



Department for Levelling Up,
Housing & Communities



2023/24





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.





SPSS FIRSTIMP

1. Survey record

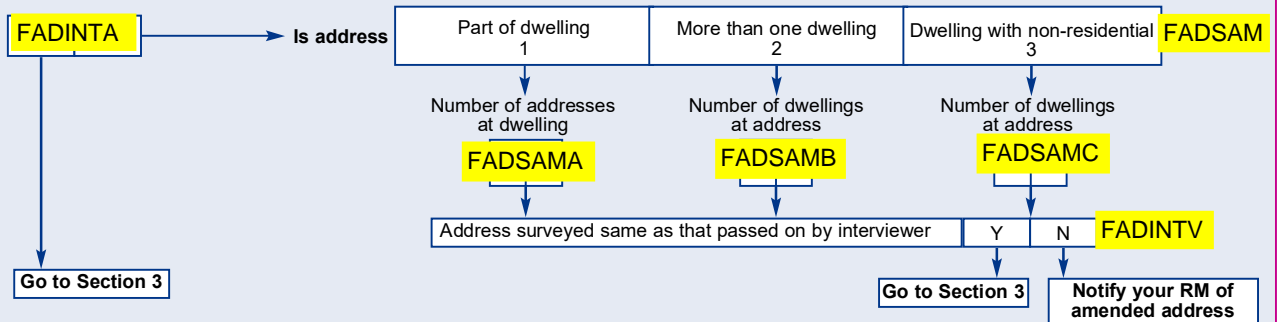
	FRECL1... Visit 1	FRECL2... Visit 2	FRECL3... Visit 3	FRECL4... Visit 4	FRECL5... Visit 5
Visit / telephone call made	...VM Y N	Y N	Y N	Y N	Y N
Was this a booked appointment?	...AP Y N	Y N	Y N	Y N	Y N
Record date of this call (24 hour clock)	...DY ...MT Hr mm	Day Month Hr mm	Day Month Hr mm	Day Month Hr mm	Day Month Hr mm
Start time	...SH ...SM	Hr mm	Hr mm	Hr mm	Hr mm
Finish time	...FH ...FM	Hr mm	Hr mm	Hr mm	Hr mm
Outcome					
External plus survey (magenta boxes only)	...CO	0	0	0	0
Full/completed survey		1	1	1	1
Partial survey/comeback to finish		2	2	2	2
Partial survey then refusal		3	3	3	3
Refusal on doorstep		4	4	4	4
HQ refusal after surveyor visit		5	5	5	5
Household missed appointment - no / unproductive contact		6	6	6	6
Household missed appointment - rescheduled		7	7	7	7
Surveyor missed appointment - no contact		8	8	8	8
Surveyor missed appointment - rescheduled		9	9	9	9
Speculative call - no / unproductive contact		10	10	10	10
Speculative call - appointment scheduled		11	11	11	11
Address untraceable		13	13	13	13
Dwelling derelict		14	14	14	14
Dwelling demolished		15	15	15	15
No longer usable as dwelling		16	16	16	16
Other reason for non-survey		17	17	17	17

SPSS FIRSTIMP

Reason for non survey:
FRENOSV

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)

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	2003 - 2006 11	2007 - 2011 12	Post 2011 13
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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

FODOCOTH

If occupied: how long have the current occupant lived here?
 Years: FODLIVEY
 Months: FODLIVEM

If vacant: how long has the dwelling been vacant?
 Years: FODVACNY
 Months: FODVACNM

