99)

### Survey Code

3.

4) Code unique survey number

4.

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**SPSS FIRSTIMP**

# 1. Survey record

	FRECL1... Visit 1	FRECL2... Visit 2	FRECL3... Visit 3	FRECL4... Visit 4	FRECL5... Visit 5
<b>Visit / telephone call made</b> <span style="background-color: yellow;">...VM</span>	Y   N	Y   N	Y   N	Y   N	Y   N
<b>Was this a booked appointment?</b> <span style="background-color: yellow;">...AP</span>	Y   N	Y   N	Y   N	Y   N	Y   N
	Day   Month	Day   Month	Day   Month	Day   Month	Day   Month
<b>Record date of this call</b>	<span style="background-color: yellow;">...DY</span>   <span style="background-color: yellow;">...MT</span>				
<i>(24 hour clock)</i>	Hr   mm	Hr   mm	Hr   mm	Hr   mm	Hr   mm
<b>Start time</b>	<span style="background-color: yellow;">...SH</span>   <span style="background-color: yellow;">...SM</span>				
<b>Finish time</b>	<span style="background-color: yellow;">...FH</span>   <span style="background-color: yellow;">...FM</span>				
<b>Outcome</b> <span style="background-color: yellow;">...CO</span>					
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 / unproductive 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 / unproductive contact	10	10	10	10	10
Speculative call - appointment scheduled	11	11	11	11	11
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

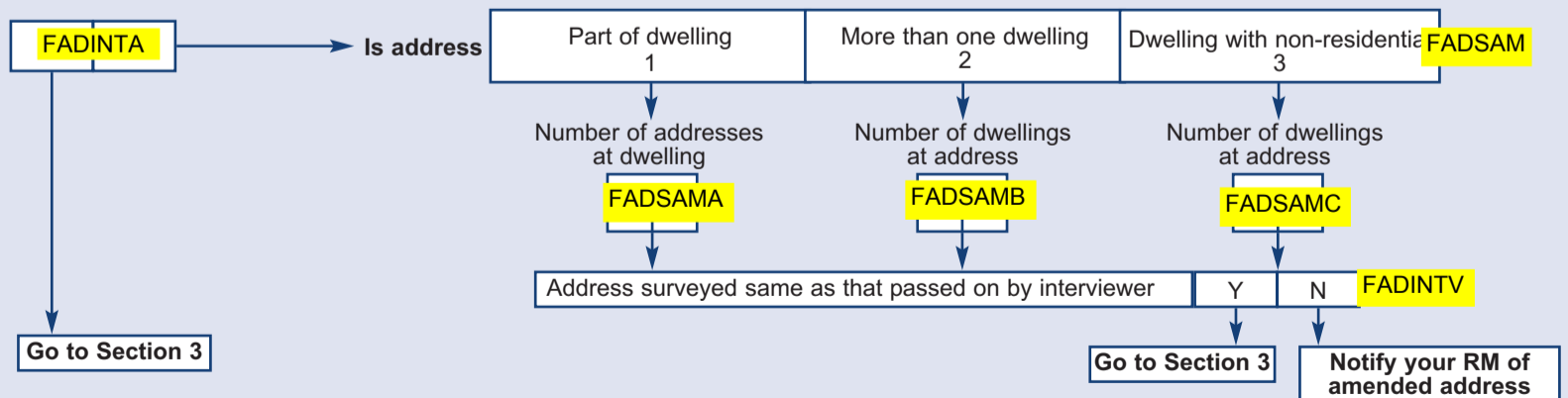
Reason for non survey:

FRENOSV

**SPSS FIRSTIMP**

# 2. Dwelling identification

Is the dwelling address passed on to you by the interviewer a single dwelling?



### 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
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**HMO premises: discuss with RM if necessary complete questions on page 8**

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

House/bungalow						Flat		
End terrace 1	Mid terrace 2	Semi detached 3	Detached 4	Temporary 5	Park home 9	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**

If occupants have moved in within the last 6 months, ask for date:-  
 Day: **FODEXDAY**    Month: **FODEXMON**    Year: **FODEXYRS**

**Source of information on tenure and occupancy FODSORCE**

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

### IDENTIFY MODULE NOW

### 4. Module associated with the address surveyed **SPSS FIRSTIMP**

House (single unit) 1	Converted building (multiple units) 2	Purpose built flats (multiple units) 3
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**FMODULE**

Have all the accommodation units exclusive use of key amenities? **FMODISSC**

Yes - sole use 1	Mix (e.g. some sole use, some shared amenities) 2	No (all units share at least one amenity) 3
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Go to Section 5

Number of units with exclusive use of amenities	<b>FMODSC</b>
Number of units which share amenities	<b>FMODNON</b>

**SPSS INTERIOR**

**5. Interior**

	..LIV.. Living room	..KIT.. Kitchen	..BED.. Bedroom	..BAT.. Bathroom	..CIR.. Circulation
Does room exist?	FIN...EX	Y N	Y N	Y N	Y N
Level (B, G, 1, 2, 3 etc)	FIN...LE				
Function (L, K, S, T, D)	FIN...FU				
Room inspected?	FIN...IN	Y N	Y N	Y N	Y N
Ceiling height (metres)	FIN...CL	·	·	·	·
Width (metres)	FIN...WI	·	·	·	
Depth (metres)	FIN...DE	·	·	·	

	..GAR.. Integral garage	..BAL.. Integral balcony	..EX1.. Extra room 1	..EX2.. Extra room 2	..EX3.. Extra room 3	..EX4.. Extra room 4	..EX5.. Extra room 5	..EX6.. Extra room 6	..EX7.. Extra room 7	FINROOMS
Does room exist?	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	
Level (B, G, 1, 2, 3 etc)										
Function (L, K, S, T, D)										
Room inspected?	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N	
Ceiling height (metres)	·	·	·	·	·	·	·	·	·	
Width (metres)	·	·	·	·	·	·	·	·	·	
Depth (metres)	·	·	·	·	·	·	·	·	·	

**Ceilings** (answer in tenths)

Faults?	FINCLGFL	Y N	Y N	Y N	Y N	Y N
Take down and re...	FINCLGRN					
Isolated repair, fill cracks	FINCLGRP					
Leave	FINCLGLV					

**Floors** (answer in tenths)

Solid floors?	FINFLRSF	Y N	Y N	Y N	Y N	Y N
Faults?	FINFLRFL	Y N	Y N	Y N	Y N	Y N
Replace structure	FINFLRRN					
Replace only boards or screed	FINFLRRP					
Leave	FINFLRLV					

**Walls** (answer in tenths)

Faults?	FINWLSFL	Y N	Y N	Y N	Y N	Y N
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
Internal insulation	FINWLSII	Y N	Y N	Y N	Y N	Y N

**Doors** (answer in numbers)

Faults?	FINDRSFL	Y N	Y N	Y N	Y N	Y N
Renew	FINDRSRN					
Repair/rehang	FINDRSRP					

**Windows/Frames**

Faults?	FINWDFL	Y N	Y N	Y N	Y N	Y N
Means of escape?	FINWNDES	Y N	Y N	Y N	Y N	Y N
Secondary glazing for sound insulation?	FINWNDSI	Y N	Y N	Y N	Y N	Y N
Trickle vents to room?	FINWNDTV	Y N	Y N	Y N	Y N	Y N

**Heating & Services**

CH/prog. appliance?	FINHTGCH	Y N	Y N	Y N	Y N	Y N
Fixed other heater?	FINHTGFX	Y N	Y N	Y N	Y N	Y N

**Defects** FINDFX...

	Living room	Kitchen	Bedroom	Bathroom	Circulation
Rising (ground level) damp	..RD	Y	Y	Y	Y
Penetrating (higher level) damp	..PD	Y	Y	Y	Y
Serious condensation/mould growth	..MO	Y	Y	Y	Y
Inadequate natural light	..NL	Y	Y	Y	Y
Inadequate artificial light	..AL	Y	Y	Y	Y
Inadequate room ventilation	..RV	Y	Y	Y	Y
Inadequate appliance ventilation	..VT	Y	Y	Y	Y
Wood boring insect attack	..IN	Y	Y	Y	Y
Dry/wet rot	..RT	Y	Y	Y	Y
Evidence of mice	FINVERMS	Y	Y	Y	Y
Evidence of rats	FINVERAT	Y	Y	Y	Y

**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 Apply
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?	..VW	Y	N
Smoke detector(s)	..SM	Y	N
Carbon monoxide detector? Clarify with household	..CO	Y	N
Sprinkler / mister system present inside dwelli	..SS	Y	N

**Adaptions and accessibility**

Flush threshold <15mm?	Y	FINFLUSH
Room on entrance level suitable for bedroom?	Y	FINBEDEN
Bathroom at entrance level?	Y	FINBATEN
WC at entrance level?	Y	FINWCEN
Wheelchair accessible WC at entrance level?	Y	FINWAWEN
Change in floor level/trip steps at entrance level?	Y	FINTRPEN
Doorsets and circulation meet requirement M4(1)?	Y	FINCIRCU
Straight stairs with landings >900mm?	Y	FINLANDS

**Adaptations for disabled people**

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

**HHSRS** FINHS...

	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	..STR	1	2
Falling on level surfaces	..LVL	1	2
Falling between levels	..BTW	1	2
Fire	..FIR	1	2
Flames, hot surfaces, etc	..HOT	1	2
Damp and mould growth	..DAM	2	3

If '3', score HHSRS in Section 22

**FINHS...**

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Entry by intruders	..ENT	1	2	3
Noise	..NOI	1	2	3
Collisions and entrapment	..CEN	1	2	3
Excess heat	..EXH	1	2	3
Lighting	..LIT	1	2	3
Domestic hygiene, pests and refuse	..DHY	1	2	3

Describe 'extreme risk' in Section 22

**FINOT...**

Living room	Kitchen	Bedroom	Bathroom	Circulation	Other rooms
..RD	Y	Y	Y	Y	Y
..PD	Y	Y	Y	Y	Y
..MO	Y	Y	Y	Y	Y
..NL	Y	Y	Y	Y	Y
..AL	Y	Y	Y	Y	Y
..RV	Y	Y	Y	Y	Y
..VT	Y	Y	Y	Y	Y
..IN	Y	Y	Y	Y	Y
..RT	Y	Y	Y	Y	Y
FINVERMS	Y	Y	Y	Y	Y
FINVERAT	Y	Y	Y	Y	Y

**SPSS AMENITY**

**5. Interior – amenities**

**Kitchen amenities**

	..PR		..WK		..AC					
	Present	Working	None	Minor repair	Major repair	Replace	Install	Action		
Cold water drinking supply?	FINCLD...	Y	N	1	2	3	4	5		
Hot water?	FINHOT...	Y	N	1	2	3	4	5		
Sink?	FINSNK...	Y	N	1	2		4	5		
Fixed waste?	FINWST...	Y	N	1	2		4	5		
Cooking provision?	FINCOK...	Y	N	1	2	3	4	5		
Cupboards?	FINCUP...	Y	N	1	2	3	4	5		
Worktop	FINWRK...	Y	N	1	2	3	4	5		
Extractor fan?	FINKXT...	Y	N	1	2	3	4	5		

**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	FINWORTK

**Are there significant problems with:**

Space	FINKDFSP	Kitchen adapted for disabled use?	FINKITDU
Layout	FINKDFLA		
Cleanability	FINKDFCB		

**FINKITLR**

	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
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**Bathroom amenities**

	..PR		..WK		..HC		..AC					Floor ..FL		
	Present	Working	Hot & cold water	None	Minor repair	Major repair	Replace	Install	Basement	Ground	Specify	Badly located?	No. of external surfaces	
Bath/shower?	FINBAT...	Y	N	Y	N	1	2		4	5	BB	GG	FINBADLO	FINSURFA
Wash hand basin?	FINWHB...	Y	N	Y	N	1	2		4	5	BB	GG		
W.C.?	FINLOO...	Y	N	Y	N	1	2	3	4	5	BB	GG	FININ	FINWH
Extractor fan in bathroom?	FINBXT...	Y	N	Y	N								FINBA	FINEX

**Are there significant problems with:**

Space	FINBDFSP	Is any bathroom adapted for disabled use?	FINBATDU
Layout	FINBDFLA		
Cleanability	FINBDFCB	Is any bathroom wheelchair accessible?	FINBATWA
Location	FINBDFLO		

**FINBATLR**

	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
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Does any shower have level access?

FINSWRLA	Basement	Floor	Ground	Specify
	BB	FINSWRLF		

**Secondary amenities**

	..PR		..WK		..HC		..FL			Floor		..ES	
	Present	Working	Hot & cold water	Basement	Ground	Specify	Basement	Ground	Specify	In bedroom/en-suite			
Second kitchen?	FIN2KI...	Y	N	Y	N	BB	GG						
Second bath/shower?	FIN2BT...	Y	N	Y	N	BB	GG			Y	N		
Second wash hand basin?	FIN2WH...	Y	N	Y	N	BB	GG			Y	N	FININ	
Second W.C.?	FIN2LO...	Y	N	Y	N	BB	GG			Y	N	Internal?	

**HHSRS - hazards relating to whole dwelling interior**

**Hazards that may pose an extreme risk**

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk	
Falls associated with baths etc.	FINHSFBA	1	2	3	4
Water Supply	FINHSWAT	1	2	3	4
Food Safety	FINHSFOD	1	2	3	4
Personal hygiene, sanitation and drainage	FINHSPHY	1	2	3	4
Position and operability of amenities	FINHSPOA	1	2	3	4

Describe 'extreme risk' in Section 22

**SPSS SERVICES**

**5. Interior - Primary services**

**FINGASAC**

**Gas system**

		Action			
		None	Minor Repair	Major Repair	Replace
Present?	<b>FINGASPR</b>	1	2	3	4
Mains supply?	<b>FINGASMS</b>				

		Housing Health and Safety Rating System (HHSRS)			
		Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Smart meter?	<b>FINGASTM</b>	Uncombusted fuel gas Explosions <b>FINHSUNG</b>			
		1	2	3	4
		Describe 'extreme risk' in Section 22			

**Electrical system**

Present?	<b>FINELEPR</b>	Normal mains supply?	<b>FINELEMS</b>	Smart meter?	<b>FINELETM</b>	Off-peak supply?	<b>FINOPELE</b>
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Location of meters	<b>FINELEDC</b>	Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
		1	2	3	4	5

Type of wiring	<b>FINELEWI</b>	Lead or rubber covered	PVC sheathed		Mixture	Unknown
		1	2		4	5

Earthing wires	<b>FINELEEA</b>	Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
		1	2		4	5

Consumer unit arrangement	<b>FINELECU</b>	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	<b>FINELEOP</b>	Wire fuses	Cartridge fuses	MCB's	Mixture	Unknown
		1	2	3	4	5

Personal protection	<b>FINELEPP</b>	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
		1	2	3	4	5

Type of Consumer unit	<b>FINELETC</b>	Metal	Plastic			Unknown
		1	2			5

Is there room to add additional circuits within the Consumer unit?	<b>FINELEAD</b>	Yes	No			Unknown
		1	2			5

		None	Minor Repair	Major Repair	Replace	Install
Action	<b>FINELEAC</b>	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
	<b>FINHSELS</b>	Electrical safety			
		1	2	3	4
		Describe 'extreme risk' in Section 22			

**% of fixed lighting that is low energy**

<b>FINLOWLI</b>	00	10	20	30	40	50	60	70	80	90	100
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**Cavity wall insulation**

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

**Whole House Ventilation**

None / Windows	<b>FINWHVEN</b>	Continuous	Individual fans	Passive Stack	Centralised Distribution Systems	
1	2	3	4	5	6	
					Without Heat Recovery	With Heat Recovery (MVHR)

Total number of open fireplaces **FINNOFIR**

**SPSS SERVICES**

**5. Interior – space heating**

**Primary heating**

Present? **FINCHEAT** present: **FINCHPHS**

Main heat source in winter? (ask household)

**FINCHLOC** Location of system

Individual 1	Communal system			If communal, number of dwellings served <b>FINCHNOD</b>
	Estate 2	Block 3	Group of dwellings 4	

If present:

**Primary heating group**

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

Radiators 1	Underfloor 2
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**Primary heating fuel** **FINMHFUE**

Gas			Oil	Solid fuel			Biomass	Electricity				Communal		
Mains 01	Bulk LPG 02	Bottled 03	04	Coal 05	Smokeless fuel 06	Anthracite 07	08	Standard 09	7 hr tariff 10	10 hr tariff 11	24 hr tariff 12	CHP/Waste heat 13	From boiler not Biomass 14	From boiler Biomass 15

**Biomass type** **FINMHBIT**

Wood chips	Wood logs	Wood pellets 3	Gas 4	Oil 5
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**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	Heat pump 8	Unknown 9
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passive flue gas heat recovery

Y <b>FINPHRD</b>	N
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**CRITICAL INFORMATION FROM TABLE**

**Primary heating appliance**  
First digit should match code for primary heating group

Code **FINCHBCD**

Clarify with household

Primary heating system working? **FINCHWRK**

**Primary heating appliance**

None	Minor repair	Major repair	Replace	Age
<b>FINCHBAC</b> 2	3	4	<b>FINCHBAG</b>	

**Primary heating distribution**

<b>FINCHDAC</b> 2	3	4	<b>FINCHDAG</b>
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**If boiler (or heat pump) system:**

Manufacturer name: **FINCHBMA**

Model name/number: **FINCHBMO**

**Primary heating controls**

**Non storage heaters (answer all)**

Boiler thermostat <b>FINCHTHE</b>	No	Yes		Unknown
Programmer <b>FINCHPRO</b>	No	One	More than 1	Unknown
Room thermostat <b>FINCHROM</b>	No	One	More than 1	Unknown
TRVs / appliance thermostat <b>FINCHTRV</b>	Some	All emitters		Unknown
Bypass <b>FINCHBYP</b>	No	Yes		Unknown
Weather compensator <b>FINCHWCM</b>	Yes			Unknown
Time and temperature zone control <b>FINCHTZC</b>	Yes			Unknown

Are TRVs networked? **FINCHNET**

Bypass in stat room? **FINCHBST**

**Storage heaters (answer all)**

Manual charge control	Y	<b>FINCHMCC</b>
Automatic charge control	Y	<b>FINCHACC</b>
Select type control	Y	<b>FINCHCTC</b>

**Other heating**

Present? **FINOHEAT**

Main heat source in winter? (ask household) **FINOPHS**

**FINOHTYP** Type of system

Mains gas fires							LPG	Electric heaters			Solid fuel heaters		Heat pumps	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	Heat pumps 16	17

Action

None	Minor repair	Major repair	Replace	Age
<b>FINOHAET</b>	3	4	<b>FINOHAGE</b>	

**HHSRS** **FINHSCO**

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

Carbon monoxide and fuel combustion products

Describe 'extreme risk' in Section 22



**SPSS SERVICES**

**Hot water system**

Present?  
**FINWHEAT**

If present indicate all systems available

	...PR Present?	Main water heating system	...MH	Fuel	...AC Action				...AG Age
					None	Minor repair	Major repair	Replace	
Boiler with central heating	<b>FINWHC...</b>	N	Y						
Boiler (water heating only)	<b>FINWHO...</b>	N	Y	Mains gas 01, Bulk LPG 02, Bottled gas 03, Oil 04, Coal 05, Smokeless 06, Anthracite 07, Biomass 08	1	2	3	4	
Back boiler (water heating only)	<b>FINWHX...</b>	Y	Y	Mains gas 01, Bulk LPG 02, Bottled gas 03, Oil 04, Coal 05, Smokeless 06, Anthracite 07, Biomass 08	1	2	3	4	
Single immersion heater	<b>FINWSI...</b>	N	Y	Standard 09, 7 hr tariff 10, 10 hr tariff 11, 24 hr tariff 12	1	2	3	4	
Dual immersion heater	<b>FINWDI...</b>	Y	Y	Standard 09, 7 hr tariff 10, 10 hr tariff 11, 24 hr tariff 12	1	2	3	4	
Instantaneous Single Point	<b>FINWSP...</b>	Y	N	Mains gas 01, Bulk LPG 02, Bottled gas 03, Oil 04, Standard 09	1	2	3	4	
Instantaneous Multi Point	<b>FINWMP...</b>	N	Y	Mains gas 01, Bulk LPG 02, Bottled gas 03, Oil 04, Standard 09	1	2	3	4	
Instantaneous electric shower	<b>FINIES...</b>	N	Y	Standard 09, 7 hr tariff 10, 10 hr tariff 11	1	2	3	4	
Communal	<b>FINWHL...</b>	Y	N	CHP/waste 13, From boiler 14					
Other	<b>FINWOT...</b>	Y	N	Specify: _____ Fuel from facing page <b>FINWOTFU</b>					

**Cylinder present?**

**FINWHCYL**

**Cylinder seen?**

**FINWHCSN**

**If cylinder seen:**

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	<b>FINWHSIZ</b>				
Cylinder insulation	Foam Factory insulated 1	Jacket Loose jacket 2	Other 3	None 4	<b>FINWHINS</b>				
Cylinder insulation thickness	0 1	12.5mm 2	25mm 3	38mm 4	50mm 5	80mm 6	100mm 7	150mm 8	<b>FINWHMMS</b>

**Water heating controls?**

Separate time control for water heating	Y	N	U	<b>FINWHCEN</b>
Cylinder thermostat	Y	N	U	<b>FINWHTHE</b>

**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
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**GO TO SECTION 7**

Loft information from: **FLIINFOR**

Inspection 1	Occupant 2	No loft (flat or very shallow pitched roof) 8	no information 9
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**GO TO SECTION 7**

Type of loft **FLITYPES**

Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	Don't know 9
-----------------	-----------------------------------	---------------------------------	--------------

Roof insulation above living space? **FLIINSUL**

Yes 1	No 2	Don't know 9
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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
------------------	---------	---------	---------	----------	----------	----------	----------	----------	----------	-----------	-------------------------

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**

**SPSS HQ**

## 7. Household questionnaire

- |  |   |  |                 |            |              |                 |                 |                 |                 |   |                 |
|--|---|--|-----------------|------------|--------------|-----------------|-----------------|-----------------|-----------------|---|-----------------|
|  | <b>Questions asked?</b>   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQASKED</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 1. Do you have <b>cavity wall insulation</b> ?<br><small>Record in elevation features (section 16) if seen and complete wall insulation summary (section 19)</small>   |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQCAVIT</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 2. Do you have <b>internal wall insulation</b> ?<br><small>Record in walls (section 5) if seen and complete wall insulation summary (section 19)</small>               |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQINSWI</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 3. Do you have <b>external wall insulation</b> ?<br><small>Record in elevation features (section 16) if seen and complete wall insulation summary (section 19)</small> |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQEXTWI</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 4a. Are any of your <b>floors in contact with the ground insulated</b> ?   |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQFLINS</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 4b. <b>Percentage of floors in contact with the ground with insulation present</b>   |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">25%</td> <td style="width: 20px; text-align: center;">50%</td> <td style="width: 20px; text-align: center;">75%</td> <td style="width: 20px; text-align: center;">100%</td> </tr> <tr> <td style="width: 20px; text-align: center;">1</td> <td style="width: 20px; text-align: center;">2</td> <td style="width: 20px; text-align: center;">3</td> <td style="width: 20px; text-align: center;">4</td> </tr> </table> | 25%             | 50%        | 75%          | 100%            | 1               | 2               | 3               | 4 | <b>FHQPERCE</b> |
| 25%  | 50%   | 75%  | 100%            |            |              |                 |                 |                 |                 |   |                 |
| 1  | 2   | 3  | 4               |            |              |                 |                 |                 |                 |   |                 |
| 5. Do you have a <b>working smoke detector on every floor of the dwelling</b> ?  |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQSMOKE</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 6. Do you have access to a <b>garage/private parking space</b> ?   |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQGARAG</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 7. Do you have a water meter?  |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQWAMET</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 8. <b>If yes</b> , are you charged according to the amount you use?  |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQWMCH</b>  |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 9. Are you directly connected to mains drainage operated by a water/sewage company?  |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQWASTE</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 10. Does any part of your home get uncomfortably hot?<br><small>(even when your heating is off and the windows are open)</small>                                       |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQOHANY</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |
| 11. <b>If yes</b> , which rooms are particularly affected.   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 40px; text-align: center;">Bedrooms</td> <td style="width: 40px; text-align: center;">Living rooms</td> <td style="width: 40px; text-align: center;">Attic room</td> <td style="width: 40px; text-align: center;">Conservatory</td> </tr> <tr> <td style="width: 40px; text-align: center;"><b>FHQOHBED</b></td> <td style="width: 40px; text-align: center;"><b>FHQOHLIV</b></td> <td style="width: 40px; text-align: center;"><b>FHQOHATT</b></td> <td style="width: 40px; text-align: center;"><b>FHQOHCON</b></td> </tr> </table> | Bedrooms   | Living rooms    | Attic room | Conservatory | <b>FHQOHBED</b> | <b>FHQOHLIV</b> | <b>FHQOHATT</b> | <b>FHQOHCON</b> |   |                 |
| Bedrooms   | Living rooms  | Attic room   | Conservatory    |            |              |                 |                 |                 |                 |   |                 |
| <b>FHQOHBED</b>  | <b>FHQOHLIV</b>   | <b>FHQOHATT</b>  | <b>FHQOHCON</b> |            |              |                 |                 |                 |                 |   |                 |
| 12. Do you have a smart room thermostat which you can control via your phone or tablet device?   |   | <table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">Y</td> <td style="width: 20px; text-align: center;">N</td> <td style="width: 20px; text-align: center;">U</td> </tr> </table>   | Y               | N          | U            | <b>FHQSMART</b> |                 |                 |                 |   |                 |
| Y  | N   | U  |                 |            |              |                 |                 |                 |                 |   |                 |

**COMPLETE FOR HMO USE ONLY**

Number of accommodation units in dwelling

**FMONUMAC**

Number of shared kitchens

**FMOSHKIT**

Number of households in dwelling/occupied units

**FMONUMHH**

Total number of WC's

**FMOTOTWC**

Total number of occupants in dwelling

**FMONUMOC**

Number of shared WC's

**FMOSHWC**



**SPSS COMMAC**

**9. Common parts of module.**

**Common parts exist**

**FCPPRES** NO, GO TO SECTION 10

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

Lift controls accessible to wheelchair user?  
Lift controls accessible to a visually impaired person?

**Floors/ treads** (answer in m<sup>2</sup>)

Faults? <b>FCPFLRFL</b>	Y	N	Y	N	Y	N
Modify structure <b>FCPFLRMO</b>						
Renew surface <b>FCPFLRRN</b>						
Repair surface <b>FCPFLRRP</b>						

**Walls** (answer in m<sup>2</sup>)

Faults? <b>FCPWLSFL</b>	Y	N	Y	N	Y	N
Modify structure <b>FCPWLSMO</b>						
Renew surface <b>FCPWLSRN</b>						
Repair surface <b>FCPWLSRP</b>						
Repaint surface <b>FCPWLSPA</b>						

**Ceilings/soffits** (answer in m<sup>2</sup>)

Faults? <b>FCPCLNFL</b>	Y	N	Y	N	Y	N
Modify structure <b>FCPCLNMO</b>						
Renew surface <b>FCPCLNRN</b>						
Repair surface <b>FCPCLNRP</b>						
Repaint surface <b>FCPCLNPA</b>						

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

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

**Accessway windows** (answer in numbers)

Faults? <b>FCPAXWFL</b>	Y	N	Y	N	Y	N
Replace <b>FCPAXWRN</b>						
Repair <b>FCPAXWRP</b>						
Repaint <b>FCPAXWPA</b>						

**Accessway lighting** (answer in numbers)

Faults? <b>FCPAXLFL</b>	Y	N	Y	N	Y	N
Replace light fittings <b>FCPAXLFT</b>						
Replace light switches <b>FCPAXLSW</b>						

**Balustrades** (answer in metre lengths)

Faults? <b>FCPBALFL</b>	Y	N	Y	N	Y	N
Replace <b>FCPBALRN</b>						
Repair <b>FCPBALRP</b>						

Lifts
<b>FCPLFTEX</b>
<b>FCPLFTSZ</b>
<b>FCPLFTIN</b>
<b>FCPLFTWK</b>
<b>FCPLFTWU</b>
<b>FCPLFTVP</b>

**SPSS COMMON**

**Security of module**

<b>FCPACCES</b> Type of access	Multiple access	Single access	Restricted access
	1	2	3
<b>...PR</b> Present?	Y	N	Y
<b>...WK</b> Working?	Y	N	Y
<b>...IN</b> In module?	Y	N	Y
<b>FCPCON...</b> Concierge system	Y	N	Y
<b>FCPENT...</b> Door entry system	Y	N	Y

**Fire safety of flat surveyed**

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

**Fire precautions**

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

**Contribution to problems (within survey module)**

	None	Minor	Major
Vandalism <b>FCPVANDA</b>	1	2	3
Graffiti <b>FCPGRAFF</b>	1	2	3
Litter/rubbish <b>FCPLITTR</b>	1	2	3

**HHSRS - common areas (affecting flat surveyed)**

	Significantly lower risk than average	Average risk	Significantly higher risk than average
<b>FCPHSSTR</b> Falling on stairs etc	1	2	3
<b>FCPHSLVL</b> Falling on level surfaces	1	2	3
<b>FCPHSBTW</b> Falling between levels	1	2	3
<b>FCPHSFIR</b> Fire	1	2	3
<b>FCPHSHOT</b> Flames, hot surfaces, etc	1	2	3
<b>FCPHSDAM</b> Damp and mould growth		2	3

If '3', score HHSRS in Section 22

**SPSS NUMFLATS**

## 10. Number of flats in module

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

**Number of flats in module**

Specify <b>FNOFLATS</b>	Unknown 999
----------------------------	----------------

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

**Level of lowest flat**

**FNOLOWES**

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

**Use of ground floor**

**FNOGRUSE**

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

**FNOBSUSE**

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

**FNORESAR**

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

No non residential 88		Specify % <input type="text"/>	Unknown 99
--------------------------	--	-----------------------------------	---------------

If 'dwelling with non residential': non residential use

Not 'dwelling with non residential' 8	Shop/business 1	Office <b>FNOREUSE</b>	Industrial/Institutional 3	Surgery 4	Public House 5	Hotel 6	Other 7 <b>FNOREOTH</b>
--	--------------------	---------------------------	-------------------------------	--------------	-------------------	------------	----------------------------

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 8	Mostly same as survey dwelling 1	Mostly small flats 2	Mostly large flats 3	Mixture of small/large flats 4	Mixture of flats/maisonettes 5	Unknown 9
--	-------------------------------------	-------------------------	-------------------------	-----------------------------------	-----------------------------------	--------------

**Approximate number of vacant flats in module**

**FNOVACNT**

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

**SPSS SHARED**

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

Do shared facilities/services exist **FFCSHARE** = NO, GO TO SECTION 12

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

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

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

Surfaces and fences	...PR		Action ...AC		
	Present?		None	Minor	Major
Drying areas <b>FFCDAR...</b>	Y	N	1	2	3
Children's play areas <b>FFCPLA...</b>			1	2	3
Unadopted estate roads <b>FFCRDS...</b>			1	2	3

If communal spaces are present how many are there? **FFCSPACE**

1-9	10 or more
<input type="text" value="1"/>	<input type="text" value="2"/>

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

## Contribution to problems in condition (outside survey module)

	None	Minor	Major
Vandalism <b>FFCVAND</b>	1	2	3
Graffiti <b>FFCGRAFF</b>	1	2	3
Litter/rubbish <b>FFCLITTR</b>	1	2	3

## Design of paths

ANSWER IF PATHS PRESENT

(‘Y’ IN BOX ABOVE)

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

## Accessibility

Number of steps from pavement to entrance of module **FFCASTEP**

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	<b>FFCARAMP</b>
Is path firm and even?		Y	N	<b>FFCAFIRM</b>
Is entrance adequately lit?		Y	N	<b>FFCALIT</b>
Is entrance covered?		Y	N	<b>FFCACOVR</b>

## HHSRS - shared areas

*(affecting dwelling surveyed)*

	Significantly lower risk than average	Average risk	Significantly higher risk than average	
Falling on stairs etc	1	2	3	<b>FFCHSSTR</b>
Falling on level surfaces	1	2	3	<b>FFCHSLVL</b>
Falling between levels	1	2	3	<b>FFCHSBTW</b>

If ‘3’, score HHSRS in Section 22

**SPSS SHAPE**

**12. House/module shape**

Draw plan													Back
Left													Right
													Front

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

**13. External dimensions of house/module**

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

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

<b>FMTCONST</b>				If external wall is stone, what is the proportion (tenths) of wall that is stone?																
Code	Material	Construction	Type	N/A	1	2	3	4	5	6	7	8	9	10						
01	Masonry	Boxwall	Solid	<b>FMTPROST</b>																
02	Masonry	Boxwall	Cavity	<b>FMTPROST</b>																
03	Masonry	Crosswall		<b>FMTPROST</b>																
04	Concrete	Boxwall	In-situ	Proprietary system? <b>FMTPROPS</b>																
05	Concrete	Boxwall	Precast panel <1m wide																	
06	Concrete	Boxwall	Precast panel >1m wide	If Yes, name: <b>FMTDESCR</b>																
07	Concrete	Crosswall	In-situ																	
08	Concrete	Crosswall	Precast panel	Type of stone? <b>FMTTYPST</b>																
09	Concrete	Frame	In-situ																	
10	Concrete	Frame	Precast	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;">Granite 1</td> <td style="width:33%;">sandstone 2</td> <td style="width:33%;">limestone 3</td> </tr> <tr> <td>whin 4</td> <td>other 5</td> <td>unknown 9</td> </tr> </table>											Granite 1	sandstone 2	limestone 3	whin 4	other 5	unknown 9
Granite 1	sandstone 2	limestone 3																		
whin 4	other 5	unknown 9																		
11	Timber	Frame	Pre 1919	If other, specify: <b>FMTOTHST</b>																
12	Timber	Frame	Post 1919																	
13	Metal	Frame																		
14	Other, please specify if known <b>FMTCOOTH</b>																			



**SPSS SHAPE**

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

Clarify with Household

	None	Pre 1964	1965-1984	1985-1995	1996-2002	2003-2011	2012-present	In progress
Conversion to more than one dwelling	<b>FALMORED</b>	2	3	4	5	6	7	8
Conversion to HMO use	<b>FALHMOED</b>	1	2	3	4	5	6	7
Conversion from non-residential use	<b>FALNORES</b>	2	3	4	5	6	7	8
Two or more dwellings combined	<b>FALCOMBI</b>	1	2	3	4	5	6	7
Complete refurbishment/modernisation	<b>FALREFUR</b>	2	3	4	5	6	7	8
Rearrangement of internal space	<b>FALSPACE</b>	2	3	4	5	6	7	8
Extension added for amenities	<b>FALEXTAM</b>	1	2	3	4	5	6	7
Extension added for living space	<b>FALEXLIV</b>	1	2	3	4	5	6	7
Alteration of external appearance	<b>FALAPEAR</b>	2	3	4	5	6	7	8
Over-cladding	<b>FALOCLAD</b>	1	2	3	4	5	6	7
Loft conversion	<b>FALLOFTS</b>	1	2	3	4	5	6	7
Radon remedial works (check postcode)	<b>FALLRAD</b>	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
	<b>FELEXP..</b> Is part of face unattached?		
	<b>FELGAB..</b> Gables ( <i>tenths</i> )		
	<b>FELPAR..</b> Parapets ( <i>tenths</i> )		
	<b>FELSUP..</b> Mono supporting walls ( <i>tenths</i> )		
	<b>FELBAS..</b> Base walls ( <i>tenths</i> )		
	<b>FELMAW..</b> Main walls ( <i>tenths</i> )		
	<b>FELGUT..</b> Valley gutters ( <i>number</i> )		
Y N PV m <sup>2</sup>	<b>FELSOL..</b> PV m <sup>2</sup> Solar water heating panels?	Y N PV m <sup>2</sup>	Y N PV m <sup>2</sup>
Y N	<b>FELPV..</b> <b>FELPVM..</b> Solar photovoltaic (PV)?	Y N	Y N
Y N	<b>FELCAV..</b> Evidence of cavity wall insulation?	Y N	Y N
Y N	<b>FELEXT..</b> External insulation?	Y N	Y N
Y N	<b>FELFEN..</b> Fenestration ( <i>tenths</i> )	Y N	Y N

Must add up to 10

Must add up to 10

Window void wall

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

**17. Specification of views**

**FVWSPEBF** Back view B 10/10 attached A Not seen N

**FVWTENBF** Tenth attached

**FVWPVBF** PV

**BACK FACE**

**LEFT FACE**

**FVWSPELF** Front view F Back view B 10/10 attached A Not seen N

**FVWTENLF** Tenth attached

**FVWPVLF** PV

**MAIN PART**

**RIGHT FACE**

**FVWSPERF** Front view F Back view B 10/10 attached A Not seen N

**FVWTENRF** Tenth attached

**FVWPVRF** PV

**FRONT FACE**

**FVWSPEFF** Front view F

**FVWTENFF** Tenth attached

**FVWPVFF** PV

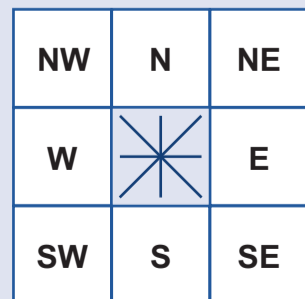
Is there any evidence from the air bricks of cavity wall insulation? **FELCWIAB**

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**





# 18. Exterior – of house/module

SPSS CHIMNEY				Chimney stacks				BACK VIEW			
FEXCS1..				FEXCS2..				BACK VIEW			
Masonry		Other		Masonry		Other		Masonry		Other	
Y	N	Y	N	Present?	..PR	Y	N	Y	N	Y	N
				Number	..NO						
				Age	..AG						
Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N
				Rebuild	..RN						
				Part rebuild	..PT						
				Repoint/refix pot	..RE						
				Leave	..LV						
Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N
				Replacement period	..TM						

SPSS ROOFSTRUC				Roof structure				BACK VIEW			
FEXRS1..				FEXRS2..				BACK VIEW			
Pitched	Mansard	Flat	Chalet	Pitched	Mansard	Flat	Chalet	Pitched	Mansard	Flat	Chalet
				Tenths of area	..TE						
				Age	..AG						
Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N
				Replace	..RN						
				Strengthen	..ST						
				Leave	..LV						
Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N
				Replacement period	..TM						

SPSS ROOFCOV								Roof covering								BACK VIEW							
FEXRC1..								FEXRC2..								BACK VIEW							
Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt shingle	Felt	Glass/metal/laminate	Thatch	Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt shingle	Felt	Glass/metal/laminate	Thatch	Natural slate/stone/shingle	Man made slate	Clay tile	Concrete tile	Asphalt shingle	Felt	Glass/metal/laminate	Thatch
								Tenths of area	..TE														
								Age	..AG														
Y	N	Y	N	Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
								Renew	..RN														
								Isolated repairs	..IS														
								Leave	..LV														
Y	N	Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
								Replacement period	..TM														

SPSS ROOFFEAT					Roof features and drainage					BACK VIEW					
FEXRF1..					FEXRF2..					BACK VIEW					
Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets	Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets	Fascias	Valley gutters/flashings	Gutters/down-pipes	Stacks/wastes	Party parapets	
Y	N	Y	N	Y	N	Y	N	Y	N	Present?	..PR	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N	Faults?	..FL	Y	N	Y	N
										Replace	..RN				
										Repair	..RP				
										Leave	..LV				
Y	N	Y	N	Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N
										Replacement period	..TM				

### SPSS WALLSTRU of house/module (continued)

FRONT VIEW FEXWS1..										BACK VIEW FEXWS2..									
Masonry cavity 1	Masonry cavity 2	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Wood/metal/plastic panels	Wall (Tenths of area)		Masonry cavity 1	Masonry cavity 2	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Wood/metal/plastic panels		
								Net tenths of area	..TE										
								Age	..AG										
								Wall thickness (cm)	..WT										
Y	N	Y	N	Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N	Y	N		
								Rebuild/renew	..RN										
								Repair	..RP										
								Leave	..LV										
Y	N	Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N	Y	N		
								Replacement period	..TM										

SPSS WALLFIN FEXWF1..										Wall finish FEXWF2..															
Rendered natural	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels	Wall finish (Tenths of area)		Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels												
					Net tenths of area	..TE																			
					Age	..AG																			
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N
					Render	..RE																			
					Renew/repoint	..RN																			
					Isolated repairs	..RP																			
					Paint	..PA																			
					Leave	..LV																			
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N
					Replacement period	..TM																			

SPSS DORMERS FEXDB1..										Dormers and bays FEXDB2..																	
Single storey	Multi storey	Standard	Roof extension	Conservatories (Survey dwelling)	Balconies	Dormers and bays (Number)		Single storey	Multi storey	Standard	Roof extension	Porches	Conservatories (Survey dwelling)	Balconies													
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Present?	..PR	Y	N	Y	N	Y	N	Y	N	Y	N
						Number	..NO																				
						Age	..AG																				
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Faults?	..FL	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																				
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N
						Replacement period	..TM																				

SPSS DAMPPC FEXDP1..					Damp proof course FEXDP2..								
Physical barrier	Injection DPC	None	Damp proof course (Tenths of length)		Physical barrier	Injection DPC	None						
			Tenths of length	..TE									
Y	N	Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N
			Replace/install	..RN									
			Leave	..LV									
Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N
			Replacement period	..TM									

SPSS INTERIOR 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

## SPSS WINDOWS of survey dwelling

**FRONT VIEW** **FEXWN1..**

Single-glazed				Double-glazed			
Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

### Windows/frames to survey dwelling

(Number)

Number **..NO**

Age **..AG**

Faults? **..FL**

Replace **..RN**

Repair/replace sash/member **..RP**

Ease sashes etc/reglaze **..EA**

Repaint/reputty **..PA**

Leave **..LV**

Urgent? **..UR**

Replacement period **..TM**

**BACK VIEW** **FEXWN2..**

Single-glazed				Double-glazed			
Wood casement	Wood sash	UPVC	Metal	Wood	UPVC	Metal	
Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N

## SPSS DOORS

**FEXDF1..**

Wood	UPVC	Metal	Composite
Y	N	Y	N
Y	N	Y	N

### Doors/frames to survey dwelling

(Number)

Number **..NO**

Age **..AG**

Faults? **..FL**

Replace **..RN**

Repair/glaze **..RP**

Ease/replace/adjust ironmongery **..EA**

Paint **..PA**

Leave **..LV**

Urgent? **..UR**

Replacement period **..TM**

**FEXDF2..**

Wood	UPVC	Metal	Composite
Y	N	Y	N
Y	N	Y	N

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

## SPSS AROUND

Private plot exists <b>Complete all this section</b>	No private or shared plot <b>Complete accessibility + HHSRS</b>	Shared plot / facilities only <b>Complete section 11 only</b>
1	<b>FEXPLTYP</b>	3

Exists	Front plot <b>FEXPLOTF</b>	Width of plot Width (m) Same as module <b>FEXWIDTH</b>	Rear plot <b>FEXPLOTR</b>	Exists
Depth (m)	<b>FEXP1FDP</b>		<b>FEXP2FDP</b>	Depth (m)

### Accessibility FEXD...

Number of steps from gate/pavement to entrance  
*note: entrance maybe in either view*

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps
8	7	1	2	3

Space for ramp **..RAMP**

Not applicable	8	Yes	1	No	2
----------------	---	-----	---	----	---

Is path firm and even? **..FIRM**

Is path at least 900mm wide? **..ESWI**

Is gradient less than 1:12? **..ESGR**

Is entrance adequately lit? **..ESFE**

Is entrance covered? **..COVR**

**FEXPF..** **..TH** Tenths height

**..TS** Tenths soft

Y N **..FL** Faults?

Y **..BD** Bridged DPC

Y **..IN** Inadequate/reverse falls

**..EX** Excavation (m<sup>3</sup>)

**..TA** Internal tanking (m<sup>2</sup>)

**..RN** Repair/renew paving (m<sup>2</sup>)

**..RW** Repair/renew retaining wall (m)

**..RP** Repair/renew steps (no.)

Y N **..GU** Install gully?

### HHSRS - of plot

*note: include front and rear plots*

<b>FEXHS...</b>	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc <b>..STR</b>	1	2	3
Falling on level <b>..LVL</b>	1	2	3
Falling between levels <b>..BTW</b>	1	2	3
Damp and mould growth <b>..DAM</b>		2	3

If '3', score HHSRS in Section 22

**SPSS AROUND**

## 19. Around the house/module

### Underground drainage

Mains drainage present  Y  N **FCUDRAIN**

Faults to drains  Y  N **FCUFAUL**

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

### Rats and mice outside house/module **FCU...**

Evidence of mice? **..VERMC** Type of evidence: (inside and outside house / module) **..TRAPS** **..CHEMS** **..VISUA**

Evidence of rats? **..VERAT**

Pets/livestock kept outside? **..PETSL**

Litter/rubbish around house/module  
None Minor Major  
1 2 3 **..LITTR**

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

### Parking provision of survey dwelling

#### ASK HOUSEHOLD

	<b>..PR</b> Present?	<b>..LO</b> On plot?	<b>..SP</b> Car space	
Integral garage <b>FCUINT...</b>	Y N	Y N		
Attached garage <b>FCUATT..</b>	Y N	Y N		
Detached garage <b>FCUDET..</b>	Y N	Y N		
Car port <b>FCUPOR..</b>	Y N	Y N		
Designated parking space(s) <b>FCUSPA..</b>	Y N	Y N		

Street parking **FCUSTR**

Adequate	Inadequate	None
1	2	3

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: **FCWICH...**

<b>Y..ME</b>	Area around meters (P5)
<b>Y..LS</b>	Loft space (P7)
<b>Y..OR</b>	Occupant response (P8)
<b>Y..EF</b>	Elevation features (P14)
<b>Y..AB</b>	Air bricks (P14)

**FCWIPROP** } % of cavity walls with CWI present

0%	25%	50%	75%	100%
0	1	2	3	4

### Internal / external insulation summary

Evidence of internal / external insulation: **FSWIWINT** Internal wall insulation (P3)  
**FSWIOCCR** Occupant response (P8)  
**FSWIWEXT** External wall insulation (P14)

**FSWIPROP** } % of walls with internal / external insulation present

0%	25%	50%	75%	100%
0	1	2	3	4

### Exposure

Is the dwelling in an exposed position? **FCUEXPOS**

Not exposed	Slightly exposed	Exposed	Very exposed
1	2	3	4

What is the average level of overshadowing of the dwelling windows? **FCUOSDW**

None or very little	Modest	Significant	Heavy
1	2	3	4

What is the level of overshadowing to the module roof? **FCUOSMR**

None or very little	Modest	Significant	Heavy
1	2	3	4

## 20. Block **SPSS AROUND**

Number of houses/modules in block

Detached house/module 01	Specify number	More than 50
		75

**FBLBLOCK**

Approximate number of houses/modules in disrepair in block

Specify number
<b>FBLDEFEC</b>

**SPSS STRUCTURE**

**21. Structural defects**

Any structural defects present? **FSTPRES**

**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			..MN		..EL		Any additional action required that is not accounted for elsewhere									
		Y	Y	N	Y	N	Y	N	Treatment?			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-liner	..CL	Y	N	Linear metres	..LM				
									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	N	Y	N	Y	N	Movement-joint	..MJ	N	N	Linear metres	..LM					
								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				
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	N	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				
									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				
									Replace frame	..RN	Y	N						
Integrity of wall panels	..IWP..	Y	Y	N	Y	N	Y	N	Replace fixings	..RN	N	N	Total number:	..NO				
									Other	..OT	Y	N	Specify	..SP				
Boundary wall - unsafe height	..BWH..	Y	Y	N	Y	N			Replace	FSTBWRE			Wall area	FSTBWREA				
Boundary wall - out of plumb	..BWP..	Y	Y	N	Y	N			Repair	FSTBWRP			Wall area	FSTBWRPA				
Boundary wall - horizontal cracking	..BWC..	Y	N	Y	Y	N			Demolish	FSTBWDM			Wall area	FSTBWDMA				
Unstable retaining wall	..RET..	Y	Y	N	Y	N	Y	N										
Any other problems	..OTH..	Y	N	Y	N	Y	N	Specify	..ST				Specify	..SE				

<b>HHSRS</b>			
Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4
Describe 'extreme risk' in Section 22			

**FSTHSSCO** Structural collapse and falling elements

## 22. Housing Health and Safety Rating System SPSS HHSRS

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 - 22. 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 23.

### HAZARDS WHICH MAY REQUIRE SCORING

Hazard <span style="background-color: yellow;">FHS...</span>	Review whole survey form, especially:	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc <span style="background-color: yellow;">..STAIR</span>	Check flags on pages 3, 10, 12, 17	1	2	3
Falling on level surfaces <span style="background-color: yellow;">..ONLEV</span>	Check flags on pages 3, 10, 12, 17	1	2	3
Falling between levels <span style="background-color: yellow;">..BTLEV</span>	Check flags on pages 3, 10, 12, 17	1	2	3
Fire <span style="background-color: yellow;">..FIRE</span>	Check flags on pages 3, 10	1	2	3
Flames, hot surfaces, etc <span style="background-color: yellow;">..HOTSF</span>	Check flags on pages 3, 10	1	2	3
Damp and mould growth <span style="background-color: yellow;">..DAMP</span>	Check flags on pages 3, 10, 17		2	3

Are any hazards significantly higher than average (code 3)? FHSAHWA  
 If **Yes**, describe below and score hazard on pages 21-22

<span style="background-color: yellow;">FHSMEAS</span>

### OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard	Review whole survey form, especially:	Extreme risk?
Falls associated with baths etc <span style="background-color: yellow;">FHSFBATH</span>	Check flag on page 4	Y
Entry by intruders <span style="background-color: yellow;">FHSENTRY</span>	Check flag on page 3	Y
Noise <span style="background-color: yellow;">FHSNOISE</span>	Check flag on page 3	Y
Collision and entrapment <span style="background-color: yellow;">FHSCENT</span>	Check flag on page 3	Y
Excess heat <span style="background-color: yellow;">FHSEXHT</span>	Check flag on page 3	Y
Lighting <span style="background-color: yellow;">FHSLIGHT</span>	Check flag on page 3	Y
Water supply for domestic purposes <span style="background-color: yellow;">FHSWATER</span>	Check flag on page 4	Y
Food safety <span style="background-color: yellow;">FHSFOOD</span>	Check flag on page 4	Y
Personal hygiene, sanitation and drainage <span style="background-color: yellow;">FHSPHYG</span>	Check flags on pages 4, 18	Y
Position and operability of amenities <span style="background-color: yellow;">FHSPOA</span>	Check flag on page 4	Y
Uncombusted fuel gas <span style="background-color: yellow;">FHSUNGAS</span>	Check flag on page 5	Y
Explosions <span style="background-color: yellow;">FHSEXPLO</span>	Check flag on page 5	Y
Electrical safety <span style="background-color: yellow;">FHSELS</span>	Check flag on page 5	Y
Carbon monoxide and fuel combustion products <span style="background-color: yellow;">FHSCO</span>	Check flag on page 6	Y
Domestic hygiene, pests and refuse <span style="background-color: yellow;">FHSDHYG</span>	Check flags on pages 3, 18	Y
Structural collapse and falling elements <span style="background-color: yellow;">FHSSCOLL</span>	Check flag on page 19	Y

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

<span style="background-color: yellow;">FHSXRISK</span>

**SPSS HHSRS**

**Falling on stairs etc.**

**FHSST...**

Significantly higher than average  Y  N **FHSSTWA**

Likelihood of a <u>person over 60</u> having a fall leading to harm	<b>..LIK</b>				1800	1000	560	320	180	100	56	32	18	6	2
Likely outcome if a <u>person over 60</u> should fall	Class 1 Extreme %	<b>..EX</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
	Class 2 Severe %	<b>..SV</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
	Class 3 Serious %	<b>..SR</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		

Action required

Must not add up to >100.2%

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

**Falling on level surfaces etc.**

**FHSLV...**

Significantly higher than average  Y  N **FHSLVWA**

Likelihood of a <u>person over 60</u> having a fall leading to harm	<b>..LIK</b>				1000	560	320	180	100	56	32	18	6	2
Likely outcome if a <u>person over 60</u> should fall	Class 1 Extreme %	<b>..EX</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 2 Severe %	<b>..SV</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 3 Serious %	<b>..SR</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	

Action required

Must not add up to >100.2%

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

**Falling between levels**

**FHSBT...**

Significantly higher than average  Y  N **FHSBTWA**

Likelihood of a <u>child under 5</u> having a fall leading to harm	<b>..LIK</b>				5600	3200	1800	1000	560	320	180	100	56	32	18	6	2
Likely outcome if a <u>child under 5</u> should fall	Class 1 Extreme %	<b>..EX</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
	Class 2 Severe %	<b>..SV</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				
	Class 3 Serious %	<b>..SR</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100				

Action required

Must not add up to >100.2%

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



**SPSS HHSRS**

**Fire**

Significantly higher than average

Y N

**FHSFRWA**

Average Ave flat

Likelihood of a fire occurring leading to harm if occupied by a <u>person over 60</u>	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2
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Likely outcome if occupied by a <u>person over 60</u>	Class 1 Extreme %	<b>..EX</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	<b>..SV</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	<b>..SR</b>	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%

Action required

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

**Flames, hot surfaces etc.**

Significantly higher than average

Y N

**FHSHSWA**

Average

Likelihood of a <u>child under 5</u> being burnt/scalded	<b>..LIK</b>				1000	560	320	180	100	56	32	18	6	2
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Likely outcome if a <u>child under 5</u> is burnt/scalded	Class 1 Extreme %	<b>..EX</b>	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 2 Severe %	<b>..SV</b>	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
	Class 3 Serious %	<b>..SR</b>	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%

Action required

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

**Damp and Mould Growth**

Significantly higher than average

Y N

**FHSDAWA**

Average

Likelihood of a <u>person under 15</u> suffering illness	<b>..LIK</b>					560	320	180	100	56	32	18	6	2
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Action required

FHSDA...	Action required?	Action	Coded elsewhere?	Quantity
<b>..RDA</b>	Y	Treat rising damp (S5, S18)	<b>..RDD</b> Y	
<b>..PDA</b>	Y	Treat penetrating damp, leaking pipes and services (S5, S18)	<b>..PDD</b> Y N	Number: <b>..PDQ</b>
<b>..EXA</b>	Y	Condensation - extractor fans to install/repair (S5)	<b>..EXD</b> N	Number: <b>..EXQ</b>
<b>..WIA</b>	Y	Condensation - repair/provide opening window (S9, S18)	<b>..WID</b> Y N	Number: <b>..WIQ</b>
<b>..HTA</b>	Y	Repair/replace/improve heating system (S5)	<b>..HTD</b> Y N	Number: <b>..HTQ</b>
<b>..INA</b>	Y	Improve Insulation (S5, S6, S16, S18)	<b>..IND</b> Y	



## 24. Local area SPSS AROUND

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

Nature of area	<b>Urban</b>			<b>Rural</b>		
<span style="background-color: #FFFF00;">FARNATUR</span>	Commercial City/town centre 1	Urban 2	Suburban residential 3	Rural residential 4	Village centre 5	Rural 6

Number of dwellings in area	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
<span style="background-color: #FFFF00;">FARDWELL</span>								

Predominant age	Pre 1919 1	1919-1944 2	1945-1964 3	1965-1980 4	Post 1980 5	None 6
<span style="background-color: #FFFF00;">FARPRAGE</span>						

Predominant residential building type	<b>Houses</b>				<b>Flats</b>				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	
<span style="background-color: #FFFF00;">FARTYPES</span>									

Predominant tenure as built	Privately built 1	Local authority built 2	Housing association built 3	Mixed tenure 4	Impossible to ascertain 9
<span style="background-color: #FFFF00;">FARTENUR</span>					

### Estate

Number of dwellings on estate	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
<span style="background-color: #FFFF00;">FARESTAT</span>								

If area is L.A. estate, % of RTB dwellings	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
<span style="background-color: #FFFF00;">FARRTB</span>								

Visual quality of local area	<b>Best</b>						<b>Worst</b>
	<span style="background-color: #FFFF00;">FARQUALI</span>	1	2	3	4	5	6

### Problems in local area

		No problems			Major problems		
Litter/rubbish/dumping	<span style="background-color: #FFFF00;">FARLITTR</span>	1	2	3	4	5	
Graffiti	<span style="background-color: #FFFF00;">FARGRAFF</span>	1	2	3	4	5	
Vandalism	<span style="background-color: #FFFF00;">FARVANDA</span>	1	2	3	4	5	
Dog/other excrement	<span style="background-color: #FFFF00;">FAREXCRE</span>	1	2	3	4	5	
Condition of dwellings	<span style="background-color: #FFFF00;">FARCOND</span>	1	2	3	4	5	
Vacant sites	<span style="background-color: #FFFF00;">FARSITES</span>	1	2	3	4	5	
Intrusive industry	<span style="background-color: #FFFF00;">FARINDUS</span>	1	2	3	4	5	
Non-conforming uses	<span style="background-color: #FFFF00;">FARNOCON</span>	1	2	3	4	5	
Vacant/boarded-up buildings	<span style="background-color: #FFFF00;">FARVACNT</span>	1	2	3	4	5	
Ambient air quality	<span style="background-color: #FFFF00;">FARAIRQU</span>	1	2	3	4	5	
Heavy traffic	<span style="background-color: #FFFF00;">FARTRAFF</span>	1	2	3	4	5	
Intrusion from motorways/main roads	<span style="background-color: #FFFF00;">FARMOTOR</span>	1	2	3	4	5	
Railway/aircraft noise	<span style="background-color: #FFFF00;">FARRAILS</span>	1	2	3	4	5	
Nuisance from street parking	<span style="background-color: #FFFF00;">FARPARKS</span>	1	2	3	4	5	
Scruffy gardens/landscaping	<span style="background-color: #FFFF00;">FARGRDNS</span>	1	2	3	4	5	
Scruffy/neglected buildings	<span style="background-color: #FFFF00;">FARBLDGS</span>	1	2	3	4	5	
Condition of road, pavements and street furniture	<span style="background-color: #FFFF00;">FARROADS</span>		2	3	4	5	

## Notes: