



## Housing Health and Safety Rating System (HHSRS)

Group C  
Protection Against  
Infection

Example C16.3  
1946–1979  
Semi-detached House  
(Non-HMO)

Vulnerable Group  
Persons of all ages

Multiple Locations  
Yes

## Case Studies

Hazard C16  
Domestic Hygiene

Related Hazard A4  
Fire and  
Explosions

Related Hazard A8  
Electrical Hazards



# Dwelling

## Description of Dwelling

This is a two-storey semi-detached house built in the 60s, with cavity wall construction (no cavity fill insulation) under a tiled roof and with timber suspended floors.

The property comprises two reception rooms and a kitchen on the ground floor, and three bedrooms and a bathroom on the first floor. It is in a reasonably good state of repair and there is no evidence of disrepair to the foul- or surface-water drainage systems. Sub-floor ventilation is provided by airbricks: there are two in each of the front and rear elevations.

The house is in a residential area with a large open public field to the rear, laid to grass and used mainly by dog walkers and for informal recreation, as shown in the location plan above. Whilst this public area is well maintained, there is a history of rodent activity.

The property is rented to a family of four.



1  
Front elevation of the property



2  
Site plan showing open land to the northwest of the dwelling

# Deficiencies

## Description of Deficiencies

Both of the air bricks at the rear of the property are broken, allowing access to rodents.

In the roof space, which is not used for storage, carpet has been laid over the existing loft insulation in some areas. There are lots of old rat droppings in the loft, indicating a significant infestation of rats, although there did not appear to be any current rodent activity at the time of inspection.

No evidence of rodent entry into the habitable rooms of the house was detected. Refuse storage is satisfactory and in accordance with the local authority's approved refuse collection scheme of wheelie bins and recycling boxes.



3  
One of the broken  
airbricks at rear of the  
property



4  
Droppings in loft space

## Relevant Baseline Indicators

0

Satisfactory  
or N/A

1

Not  
Satisfactory

2

Defective

3

Seriously  
Defective

Subject		Score				BI	Baseline Indicator
16	Ventilation	0	1	2	3	16.4	All means of ventilation shall be maintained in good repair and working order.
18	Pest Management	0	1	2	3	18.1	The property and all structures and areas within the curtilage of the property shall be free of pest infestation, with no features present that will attract and support pests. Inspection shall take place to ensure a pest-free environment.

# Relevant Matters

0

Satisfactory  
or N/A

1

Not  
Satisfactory

2

Defective

3

Seriously  
Defective

Score	Matters affecting likelihood of harm and harm outcomes.			
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Drainage				
0	1	2	3	Pipe ventilation
0	1	2	3	Private sewage system
0	1	2	3	Soakaway
0	1	2	3	Recycling system
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Bathroom				
0	1	2	3	WC siting
0	1	2	3	Macerator
0	1	2	3	Earth/chemical WC
0	1	2	3	WC seat/lid
0	1	2	3	Ventilation
0	1	2	3	Door
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Pest control				
0	1	2	3	Design/construction maintenance
0	1	2	3	Access
0	1	2	3	Open vent pipes

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Domestic waste				
0	1	2	3	Refuse areas
0	1	2	3	Refuse chutes
0	1	2	3	Condition
0	1	2	3	Waste storage
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General				
0	1	2	3	Shared facilities
0	1	2	3	Provision of facilities
0	1	2	3	Water seals

# Likelihood of Harm

Scale Points	
Likelihood of harm from this hazard over the next twelve months	
Very Likely	1 in 1
	1 in 2
	1 in 3
	1 in 5
Likely	1 in 10
	1 in 20
	Example Dwelling1 in 30
	1 in 50
Unlikely	1 in 100
	1 in 200
	1 in 300
	1 in 500
Very Unlikely	1 in 1,000
	National Average1 in 2,000
	1 in 3,000
	1 in 5,000
Score	
1 in 30	

**Justification of Scoring**  
Likelihood of Harm

While there is no active rodent infestation in the property, the presence of two broken air bricks, a significant number of old rat droppings in the loft and a history of rodent activity in the local area all suggest an infestation is likely to recur in the next 12 months. The infestation was previously limited to the non-habitable loft space and there is no indication that rodents have accessed living areas. As the loft is not used for storage, the risk of an infestation causing harm through direct contact is no more than the national average.

Any infestation in the loft is more likely to have an adverse effect on mental health due to fear of rats and sleep disturbance caused by the noise made above the bedroom and bathroom ceilings.

Other hazards such as electricity should be considered at rats could gnaw through any electrical cables in the loft. Likewise, checks should be carried out to ensure any water storage tank in the loft is suitably covered.

## Harm Outcomes

Extreme		Severe		Serious		Moderate	
Death, permanent paralysis, etc.		Heart attack, serious fractures, etc.		Chronic stress, severe concussion, etc.		Broken fingers, moderate cuts, etc.	
Very Likely	50.0	Very Likely	50.0	Very Likely	50.0	Example Dwelling	89.0
	30.0		30.0		30.0		
	20.0		20.0		20.0		
Likely	10.0	Likely	10.0	Example Dwelling + National Average	10.0	National Average	89.0
	5.0		5.0		5.0		
	2.0		2.0		2.0		
Unlikely	1.0	Example Dwelling + National Average	1.0	Unlikely	1.0	These scores are simply calculated as the sum of the other three harm outcomes subtracted from 100%	
	0.5		0.5		0.5		
	0.2		0.2		0.2		
Very Unlikely	0.1	Very Unlikely	0.1	Very Unlikely	0.1		
Example Dwelling + National Average	0.0		0.0		0.0		
Score 0.0%		Score 1.0%		Score 10.0%		Score 89.0%	

### Justification of Scoring

#### Harm Outcomes

There is no reason to think the spread of harm outcomes will be any different from the national average for this age and type of property.

# Safety Ratings

Scenario 1  
As described in this document

## Key

Category	Band	Score
1 Legal duty to take action	High	10,000
2 Discretion to take action	Medium	1,000
	Low	100

Likelihood of Harm 1 in 30			
Extreme 0.0%	Severe 1.0%	Serious 10.0%	Moderate 89.0%
Category	Band	Score	
1 Legal duty to take action	High	10,000	
2 Discretion to take action	Medium	1,000	
Example Dwelling	Low	163	
		100	
National		2	

Score  
163

Scenario 2

After works meeting baseline indicators

Likelihood of Harm 1 in 2,000			
Extreme 0.0%	Severe 1.0%	Serious 10.0%	Moderate 89.0%
Category	Band		Score
1 Legal duty to take action	High		10,000
2 Discretion to take action	Medium		1,000
	Low		100
Score	Example Dwelling + National Average		2

Justification of Scoring

After works meeting baseline indicators

Compliance with the baseline indicators would see the replacement of the broken covers to the two air bricks to prevent rats and mice gaining access into the cavity walls, along with removal of the old rat droppings and carpet from the loft and disinfection of the area.

Scenario 3

After further improvements

Likelihood of Harm			
Extreme	Severe	Serious	Moderate
Category	Band		Score
1 Legal duty to take action	High		10,000
2 Discretion to take action	Medium		1,000
	Low		100
Score			

Justification of Scoring

After further improvements

N/A

# Other Relevant Legislation and Guidance

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## Updates

Matters for consideration listed in this section were correct at the time of publication. For the most up-to-date legislation and guidance in these areas, please visit the [gov.uk](https://www.gov.uk) website.