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

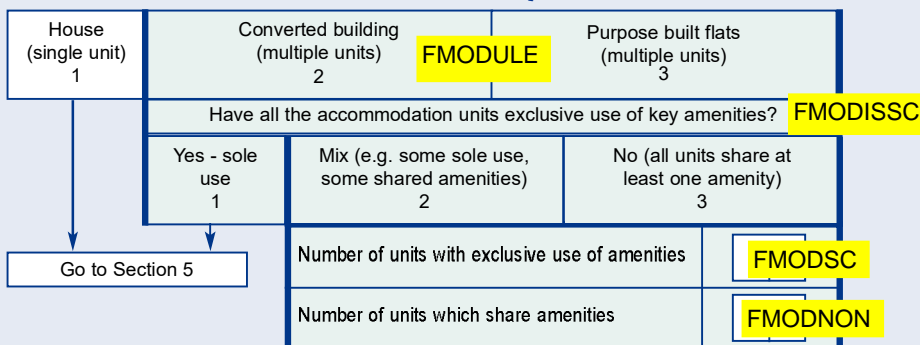
FODSORCE

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

4. Module associated with the address surveyed

SPSS FIRSTIMP





5. Interior – amenities

SPSS AMENITY

Kitchen amenities	..PR			..WK			..AC							
	Present	Working	None	Minor repair	Major repair	Replace	Install	Action						
Cold water drinking supply?	FINCLD...	N	Y	N	1	2	3	4	5					
Hot water?	FINHOT...	N	Y	N	1	2	3	4	5					
Sink?	FINSNK...	N	Y	N	1	2		4	5					
Fixed waste?	FINWST...	N	Y	N	1	2		4	5					
Cooking provision?	FINCOK..	N	Y	N	1	2	3	4		FINCOKKR	Adequate cooker space?			
Cupboards?	FINCUP...	N	Y	N	1	2	3	4		FINCUPUN	Adequate cupboard units?			
Worktop	FINWRK...	N	Y	N	1	2	3	4	5	FINWORKT	- 3m	Over 3m		
Extractor fan?	FINKXT...	N	Y	N							2	3		

Drinking water supply pipework

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

Cooking Fuel?	Gas	Electric	Elec oven / Gas hob	Other
	1	2	3	FINCOKFU
Cooker size?	Normal	Large		
	1	2	FINCOKSIZ	
Worktop (metres)	Cooker freestanding?			
	2	3	FINCOKSTA	

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	2020's	In progress
Kitchen amenities last refurbished	9	1	2	3	4	5	6	7	12	8

Actual date of kitchen refurbishment (if known)	FINKITRE
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Bathroom amen	..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...	N	Y	N	Y	N	1	2		4	5	BB	GG					FINBADLO	FINSURFA		
Wash hand basin?	FINWHB...	N	Y	N	1	2		4	5	BB	GG										
W.C.?	FINLOO...	Y	N	Y	N		1	2	3	4	5	BB	GG					..IN	..WH	..BA	..EX
Extractor fan in bathroom?	FINBXT...	N	Y	N																	

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	2020's	In progress
Bath/shower last refurbished	9	1	2	3	4	5	6	7	12	8

Actual date of bath/shower refurbishment (if known)	FINBATRE
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Does any shower have level access?	Basement	Floor	Ground	Specify
	FINSWRLA	BB	GC	FINSWRLF

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

Whole House assessment

Total no. of baths?	FINBATNO
Total no. of mixer showers?	FINSWRNO

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		2	3	4
Personal hygiene, sanitation and drainage	FINHSPHY		2	3	4
Position and operability of amenities	FINHSPOA		2	3	4

Describe 'extreme risk' in Section 22





SPSS SERVICES

5. Interior - Primary services

Gas system

FINGASPR Present? Y N
FINGASMS Mains supply? Y N

FINGASAC

Action			
None	Minor Repair	Major Repair	Replace
1	2	3	4

Smart meter? **FINGASTM** Y N

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 3	4
Explosions			FINHSEXP 2	3

Describe 'extreme risk' in Section 22

Location of gas meter **FINGASLOC**

Under stairs	Hallway	External access to meter	Garage	Unknown
1	2	3	4	5

Electrical

FINELEPR Present? Y N
FINELEMS Normal mains supply? Y N
FINELETM Smart meter? Y N
FINOPELE Off-peak supply? N 7hr 10hr 18hr 24hr

Location of meter **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 for 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

Type of Consumer unit **FINELETC**

Metal	Plastic			Unknown
1	2			5

Is there room to add additional circuits within the Consumer unit? **FINELEAD**

Yes	No			Unknown
1	2			5

Action **FINELEAC**

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

Housing Health and Safety Rating System (HHSRS)

FINHSELS Electrical safety

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

Describe 'extreme risk' in Section 22

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

00 | 10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100

Cavity wall insulation

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

Whole House Ventilation **FINWHVEN**

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

Total number of open fireplaces **FINNOFIR**





SPSS SERVICES

5. Interior – space heating

FINCHLOC

Primary heating

Present?	Main heat source in winter? (ask household)		Location of system				If communal, number of dwellings served							
FINCHEAT	If present: FINCHPHS		Individual 1	Communal system			FINCHNOD							
			Estate 2	Block 3	Group of dwellings 4									
If present:	Primary heating group		Central heating (wet) 1	Storage heaters 2	Warm air FINCHTYP	Communal/ CHP 4	Electric ceiling/ underfloor 5	Room heaters 6						
	Distribution type		Radiators 1	Underfloor 2		FINDISTY								
Primary heating fuel			Gas			Oil	Solid fuel			Biomass	Electricity	Communal		
			Mains 01	Bulk LPG 02	Bottled 03	04	Coal 05	Smokeless fuel 06	Anthracite 07	08	09	CHP/Waste heat 13	From boiler not Biomass 14	From boiler Biomass 15
Primary heating type			passive flue gas heat recovery		Biomass type		FINMHBIT							
			Y	FINPHHRD	N	Wood chips	Wood logs	Wood pellets	3	Gas	4	Oil	5	
			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			
Boiler location			Kitchen	Utility Room	Bathroom	Bedroom	Hall	Living Room	Landing	Landing cupboard	Loft / Attic	Garage	Elsewhere	Clarify with household
			FINCHBLOC		03	04	05	06	07	08	09	10	11	
CRITICAL INFORMATION FROM TABLE			Code		Action		Primary heating appliance							
			FINCHBCD		None Minor repair Major repair Replace Age		FINCHBAC 3 4 FINCHBAG							
Primary heating appliance			FINCHWRK		Primary heating system working?		FINCHDAC 3 4 FINCHDAG							
If boiler (or heat pump) system:			Manufacturer name: FINCHBMA											
			Model name/number: FINCHBMO											

Primary heating controls Non storage heaters (answer all)

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

Storage heaters (answer all)

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

Are TRVs networked? FINCHNET

Bypass in stat room? FINCHBST

Other heating

Present?	Type of system																
FINOHEAT	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	Other 17
Main heat source in winter? (ask household)	Action		Age		HHSRS FINHSCO												
Y N	None Minor repair Major repair Replace		None Minor repair Major repair Replace		Carbon monoxide and fuel combustion products												
FINOPHS	FINOHAET 3 4		FINOHAGE		1 2 3 4												
Describe 'extreme risk' in Section 22																	





SPSS SERVICES

Hot water system Present? **FINWHEAT**

If present indicate all systems...MH lable

...PR Present? Main water heating system ...TY Fuel ...AC Action None Minor repair Major repair Replace ...AG Age

System	Present?	Fuel	None	Minor repair	Major repair	Replace	Age
Boiler with central heating	Y						
Boiler (water heating only)	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)	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	Y		1	2	3	4	
Dual immersion heater	Y		1	2	3	4	
Instantaneous Single Point	N	Mains gas 01 Bulk LPG 02 Bottled gas 03 Oil 04 Electricity 09	1	2	3	4	
Instantaneous Multi Point	N	Mains gas 01 Bulk LPG 02 Bottled gas 03 Oil 04 Electricity 09	1	2	3	4	
Instantaneous electric shower	Y		1	2	3	4	Number FINWESNO
Communal	N	CHP/waste From boiler 13 14					
Other	N	Specify: Fuel from facing page FINWOTFU					

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				
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**

FINCYLCU Is a cupboard present that could accommodate a hot water cylinder?

Water heating controls? Present?

Separate time control 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

	House/Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5							
FINLOPOS	GO TO SECTION 7											
Loft information from:	Inspection 1	Occupant 2	No loft (flat or very shallow pitched roof) 8	no information 9								
	GO TO SECTION 7											
Type of loft	Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	Don't know 9								
Roof insulation above living space?	Yes 1	No 2	Don't know 9									
Type of loft Insulation	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	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		Spray foam present? FLINSPRF	Evidence of cavity wall insulation in the loft? FLICWIEV								
If yes, describe and transfer to Section 21	FLIDESC											





SPSS HQ

7. Household questionnaire

Questions asked?

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

Record in elevation features (section 16) if seen and complete wall insulation summary (section 19)

Y	N	FHQASKED
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2. Do you have **internal wall insulation**?

Record in walls (section 5) if seen and complete wall insulation summary (section 19)

Y	N	U	FHQCAVIT
---	---	---	----------

3. Do you have **external wall insulation**?

Record in elevation features (section 16) if seen and complete wall insulation summary (section 19)

Y	N	U	FHQEXTWI
---	---	---	----------

4a. Are any of your **floors in contact with the ground insulated**?

Y	N	U	FHQFLINS
---	---	---	----------

4b. **Percentage of floors in contact with the ground with insulation present**

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

5. Do you have a **working smoke detector on every floor of the dwelling**?

Y	N	U	FHQSMOKE
---	---	---	----------

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

Y	N	U	FHQGARAG
---	---	---	----------

7. Do you have a water meter?

Y	N	U	FHQWAMET
---	---	---	----------

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

Y	N	U	FHQWMCH
---	---	---	---------

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

Y	N	U	FHQWASTE
---	---	---	----------

10. Does any part of your home get uncomfortably hot?

(even when your heating is off and the windows are open)

Y	N	U	FHQOHANY
---	---	---	----------

11. **If yes**, which rooms are particularly affected.

Bedrooms	Living rooms	Attic room	Conservatory
FHQOHBED	FHQOHLIV	FHQOHATT	FHQOHCON

12. Do you have a smart room thermostat which you can control via your phone or tablet device?

Y	N	U	FHQSMART
---	---	---	----------

13. Do you have access to an electric vehicle charge point (tick all that apply)?

Where it applies state the number available

a. Attached to dwelling – for your exclusive use

FHQELEEU	U
----------	---

No of EV charge points
FHQELEN

b. Communal charge point (for example in your block) for shared use by residents

FHQELECU	U
----------	---

FHQELECN

c. If you do not have access to a dedicated or communal charging point, is there an on-street point that you can use within 100 metres of your home?

FHQELEOS	U
----------	---

14a. Do you have a battery linked to Solar PV panels?

FHQSOLPR	U
----------	---

14b. **If yes**, where is this located?

FHQSOLOC

15a. Does the household use the conservatory for everyday activities?

FHQCONUSE	U
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15b. **If yes**, is it used as any of the following? a bedroom **FHQCONBED** a living room? **FHQCONLIV** other activities **FHQCONOTH**

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

Does access/area exist?

	Accessway					
	Main horizontal of typical/ upper level		Stairway on typical/ upper level		Main entrance to module	
	Y	N	Y	N	Y	N
Balcony/Deck/Corridor/Lobby						
Spacious/Average/Tight						
Enclosed?	Y	N	Y	N	Y	N
In module?	Y	N	Y	N	Y	N
Working?						

FCPTYPES

FCPSIZES

FCPENCLC

FCPINMOD

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

Floors/ treads (answer in m²)

	Y	N	Y	N	Y	N
Faults?						
Modify structure						
Renew surface						
Repair surface						

Walls (answer in m²)

	Y	N	Y	N	Y	N
Faults?						
Modify structure						
Renew surface						
Repair surface						
Repaint surface						

Ceilings/soffits (answer in m²)

	Y	N	Y	N	Y	N
Faults?						
Modify structure						
Renew surface						
Repair surface						
Repaint surface						

Access doors/screens (answer in numbers)

	Y	N	Y	N	Y	N
Faults?						
Replace						
Repair/rehang						
Repaint						

Accessway windows (answer in numbers)

	Y	N	Y	N	Y	N
Faults?						
Replace						
Repair						
Repaint						

Accessway lighting (answer in numbers)

	Y	N	Y	N	Y	N
Faults?						
Replace light fittings						
Replace light switches						

Balustrades (answer in metre lengths)

	Y	N	Y	N	Y	N
Faults?						
Replace						
Repair						

SPSS COMMON

Security of module

Type of access	Multiple access	Single access	Restricted access
	1	2	3
FCPACCES			
...PR		...WK	...IN
	Present?	Working?	In module?
FCPCON...	Y	N	Y
FCPENT...	Y	N	Y

Lifts

FCPLFTEX	
FCPLFTSZ	
FCPLFTIN	
FCPLFTWK	
FCPLFTWU	
FCPLFTVP	

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
FCPESCAP		2	3	4

Fire precautions

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

Contribution to problems (within survey module)

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

If '3', score HHSRS in Section 22





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	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

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

No non residential	Specify %	Unknown
88	FNORESAR	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?

Y	N	U	FNORESFD
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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

Survey flat is only one in module	Specify
888	FNOVACNT



SPSS SHARED

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

Do shared facilities/services exist? **FFCSHARE**, GO TO SECTION 12

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...	Y	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 FFCCT...	Y	N	1	2	3
TV reception FFCTVR...	Y	N	1	2	3
Lightning conductors FFCHTG...	Y	N	1	2	3
Communal heating FFCHEA...	Y	N	1	2	3
Burglar alarm system FFCBUR...	Y	N	1	2	3
External lighting FFCLIT...	Y	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...	Y	N	1	2	1	2	3
Underground parking FFCUND...	Y	N	1	2	1	2	3
Roof parking FFCROO...	Y	N	1	2	1	2	3
Other covered parking FFCCOV...	Y	N	1	2	1	2	3
Open air parking bays FFCAIR...	Y	N	1	2	1	2	3

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

If communal spaces are present how many are there?

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

FFCSPACE

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
Vandalism FFCVAND	1	2	3
Graffiti FFCGRAFF	1	2	3
Litter/rubbish FFCLITTR	1	2	3

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 **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	FFCARAMP
Is path firm and even?	Y	FFCAFIRM		
Is entrance adequately lit?	Y	FFCALIT		
Is entrance covered?	Y	FFCACOVR		

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	FFCHSSTR
Falling on level surfaces	1	2	3	FFCHSLVL
Falling between levels	1	2	3	FFCHSBTW

If '3', score HHSRS in Section 22



12. House/module shape

SPSS SHAPE

Draw plan													Back
Left													Right
													Front

Location of additional part	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
FSHADDIT													
Attic/basement in house/module		FSHATTIC				Attic only 1		Basement only 2		Both 3		Neither 4	
Entry floor to house/module		FSHENTRY				Basement B		Ground G		Floor <input style="width:20px; height:15px;" type="text"/>			

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	If external wall is stone, what is the proportion (tenths) of wall that is stone? FMTPROST											
01	Masonry	Boxwall	Solid	N/A	1	2	3	4	5	6	7	8	9	10	
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											
				If external wall is stone, what is the proportion (tenths) of wall that is stone? FMTPROST											
				Type of stone? FMTTYPST											
				Proprietary system? FMTPROPS											
				If Yes, name: FMTDESCR											
				If other, specify: FMTOTHST											





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	2012-2019	2020-present	In progress
Conversion to more than one dwelling	FALMORED		3	4	5	6	7	9	8
Conversion to HMO use	FALHMOED		3	4	5	6	7	9	8
Conversion from non-residential use	FALNORES	2	3	4	5	6	7	9	8
Two or more dwellings combined	FALCOMBI	2	3	4	5	6	7	9	8
Complete refurbishment/modernisation	FALREFUR	2	3	4	5	6	7	9	8
Rearrangement of internal space	FALSPACE	2	3	4	5	6	7	9	8
Extension added for amenities	FALEXTAM	2	3	4	5	6	7	9	8
Extension added for living space	FALEXLIV	2	3	4	5	6	7	9	8
Alteration of external appearance	FALAPEAR	2	3	4	5	6	7	9	8
Over-cladding	FALOCLAD	1	2	3	4	5	6	9	8
Loft conversion	FALLOFTS	1	2	3	4	5	6	9	8
Radon remedial works (check postcode)	FALLRAD	2	3	4	5	6	7	9	8

ASK HOUSEHOLD
Exact year of
loft conversion

FALYELCO

16. Elev...FF n features ...LF

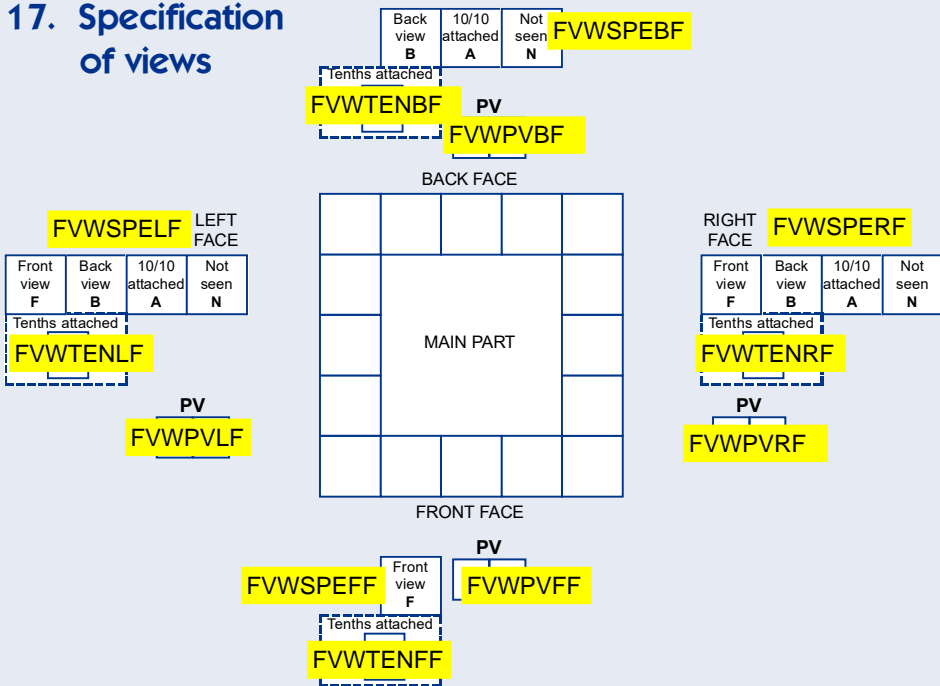
SPSS ELEVATE

...RF

...BF

Front face	Left face	Right face	Back face
Y N	Y FELEXP.. Is part of face unattached?	Y N	Y N
	FELGAB.. Gables (tenths)		
	FELPAR.. Parapets (tenths)		
	FELSUP.. Mono supporting walls (tenths)		
	FELBAS.. Base walls (tenths)		
	FELMAW.. Main walls (tenths)		
	FELGUT.. Valley gutters (number)		
	FELSOL.. FELSPM.. Solar water heating panels?	Y N	Y N
	FELPV.. FELPVM.. Solar photovoltaic (PV)?	Y N	Y N
	FELROL.. FELROLM.. Roof lights? (Survey dwelling only)	Y N	Y N
	FELCAV.. Evidence of cavity wall insulation?	Y N	Y N
	FEEEXT.. External insulation?	Y N	Y N
...FW ...FV ...FN	...LW ...LV ...LN	...RW ...RV ...RN	...BW ...BV ...BN

17. Specification of views



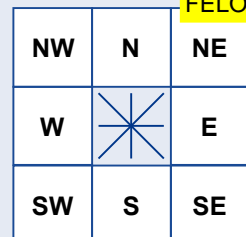
Is there any evidence from the air bricks of cavity wall insulation? FELCWIAB

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				FEXCS1..	Chimney stacks	FEXCS2..	BACK VIEW			
				(Number)	Other					
Y	N	Y	N	Present?	..PR	Y	N	Y	N	
				Number	..NO					
				Age	..AG					
Y	N	Y	N	Faults?	..FL	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	
				Replacement period	..TM					

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

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

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





SPSS WALLSTRU house/module (continued)

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

SPSS WALLFIN

FRONT VIEW										Wall finish											
Masonry cavity 1	Masonry cavity 2	Masonry single leaf	9" solid	>9" solid	FEXWF1..	Wood/metal/plastic panels	(Tenths of area)	Masonry pointing	Non-masonry natural	Rendered	Slip-lap timber	Timber	Slip-lap timber	Wood/metal/plastic panels	FEXWF2..						
							Net tenths of area	..TE													
							Age	..AG													
Y	N	Y	N	Y	N	Y	Faults?	..FL	Y	N	Y	N	Y	N	Y	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	Urgent?	..UR	Y	N	Y	N	Y	N	Y	Y	N	Y	N	Y	N
							Replacement period	..TM													

SPSS DORMERS

FRONT VIEW										Dormers and bays											
Masonry cavity 1	Masonry cavity 2	Masonry single leaf	9" solid	>9" solid	FEXDB1..	Balconies dwelling	(Number)	Single storey	Multi storey	FEXDB2..	extension	Porches	Conservatories (Survey dwelling)	Balconies							
Y	N	Y	N	Y	N	Y	Present?	..PR	Y	N	Y	N	Y	N	Y	Y	N	Y	N	Y	N
							Number	..NO													
							Age	..AG													
Y	N	Y	N	Y	N	Y	Faults?	..FL	Y	N	Y	N	Y	N	Y	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	Urgent?	..UR	Y	N	Y	N	Y	N	Y	Y	N	Y	N	Y	N
							Replacement period	..TM													

SPSS DAMPPC

FRONT VIEW					Damp proof course							
Masonry cavity 1	Masonry cavity 2	Masonry single leaf	9" solid	>9" solid	FEXDP1..	(Tenths of length)	Physical barrier	FEXDP2..				
						Tenths of length	..TE					
Y	N	Y	N	Y	N	Faults?	..FL	N	Y	N	Y	N
						Replace/install	..RN					
						Leave	..LV					
Y	N	Y	N	Y	N	Urgent?	..UR	N	Y	N	Y	N
						Replacement period	..TM					

SPSS INTERIOR

Closable door between conservatory and dwelling	FINCODOR
Footprint of conservatory (Whole numbers only)	FINCOSIZ
Conservatory window type	FINCOWIN
Conservatory roof	FINCOROF
Fixed radiator or other fixed heater present	FINCORAD





18. Exterior – of survey dwelling

SPSS WINDOWS /VIEW/ FEXWN1..												Windows/frames to survey dwelling (Number)												BACK VIEW FEXWN2..													
Single-glazed				Double-glazed				Triple-glazed				Single-glazed				Double-glazed				Triple-glazed																	
Wood / UPVC	Wood sash	Metal		Wood	UPVC	Metal		Mixed				Wood / UPVC	Wood sash	Metal		Wood	UPVC	Metal		Mixed																	
												Number (Include Velux type roof lights)	..NO																								
												Age	..AG																								
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N												
												Replace	..RN																								
												Repair/replace sash/member	..RP																								
												Ease sashes etc/reglaze	..EA																								
												Repaint/reputty	..PA																								
												Leave	..LV																								
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N												
												Replacement period	..TM																								
												Triple glazed material	..TG												Wood	UPVC	Metal	Composite	Wood	UPVC	Metal	Composite					

SPSS DOORS FEXDF1..												Doors/frames to survey dwelling (Number)												FEXDF2..											
Wood				UPVC				Metal				Wood				UPVC				Metal															
												Number	..NO																						
												Age	..AG																						
												Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N												
												Replace	..RN																						
												Repair/glaze	..RP																						
												Ease/replace/adjust ironmongery	..EA																						
												Paint	..PA																						
												Leave	..LV																						
												Urgent?	..UR		N	Y	N	Y	N	Y	N	Y	N												
												Replacement period	..TM																						

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

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

SPSS AROUND

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: Yes 1, No 2

Not applicable 8

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

Front plot FEXPLOTF		Width of plot Width (m) Same as module FEXWIDTH	Rear plot FEXPLOTR
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y
Y	N		Y

HHSRS - of plot
note: include front and rear plots

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

If '3', score HHSRS in Section 22





19. Around the house/module

SPSS AROUND

Underground drainage

FEXHSPHY

Mains drainage present Y N **FCUDRAIN**

Faults to drains Y N **FCUFAULT**

HHSRS	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
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? Y N **..VERMC** Type of evidence: (inside and outside house / module) **..TRAPS** **..CHEMS** Y N **..VISUA**

Evidence of rats? Y N **..VERAT**

Pets/livestock kept outside? Y N **..PETSLS**

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
FEXHSDHY Domestic hygiene pests and refuse	1	2	3	4
Describe 'extreme risk' in Section 22				

Parking provision of survey dwelling

ASK HOUSEHOLD

..PR Present? **..LO** On plot? **..SP** Car spaces

Integral garage **FCUINT...** Y N

Attached garage **FCUATT...** Y N

Detached garage **FCUDET...** Y N

Car port **FCUPOR...** Y N

Designated parking space(s) **FCUSPA...**

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

FCWICH... 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)

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
	2	3	4

How many sides of the dwelling are sheltered? **FCUSHEL**

0	1	2	3	4
---	---	---	---	---

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

None or very little	Modest	Significant	Heavy
	2	3	4

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

None or very little	Modest	Significant	Heavy
	2	3	4

20. Block SPSS AROUND

Number of houses/modules in block.

Detached house/module	Specify number	More than 50
01	<input type="text"/>	FBLBLOCK

Approximate number of houses/modules in disrepair in block

Specify number
<input type="text"/>

FBLDEFEC

Please note, count number of houses or modules, not number of flats.





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

Defect	Action required?	Monitor/examine fr	Action required on assumption problem is progressive						Any additional action required that is not accounted for elsewhere							
			..DE		..AC		..MN		..EL		Treatment?		Extent			
			Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
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	N	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	N	N	Linear metres	..LM			m	
								Other ..OT	Y	N	Specify	..SP				
Lintel failure ..LIN..	Y	Y	N	Y	N	Y	N	Replace lintels ..RN	N	N	Number:	..NO				
Wall tie failure ..TIE..	Y	Y	N	Y	N	Y	N	Insert wall ties ..IN	N	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	N	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			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	N	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			} Replac	FSTBWRE	all area	FSTBWREA			m ²		
Boundary wall - out of plumb ..BWP..	Y	Y	N	Y	N				Repai	FSTBW RP	Wall area	FSTBWRPA			m ²	
Boundary wall - horizontal cracking ..BWC..	Y	Y	N	Y	N				Demolis	FSTBWD M	all area	FSTBWDMA			m ²	
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 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	FHS...	Review whole survey form, especially:	Significantly lower risk than average	Average risk	Significantly higher risk than average
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
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

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

Y FHSAHWA

FHSMEAS

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard	FHS...	Review whole survey form, especially:	Extreme risk?
Falls associated with baths etc	FHSFBATH	Check flag on page 4	Y
Entry by intruders	FHSENTRY	Check flag on page 3	Y
Noise	FHSNOISE	Check flag on page 3	Y
Collision and entrapment	FHSCENT	Check flag on page 3	Y
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 and specify treatment

FHSXRISK



SPSS HHSRS

Falling on stairs etc.

FHSST...

Significantly higher than average

Y N

FHSSTWA

Average Pre 1919

Likelihood of a <u>person over 60</u> having a fall leading to harm	..LIK				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 %	..EX	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			

Action required

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

Falling on level surfaces etc.

FHSLV...

Significantly higher than average

Y N

FHSLVWA

Average

Likelihood of a <u>person over 60</u> having a fall leading to harm	..LIK				1000	560	320	180	100	56	32	18	6	2		
Likely outcome if a <u>person over 60</u> should fall	Class 1 Extreme %	..EX	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

Action required

FHSLV...	Action required?	Action	Coded elsewhere?	Quantity
..RFA	Y	Repair floors (S5, S9)	..RFD	
..RPA	Y	Repair paths/external surfaces (S11, S18)	..RPD	
..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	N Sq m: ..CVQ
..LIA	Y	Repair/replace/provide additional lighting (S5, S9, S11)	..LID	N Number: ..LIQ
..ROA	Y	Remove obstacle	..ROD	N Number: ..ROQ

Falling between levels

FHSBT...

Significantly higher than average

Y N

FHSBTWA

Average

Likelihood of a <u>child under 5</u> having a fall leading to harm	..LIK	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 %	..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		

Action required

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



Fire

SPSS HHSRS

Significantly higher than average
Average Ave flat

Y N

FHSFRWA

Likelihood of a fire occurring leading to harm if occupied by a <u>person over 60</u>	..LIK	100	3200	1800	1000	560	320	180	100	56	32	18	6	2
Likely outcome if occupied by a <u>person over 60</u>	Class 1 Extreme %	..EX	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 2 Severe %	..SV	.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
	Class 3 Serious %	..SR	.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
..ELA	Y	Repair/replace electrical system (S5)	..ELD	
..SOA	Y	Provide additional sockets	..SOD N	Number: ..SOQ
..HTA	Y	Repair/replace or reposition heater (S5)	..HTD N	Number: ..HTQ
..RCA	Y	Relocate cooker	..RCD N	Number: ..RCQ
..RKA	Y	Re-fit, extend, re-site kitchen (S5)	..RKD N	Number: ..RKQ
..CAA	Y	Repair/Install precautions to common areas (S9)	..CAD N	Sq m: ..CAQ
..PSA	Y	Replace non fire resistant/smoke permeable structure/poly. tiles	..PSD N	Sq m: ..PSQ
..USA	Y	Upgrade stairway to protected route	..USD N	Flights: ..USQ
..HSA	Y	Replace inadequate heating system	..HSD N	
..FWA	Y	Provide fire stop wall to loft space	..FWD N	Number: ..FWQ
..SCA	Y	Provide self-closing doors	..SCD N	Number: ..SCQ
..IDA	Y	Install smoke detection measures	..IDD N	Number: ..IDQ
..OWA	Y	Provide suitable openable windows/doors for MOE (S5, S9)	..OWD N	Number: ..OWQ
..FEA	Y	Provide fire escape	..FED N	Flights: ..FEQ
..ROA	Y	Remove obstacle	..ROD N	Number: ..ROQ

Flames, hot surfaces etc.

Significantly higher than average

Y N

FHSHSWA

Likelihood of a <u>child under 5</u> being burnt/scalded	..LIK				1000	560	320	180	100	56	32	18	6	2
Likely outcome if a <u>child under 5</u> 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	.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
..RHA	Y	Repair, replace or reposition heater, heating or hot water pipes, or cover (S5)	..RHD N	Number: ..RHQ
..RCA	Y	Relocate cooker	..RCD N	Number: ..RCQ
..RKA	Y	Re-fit, extend, re-site kitchen (S5)	..RKD N	Number: ..RKQ
..ROA	Y	Remove obstacle	..ROD N	Number: ..ROQ

Damp and Mould Growth

Significantly higher than average

Y N

FHSDAWA

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

Action required

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





24. Local area **SPSS AROUND**

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

Nature of area	Urban			Rural		
FARNATUR	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
FARDWELL								

Predominant age	Pre 1919 1	1919-1944 2	1945-1964 3	1965-1980 4	Post 1980 5	None 6
FARPRAGE						

Predominant residential building type	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	
FARTYPES									

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

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
FARESTAT								

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
FARRTB								

Visual quality of local area	FARQUALI	Best	2	3	4	5	6	Worst	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	FARNOCN	2	3	4	5		
Vacant/boarded-up buildings	FARVACNT	2	3	4	5		
Ambient air quality	FARAIRQU	2	3	4	5		
Heavy traffic	FARTRAFF	2	3	4	5		
Intrusion from motorways/main roads	FARMOTOR	2	3	4	5		
Railway/aircraft noise	FARRAILS	2	3	4	5		
Nuisance from street parking	FARPARKS	2	3	4	5		
Scruffy gardens/landscaping	FARGRDNS	2	3	4	5		
Scruffy/neglected buildings	FARBLDGS	2	3	4	5		
Condition of road, pavements and street furniture	FARROADS	2	3	4	5		





Notes:

