EHS 2025-26 no numbers v7_EHS 16/01/2025 15:56 Page 1

Ministry of Housing, Communities & Local Government

bre

ENGLISH HOUSING SURVEY

2025/26

Digital pen procedure

1) **Write surveyor name**

1. Surveyor name

2) **Mark the 'Edit form' box**

2. Edit form

3) **Write unique survey number (01-99)**

4) **Code unique survey number**

Survey Code

3.		
4.	0	0
	1	1
	2	2
	3	3
	4	4
	5	5
	6	6
	7	7
	8	8
	9	9

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
		Day	Month	Day	Month	Day	Month	Day	Month	Day	Month
Record date of this call		...DY	...MT								
(24 hour clock)		Hr	mm	Hr	mm	Hr	mm	Hr	mm	Hr	mm
Start time		...SH	...SM								
Finish time		...FH	...FM								
Outcome											
Full/completed survey	...CO	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	
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?

Y | N → FADINTA

Is address

Part of dwelling 1 | More than one dwelling 2 | Dwelling with non-residential 3 → FADSAM

- Part of dwelling → Number of addresses at dwelling → FADSAMA
- More than one dwelling → Number of dwellings at address → FADSAMB
- Dwelling with non-residential → Number of dwellings at address → FADSAMC

Address surveyed same as that passed on by interviewer: Y | N → FADINTV

- Y → **Go to Section 3**
- N → **Notify your RM of amended address**

Go to Section 3

SPSS FIRSTIMP

3. Dwelling description and occupancy

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

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

Construction date ***(clarify with household)***

FODCONST

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

Estimate actual construction date FODCONAC

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 occupants 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

SPSS FIRSTIMP

IDENTIFY MODULE NOW

4. Module associated with the address surveyed

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

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

Go to Section 5

Number of units with exclusive use of amenities FMODSC

Number of units which share amenities FMODNON

SPSS INTERIOR

5. Interior

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

Habitable rooms (specify No) FINROOMS

Bedroom radiator type FINRADTY

10	11	20	21	22
33	C	M	N/A	

Width *(metres)* FINRADWI

Height *(metres)* FINRADHE

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/balust	...RP	Y	

SPSS INTROOMS

Ceilings *(answer in tenths)*

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

Floors *(answer in tenths)*

		Y	N	Y	N	Y	N	Y	N	Y	N
Solid floors?	FINFLRSF										
Faults?	FINFLRFL										
Replace structure	FINFLRRN										
Replace only boards or screed	FINFLRRP										
Leave	FINFLRLV										
Fitted carpets present?	FINFLRCP	Y	N	Y	N	Y	N	Y	N	Y	N
Flooring safe/suitable?	FINFLRFS	Y	N	Y	N	Y	N	Y	N	Y	N

Walls *(answer in tenths)*

		Y	N	Y	N	Y	N	Y	N	Y	N
Faults?	FINWLSFL										
Rebuild partition wall	FINWLSRN										
Hack-off, replaster	FINWLSPL										
Isolated repair, fill cracks	FINWLSRP										
Leave	FINWLSLV										
Dry lining present?	FINWLSDL	Y	N	Y	N	Y	N	Y	N	Y	N
Internal insulation	FINWLSII	Y	N	Y	N	Y	N	Y	N	Y	N

Doors *(answer in numbers)*

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

Windows/Frames

		Y	N	Y	N	Y	N	Y	N	Y	N
Faults?	FINWNDFL										
Means of escape?	FINWNDES										
Secondary glazing?	FINWNDSI										
Trickle vents to room?	FINWNDTV										

Damp & Mould

		Y	N	Y	N	Y	N	Y	N	Y	N
Faults?	FINDPMFL										
% of surface area	FINDPMSA										

0, No damp
1, <2%
2, 2% - <5%
3, 5% - <10%
4, 10% or more

Defects FINDFX... / FINOT...

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

Security of dwelling FINSEC...

		High	Fairly high	Fairly low	Low	Very low	Not Applic
Main entrance door	..ME	1	2	3	4	5	
Other external doors	..OT	1	2	3	4	5	8
Accessible windows	..WN	1	2	3	4	5	8
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 dwelling?	..SS	Y	N

Adaptions and accessibility

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

Adaptations for disabled people

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

HHSRS FINHS...

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

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	4
Noise	..NOI	1	2	3	4
Collisions and entrapment	..CEN	1	2	3	4
Excess heat	..EXH	1	2	3	4
Lighting	..LIT	1	2	3	4
Domestic hygiene, pests and refuse	..DHY	1	2	3	4

Describe 'extreme risk' in Section 22

SPSS AMENITY

5. Interior – amenities

Kitchen amenities

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

FINCOOKR: Adequate cooker space? Y N

FINCUPUN: Adequate cupboard units? Y N

FINWORKT: Worktop (metres): Under 1.5m | 1.5 - 3m | Over 3m

Cooking Fuel? FINCOKFU: Gas | Electric | Elec oven / Gas hob | Other

Cooker size? FINCOKSIZ: Normal | Large | Aga

Cooker freestanding? FINCOKSTA: Y N

Are there significant problems with:

Space Y N FINKDFSP

Layout Y N FINKDFLA

Cleanability Y N FINKDFCB

Kitchen adapted for disabled use? Y N FINKITDU

Kitchen amenities last refurbished — FINKITLR: Original | Pre 1960 | 1960s | 1970s | 1980s | 1990s | 2000s | 2010s | 2020s | In progress

Actual date of kitchen refurbishment (if known) FINKITRE

Drinking water supply pipework

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

Bathroom amenities

	..PR Present		..WK Working		..HC Hot & cold water		..AC Action: None	Minor repair	Major repair	Replace	Install	..FL Floor: Basement	Ground	Specify	FINBADLO Badly located?	FINSURFA No. of external surfaces	Internal? ..IN	Close to whb? ..WH	In bathroom? ..BA	If WC not in bathroom: Extractor fan? ..EX
Bath/shower? FINBAT...	Y	N	Y	N	Y	N	1	2		4	5	BB	GG		Y N					
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				Y N	Y N	Y N	Y N
Extractor fan in bathroom? FINBXT...		N	Y	N																

Are there significant problems with:

Space Y N FINBDFSP

Layout Y N FINBDFLA

Cleanability Y N FINBDFCB

Location Y N FINBDFLO

Is any bathroom adapted for disabled use? Y N FINBATDU

Is any bathroom wheelchair accessible? Y N FINBATWA

Bath/shower last refurbished — FINBATLR: Original | Pre 1960 | 1960s | 1970s | 1980s | 1990s | 2000s | 2010s | 2020s | In progress

Actual date of bath/shower refurbishment (if known) FINBATRE

Does any shower have level access? Y N FINSWRLA

Floor: Basement BB | Ground GG | Specify FINSWRLF

Secondary amenities

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

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	1	2	3	4
Personal hygiene, sanitation and drainage	FINHSPHY		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

Gas system

Present? FINGASPR [Y] [N]

Mains supply? FINGASMS [Y] [N]

FINGASAC Action: [None] [Minor Repair] [Major Repair] [Replace]

Smart meter? FINGASTM [Y] [N] [U]

Housing Health and Safety Rating System (HHSRS)

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk	
Uncombusted fuel gas	1	2	3	4	FINHSUNG
Explosions	1	2	3	4	FINHSEXP

Describe 'extreme risk' in Section 22

Location of gas meter FINGASLOC: [Under stairs] [Hallway] [External access to meter] [Garage] [Other] [Unknown]

Electrical system

Present? [Y] [N] FINELEPR

Normal mains supply? FINELEMS [Y] [N]

Smart meter? FINELETM [Y] [N] [U]

Off-peak supply? FINOPELE [N] [7hr] [10hr] [18hr] [24hr]

Location of meter FINELEDC	Under stairs or on wall	Special cupboard	External access to meter	Mixture	Unknown
Type of wiring FINELEWI	Lead or rubber covered	PVC sheathed		Mixture	Unknown
Earthing wires FINELEEA	Unsheathed or green cover	Yellow and green sheath		Mixture	Unknown
Consumer unit arrangement FINELECU	Separate fuse boxes for each circuit	One or two "covered boxes"	One or two "accessible boxes"	Mixture	Unknown
Overload protection FINELEOP	Wire fuses	Cartridge fuses	MCB's	Mixture	Unknown
Personal protection FINELEPP	No RCD's	RCD in consumer unit	Separate RCD's	Mixture	Unknown
Type of consumer unit FINELETC	Metal	Plastic			Unknown
Is there room to add additional circuits within the consumer unit? FINELEAD	Yes	No			Unknown
Action FINELEAC	None	Minor Repair	Major Repair	Replace	Install

Housing Health and Safety Rating System (HHSRS)

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

Describe 'extreme risk' in Section 22

% of fixed lighting that is low energy

[00] [10] [20] [30] [40] [50] [60] [70] [80] [90] [100] FINLOWLI

Cavity wall insulation

Is there any evidence of cavity wall insulation in/around the electricity or gas meters? [Y] [N] FINCWIME

Whole House Ventilation

				Centralised Distribution Systems	
None / Windows	Intermittent fans	Continuous Individual fans	Passive Stack	Without Heat Recovery	With Heat Recovery (MVHR)

FINWHVEN

Total number of open fireplaces FINNOFIR

SPSS SERVICES

5. Interior – space heating

Primary heating

FINCHEAT — Present? Y | N

If present: FINCHPHS — Main heat source in winter? (ask household) Y | N

FINCHLOC — Location of system

Individual	Communal system		
	Estate	Block	Group of dwellings
1	2	3	4

If communal, number of dwellings served: FINCHNOD

If present:

Primary heating group — FINCHTYP

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

Distribution type — FINDISTY

Radiators	Underfloor	Mixed
1	2	3

Primary heating fuel

FINMHFUE

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

Biomass type — FINMHBIT

Wood chips	Wood logs	Wood pellets	Gas	Oil
1	2	3	4	5

Primary heating type

FINMHBOI

passive flue gas heat recovery device — FINPHHRD — Y | N

Standard (non condensing)	Back boiler	Combination (non condensing)	Condensing	Condensing Combi	Combined primary storage unit	No boiler	Heat pump	Unknown
1	2	3	4	5	6	7	8	9

Boiler location

FINCHBLOC

Kitchen	Utility Room	Bathroom	Bedroom	Hall	Living Room	Landing	Landing cupboard	Loft / Attic	Garage	Elsewhere
01	02	03	04	05	06	07	08	09	10	11

Clarify with household

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 — Y | N

Action: None | Minor repair | Major repair | Replace | Age

Primary heating appliance FINCHBAC: 1 | 2 | 3 | 4 | Age — FINCHBAG

Primary heating distribution FINCHDAC: 1 | 2 | 3 | 4 | Age — 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	No	Yes		Unknown
Programmer FINCHPRO	No	One	More than 1	Unknown
Room thermostat FINCHROM	No	One	More than 1	Unknown
TRVs / appliance thermostat FINCHTRV	No	Some	All emitters	Unknown
Bypass FINCHBYP	No	Yes		Unknown
Weather compensator FINCHWCM		Yes		Unknown
Time and temperature zone control FINCHTZC	No	Yes		Unknown

Are TRVs networked? Y | N | U — FINCHNET

Bypass in stat room? Y | N | U — FINCHBST

Storage heaters (answer all)

Manual charge control Y | N | U — FINCHMCC

Automatic charge control Y | N | U — FINCHACC

Celect type control Y | N | U — FINCHCTC

Other heating

FINOHEAT — Present? Y | N

FINOPHS — Main heat source in winter? (ask household) Y | N

FINOHTYP — Type of system

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

Action: None | Minor repair | Major repair | Replace | Age — FINOHACT / FINOHAGE

HHSRS

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Carbon monoxide and fuel combustion products	1	2	3	4 — FINHSCO

Describe 'extreme risk' in Section 22

SPSS SERVICES

Hot water system

Present? Y | N — FINWHEAT

If present indicate all systems available

	...PR Present?	Main water heating system ...MH	...TY Fuel	...AC Action: None	Minor repair	Major repair	Replace	...AG Age
Boiler with central heating FINWHC...	N							
Boiler (water heating only) FINWHO...	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) FINWHX...	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 FINWSI...	N	Y		1	2	3	4	
Dual immersion heater FINWDI...	Y	N	Y		1	2	3	4
Instantaneous Single Point FINWSP..	Y	N	Y	Mains gas 01; Bulk LPG 02; Bottled gas 03; Oil 04; Electricity 09	1	2	3	4
Instantaneous Multi Point FINWMP..	Y	N	Y	Mains gas 01; Bulk LPG 02; Bottled gas 03; Oil 04; Electricity 09	1	2	3	4
Instantaneous electric shower FINWES...	N	Y		1	2	3	4	
Communal FINWHL...	Y	N	Y	CHP/waste 13; From boiler 14				
Other FINWOT...	Y	N	Y	Specify: ; Fuel from facing page — FINWOTFU				

Number — FINWESNO

Cylinder present? FINWHCYL: Y | N | U

Cylinder seen? FINWHCSN: Y | N

Y | N — Is a cupboard present that could accommodate a hot water cylinder? FINCYLCU

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

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 <u>all</u> houses and top floor flats

FINLOPOS

House/ Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5
		GO TO SECTION 7		

Loft information from: FLIINFOR

Inspection 1	Occupant 2	No loft (flat or very shallow pitched roof) 8	No information 9
		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

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? Y | N — FLIPROBS

Spray foam present? Y | N — FLINSPRF

Evidence of cavity wall insulation in the loft? Y | N — FLICWIEV

If yes, describe and transfer to Section 21 — FLIDESC

SPSS HQ

7. Household questionnaire

Questions asked? Y | N — FHQASKED

1. Do you have **cavity wall insulation?**
   Record in elevation features (section 16) if seen and complete wall insulation summary (section 19)
   Y | N | U — FHQCAVIT

2. Do you have **internal wall insulation?**
   Record in walls (section 5) if seen and complete wall insulation summary (section 19)
   Y | N | U — FHQINSWI

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% 1 | 50% 2 | 75% 3 | 100% 4 — FHQPERCE

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

	Bedrooms	Living rooms	Attic room	Conservatory
11. **If yes**, which rooms are particularly affected?	Y N FHQOHBED	Y N FHQOHLIV	Y N FHQOHATT	Y N 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

		No of EV charge points	EV charge point with cross-pavement solution?
a. Attached to dwelling – for your exclusive use	Y N U FHQELEEU	FHQELEEN	Y N FHQELEEC
b. Communal charge point (for example in your block) for shared use by residents	Y N U FHQELECU	FHQELECN	Y N FHQELECC
c. Is there a publicly available on-street charge point you can use within 100 metres of your home?	Y N U FHQELEOS		

14a. Do you have a battery linked to Solar PV panels?
   Y | N | U — FHQSOLPR

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

15a. Does the household typically use the conservatory for everyday activities?
   Y | N | U — FHQCONUSE

15b. **If yes**, is it used as any of the following? a bedroom? Y | N — FHQCONBED; a living room? Y | N — FHQCONLIV; other activities? Y | N — FHQCONOTH

COMPLETE FOR HMO USE ONLY

Number of accommodation units in dwelling — FMONUMAC

Number of households in dwelling/occupied units — FMONUMHH

Total number of occupants in dwelling — FMONUMOC

Number of shared kitchens — FMOSHKIT

Total number of WC's — FMOTOTWC

Number of shared WC's — FMOSHWC

SPSS FLATDETS

8. Details of flat

Draw whole module and locate flat within it

Back

Left

Right

Front

Tenths of wall exposed
(Columns add up to 10)

	Front wall	Fenestration area m²	Back wall	Fenestration area m²	Left wall	Fenestration area m²	Right wall	Fenestration area m²
To outside air	FDFFROOA	FDFFROFA	FDFBCKOA	FDFBCKFA	FDFLFTOA	FDFLFTFA	FDFRIGOA	FDFRIGFA
To internal accessways	FDFFROIA		FDFBCKIA		FDFLFTIA		FDFRIGIA	
To other flats	FDFFROOF		FDFBCKOF		FDFLFTOF		FDFRIGOF	

(For Fenestration area, include windows and doors, use whole numbers only)

Entry floor to dwelling proper
(level of first actual accommodation)

Basement	Ground	Specify	Unknown
BB	GG		99
FDFENTRY		FDFENTYN	

Dimensions of flat (internal and rectangularised)

No. of floors in flat: FDFFLOOR

	Level (B, G, 1, 2 etc)			External dimensions same as module	Width (metres)	Depth (metres)
	Basement	Ground				
Main floor	BB	GG	FDFMAINN	FDFSAMED	FDFMAINW	FDFMAIND
	FDFMAINL			Y N		
	None exists	Basement	Ground			
Next floor	NN	BB	GG		Same as above SSS	Same as above SSS
	FDFNEXTL		FDFNEXTN		FDFNEXTW	FDFNEXTD

If yes, record at section 13

SPSS COMMAC

9. Common parts of module

Common parts exist

Y N **IF NO**, GO TO SECTION 10 FCPPRES

		Accessway: Main horizontal of typical/ upper level		Accessway: Stairway on typical/ upper level		Accessway: Main entrance to module		Lifts	
Does access/area exist?	FCPEXIST	Y	N	Y	N	Y	N	Y N	FCPLFTEX
Balcony/**D**eck/**C**orridor/**L**obby	FCPTYPES								
Spacious/**A**verage/**T**ight	FCPSIZES								FCPLFTSZ
Enclosed?	FCPENCLO	Y	N	Y	N	Y	N		
In module?	FCPINMOD	Y	N	Y	N	Y	N	Y N	FCPLFTIN
Working?								Y N	FCPLFTWK
Lift controls accessible to wheelchair user?								Y N	FCPLFTWU
Lift controls accessible to a visually impaired person?								Y N	FCPLFTVP

Floors/treads *(answer in m^2)*

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

Walls *(answer in m^2)*

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

Ceilings/soffits *(answer in m^2)*

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

Access doors/screens *(answer in numbers)*

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

Accessway windows *(answer in numbers)*

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

Accessway lighting *(answer in numbers)*

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

Balustrades *(answer in metre lengths)*

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

SPSS COMMON

Security of module

FCPACCES — Type of access

Multiple access	Single access	Restricted access
1 ...PR	2 ...WK	3 ...IN

		Present?		Working?		In module?	
FCPCON...	Concierge system	Y	N	Y	N	Y	N
FCPENT...	Door entry system	Y	N	Y	N	Y	N

Fire safety of flat surveyed

FCPESCAP

Escape route from flat surveyed to final exit from building

Flat is final exit	Through another flat	Through another flat and common areas	Through common areas
1	2	3	4

Fire precautions

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

Contribution to problems (within survey module)

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

HHSRS - common areas *(affecting flat surveyed)*

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

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

FNOFLATS

Specify	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	Ground floor	Floor	Unknown
B	G		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	2	3	4	5	6	7 FNOREOTH

FNOREUSE

If 'dwelling with non residential':
Does the non-residential use include the handling/processing of food for commercial purposes? Y N U FNORESFD

Other flats in module

Are they?

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

FNOOTHER

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)*

FFCSHARE

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

Stores and common rooms

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

Common/electrical services

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

Communal parking facilities

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

If communal spaces are present how many are there? 1-9: 1 | 10 or more: 2 FFCSPACE

Surfaces and fences

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

Landscaping

	...PR Present?		Action ...AC None	Minor	Major
Paths FFCPAT..	Y	N	1	2	3
Walls/fences FFCWAL..	Y	N	1	2	3
Hard landscaping FFCHRD..		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	8
Gradient gentler than 1 in 12? FFCPATGR		2	8
Protected from adjacent drops? FFCPATAD		2	8

Accessibility

Number of steps from pavement to entrance of module

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

Space for ramp

Not applicable 8 | Yes 1 | No 2 FFCARAMP

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

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

SPSS SHAPE

12. House/module 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

Attic only 1	Basement only 2	Both 3	Neither 4	FSHATTIC

Entry floor to house/module

Basement B	Ground G	Floor	FSHENTRY

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	No. of floors: None exists NN; FDHAFLRS	FDHALEV1	None exists NN	Basement BB / Ground GG	FDHAWID1			FDHADEP1
		FDHALEV2	None exists NN	Ba BB / GG	Same as above SSS	FDHAWID2	Same as above SSS	FDHADEP2
		FDHALEV3	None exists NN	Ba BB / GG	Same as above SSS	FDHAWID3	Same as above SSS	FDHADEP3

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

FMTCONST

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

FMTCOOTH

If external wall is stone, what is the proportion (tenths) of wall that is stone? FMTPROST

N/A	1	2	3	4	5	6	7	8	9	10

FMTPROPS

Proprietary system? Y N U

If Yes, name:

FMTDESCR

Type of stone? FMTTYPST

Granite 1	Sandstone 2	Limestone 3
Whin 4	Other 5	Unknown 9

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	2	3	4	5	6	7	9	8	
Conversion to HMO use	FALHMOED	1	2	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	7	9	8
Loft conversion	FALLOFTS	1	2	3	4	5	6	7	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. Elevation features

SPSS ELEVATE

	Front face ...FF	Left face ...LF	Right face ...RF	Back face ...BF
	FELEXP.. Y N	Y N	Y N	Y N
Is part of face unattached?				
Gables *(tenths)*	FELGAB..			
Parapets *(tenths)*	FELPAR..			
Mono supporting walls *(tenths)*	FELSUP..			
Base walls *(tenths)*	FELBAS..			
Main walls *(tenths)*	FELMAW..			
Must add up to 10				Must add up to 10
Valley gutters *(number)*	FELGUT..	m²	m²	m²
Solar water heating panels?	FELSOL.. Y N	FELSPM.. Y N	Y N	Y N
Solar photovoltaic *(PV)*?	FELPV.. Y N	FELPVM.. Y N	Y N	Y N
Roof lights? (Survey dwelling only)	FELROL.. Y N	FELROLM.. Y N	Y N	Y N
Evidence of cavity wall insulation?	FELCAV.. Y N	Y N	Y N	Y N
External insulation?	FELEXT.. Y N	Y N	Y N	Y N

FELFEN.. Fenestration *(tenths)*

	window	void	wall
Front face	...FW	...FV	...FN
Left face	...LW	...LV	...LN
Right face	...RW	...RV	...RN
Back face	...BW	...BV	...BN

17. Specification of views

FVWSPEBF: Back view B | 10/10 attached A | Not seen N
FVWTENBF: Tenths attached
PV: Y N FVWPVBF

BACK FACE

LEFT FACE — FVWSPELF: Front view F | Back view B | 10/10 attached A | Not seen N
FVWTENLF: Tenths attached
PV: Y N FVWPVLF

MAIN PART

RIGHT FACE — FVWSPERF: Front view F | Back view B | 10/10 attached A | Not seen N
FVWTENRF: Tenths attached
PV: Y N FVWPVRF

FRONT FACE

FVWSPEFF: Front view F
FVWTENFF: Tenths attached
PV: Y N FVWPVFF

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

Wind turbine present? Y N FELWTUR

Roof Pitch (deg.) FELROOFP

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

Orientation of Front Face FELORIEN

NW	N	NE
W		E
SW	S	SE

18. Exterior – of house/module

SPSS CHIMNEY

FRONT VIEW

Chimney stacks

(Number)

BACK VIEW

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

SPSS ROOFSTRUC

Roof structure

(Tenths of area)

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

SPSS ROOFCOV

Roof covering

(Tenths of area)

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

SPSS ROOFFEAT

Roof features and drainage

(Tenths of length)

		FEXRF1.. Fascias		FEXRF1.. Valley gutters/ flashings		FEXRF1.. Gutters/ down-pipes		FEXRF1.. Stacks/ wastes		FEXRF1.. Party parapets		FEXRF2.. Fascias		FEXRF2.. Valley gutters/ flashings		FEXRF2.. Gutters/ down-pipes		FEXRF2.. Stacks/ wastes		FEXRF2.. Party parapets	
Present?	..PR	Y	N	Y	N	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	Y	N	Y	N	Y	N	Y	N	Y	N
Replace	..RN																				
Repair	..RP																				
Leave	..LV																				
Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period	..TM																				

SPSS WALLSTRU

18. Exterior – of house/module (continued)

FEXWS1.. **FRONT VIEW** — **Wall** *(Tenths of area)* — FEXWS2.. **BACK VIEW**

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

SPSS WALLFIN

FEXWF1.. — **Wall finish** *(Tenths of area)* — FEXWF2..

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

SPSS DORMERS

FEXDB1.. — **Dormers and bays** *(Number)* — FEXDB2..

	Bays: Single storey	Bays: Multi storey	Dormers: Standard	Dormers: Roof extension	Porches	Conservatories (Survey dwelling)	Balconies (Survey dwelling)		Bays: Single storey	Bays: Multi storey	Dormers: Standard	Dormers: Roof extension	Porches	Conservatories (Survey dwelling)	Balconies (Survey dwelling)
..PR	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Present?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
..NO								Number							
..AG								Age							
..FL	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Faults?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
..RW								Rebuild roof and walls							
..RO								Rebuild roof only							
..WO								Rebuild wall only							
..MJ								Major repairs							
..MN								Minor repairs							
..DE								Demolish							
..LV								Leave							
..UR	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N	Y N	Y N	Y N	Y N
..TM								Replacement period							

SPSS DAMPPC

FEXDP1.. — **Damp proof course** *(Tenths of length)* — FEXDP2..

	Physical barrier	Injection DPC	None		Physical barrier	Injection DPC	None
..TE				Tenths of length			
..FL	Y N	Y N	Y N	Faults?	Y N	Y N	Y N
..RN				Replace/install			
..LV				Leave			
..UR	Y N	Y N	Y N	Urgent?	Y N	Y N	Y N
..TM				Replacement period			

SPSS INTERIOR

For all conservato

Closable door between conservatory and dwelling	Y N	FINCODOR
Footprint of conservatory (m^2) (Whole numbers only)		FINCOSIZ
Conservatory window type	SG DG	FINCOWIN
Conservatory roof	Glass Poly Solid	FINCOROF
Fixed radiator or other fixed heater present?	Y N	FINCORAD

SPSS WINDOWS

18. Exterior – of survey dwelling

FRONT VIEW

FEXWN1..

	Single-glazed			Double-glazed			Triple-glazed	
	Wood / UPVC	Wood sash	Metal	Wood	UPVC	Metal	Mixed	
..NO								Number (Include Velux type roof lights)
..AG								Age
..FL	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Faults?
..RN								Replace
..RP								Repair/replace sash/member
..EA								Ease sashes etc/reglaze
..PA								Repaint/reputty
..LV								Leave
..UR	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Urgent?
..TM								Replacement period

Windows/frames to survey dwelling

(Number)

BACK VIEW

FEXWN2..

	Single-glazed			Double-glazed			Triple-glazed	
	Wood / UPVC	Wood sash	Metal	Wood	UPVC	Metal	Mixed	
..NO								Number (Include Velux type roof lights)
..AG								Age
..FL	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Faults?
..RN								Replace
..RP								Repair/replace sash/member
..EA								Ease sashes etc/reglaze
..PA								Repaint/reputty
..LV								Leave
..UR	Y N	Y N	Y N	Y N	Y N	Y N	Y N	Urgent?
..TM								Replacement period

..TG	Wood 1	UPVC 2	Metal 3	Composite 4	Triple glazed material

SPSS DOORS

FEXDF1..

	Wood	UPVC	Metal	Composite	
..NO					Number
..AG					Age
..FL	Y N	Y N	Y N	Y N	Faults?
..RN					Replace
..RP					Repair/glaze
..EA					Ease/replace/adjust ironmongery
..PA					Paint
..LV					Leave
..UR	Y N	Y N	Y N	Y N	Urgent?
..TM					Replacement period

Draught lobby >2m² present to main front door? Y N — FEX1DRLO

Doors/frames to survey dwelling

(Number)

FEXDF2..

Wood	UPVC	Metal	Composite	
				Number
				Age
Y N	Y N	Y N	Y N	Faults?
				Replace
				Repair/glaze
				Ease/replace/adjust ironmongery
				Paint
				Leave
Y N	Y N	Y N	Y N	Urgent?
				Replacement period

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

SPSS AROUND

Private plot exists *Complete all this section*	No private or shared plot *Complete accessibility + HHSRS*	Shared plot / facilities only *Complete section 11 only*	
1	2	3	FEXPLTYP

FEXPLOTF Exists Y N — Front plot

FEXP1FDP Depth (m)

Width of plot — FEXWIDTH — Width (m) — Same as module 88

Rear plot — Exists Y N FEXPLOTR

Depth (m) FEXP2FDP

FEXD... **Accessibility**

Number of steps from gate/pavement to entrance

note: entrance may be in either view

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

	Space for ramp		
...RAMP	Not applicable 8	Yes 1	No 2

...FIRM	Is path firm and even?	Y N
...ESWI	Is path at least 900mm wide?	Y N
...ESGR	Is gradient less than 1:12?	Y N
...ESFE	Is entrance adequately lit?	Y N
...COVR	Is entrance covered?	Y N

SPSS PLOTLVL

Front plot			Rear plot	
		Tenths hard ..TH		
		FEXPF.. Tenths soft ..TS		
Y N		Faults? ..FL	Y N	
Y		Bridged DPC ..BD	Y	
Y		Inadequate/reverse falls ..IN	Y	
		Excavation (m^3) ..EX		
		Internal tanking (m^2) ..TA		
		Repair/renew paving (m^2) ..RN		
		Repair/renew retaining wall (m) ..RW		
		Repair/renew steps (no.) ..RP		
Y N		Install gully? ..GU	Y N	

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		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 — FCUFAULT

HHSRS — Personal hygiene sanitation and drainage

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

FEXHSPHY

Describe 'extreme risk' in Section 22

Rats and mice outside house/module FCU...

Evidence of mice? ..VERMC Y / N

Evidence of rats? ..VERAT Y / N

Pets/livestock kept outside? Y / N ..PETSL

Type of evidence: **(inside and outside house / module)**

Traps seen?	Chemicals?	Other visual evidence?
Y / N	Y / N	Y / N
..TRAPS	..CHEMS	..VISUA

Litter/rubbish around house/module

None	Minor	Major
1	2	3

..LITTR

HHSRS — Domestic hygiene pests and refuse

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

FEXHSDHY

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	Y	N	
Attached garage	FCUATT..	Y	N	Y	N	
Detached garage	FCUDET..	Y	N	Y	N	
Car port	FCUPOR..	Y	N	Y	N	
Designated parking space(s)	FCUSPA..	Y	N	Y	N	

Street parking — FCUSTR

Adequate	Inadequate	None
1	2	3

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

Cavity wall insulation summary

FCWICH...

Evidence of cavity wall insulation:

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

% of cavity walls with CWI present

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

FCWIPROP

Internal / external insulation summary

Evidence of internal / external insulation:

FSWIWINT	Y / N	Internal wall insulation (P3)
FSWIOCCR		Occupant response (P8)
FSWIWEXT	Y / N	External wall insulation (P14)

% of walls with internal / external insulation present

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

FSWIPROP

Exposure

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

Not exposed	Slightly exposed	Exposed	Very exposed
1	2	3	4

How many faces of the **dwelling** are sheltered? — FCUSHEL

0	1	2	3	4

What is the average level of overshading of the **dwelling** windows? — FCUOSDW

None or very little	Modest	Significant	Heavy
1	2	3	4

What is the level of overshading 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	Specify number	More than 50
01		75

FBLBLOCK

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

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

SPSS STRUCTURE

21. Structural defects

Any structural defects present? Y N FSTPRES

IF YES, DESCRIBE BELOW

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

FST...	Defect ..DE	Action required? ..AC		Monitor/ examine further? ..MN		Action described elsewhere on form? ..EL		Action required on assumption problem is progressive: Any additional action required that is not accounted for elsewhere — 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 m ..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	Y	N	Y	N	Y	N	Movement-joint ..MJ	Y	N	Linear metres m ..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: m² ..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 / Loft 4 / Most of building 5 ..EX
Wood-borer infestation ..BOR..	Y	Y	N	Y	N	Y	N	Timber treatment ..TR	Y	N	Basement 1 / One room 2 / One floor 3 / Loft 4 / Most of building 5 ..EX
Adequacy of balconies / projections ..BAL..	Y	Y	N	Y	N	Y	N	Replace fixings ..RN	Y	N	Total number: ..NO
								Other ..OT	Y	N	Specify ..SP
Foundation settlement ..FOU..	Y	Y	N	Y	N	Y	N	Underpin ..UN	Y	N	Linear metres m ..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 m² ..WA
								Replace frame ..RN	Y	N	
Integrity of wall panels ..IWP..	Y	Y	N	Y	N	Y	N	Replace fixings ..RN	Y	N	Total number: ..NO
								Other ..OT	Y	N	Specify ..SP
Boundary wall - unsafe height ..BWH..	Y	Y	N	Y	N		N	Replace FSTBWRE	Y	N	Wall area m² FSTBWREA
Boundary wall - out of plumb ..BWP..	Y	Y	N	Y	N		N	Repair FSTBWRP			Wall area m² FSTBWRPA
Boundary wall - horizontal cracking ..BWC..	Y	N	Y	N		N		Demolish FSTBWDM	Y	N	Wall area m² FSTBWDMA
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

Structural collapse and falling elements

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

Describe 'extreme risk' in Section 22

SPSS HHSRS

22. Housing Health and Safety Rating System

Refer back to all the HHSRS flags. Consider each of the following hazards in turn in relation to the dwelling as a whole. Decide whether any hazards are significantly worse than average and need to be scored individually on pages 21 - 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 | N FHSAHWA

FHSMEAS

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard		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...

FHSSTWA — Significantly higher than average: Y / N

		Average	Average Pre 1919									
Likelihood of a person over 60 having a fall leading to harm	..LIK			1800	1000	560	320	180	100	56	32	18	6	2
Likely outcome if a person over 60 should fall — Class 1 Extreme %	..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
Class 2 Severe %	..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		
Class 3 Serious %	..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100		

Must not add up to >100.2%

Action required

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

Falling on level surfaces etc.

FHSLV...

FHSLVWA — Significantly higher than average: Y / N

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

Must not add up to >100.2%

Action required

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

Falling between levels

FHSBT...

FHSBTWA — Significantly higher than average: Y / N

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

Must not add up to >100.2%

Action required

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

SPSS HHSRS

Fire

Significantly higher than average: Y / N — FHSFRWA

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

	Average	Ave flat										
..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2

Likely outcome if occupied by a person over 60

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

Must not add up to >100.2%

Action required

FHSFR...

Action required?	Action		Coded elsewhere?		Quantity		
..ELA Y	Repair/replace electrical system (S5)	..ELD	Y				
..SOA Y	Provide additional sockets	..SOD		N	Number:		..SOQ
..HTA Y	Repair/replace or reposition heater (S5)	..HTD	Y	N	Number:		..HTQ
..RCA Y	Relocate cooker	..RCD		N	Number:		..RCQ
..RKA Y	Re-fit, extend, re-site kitchen (S5)	..RKD	Y	N	Number:		..RKQ
..CAA Y	Repair/install precautions to common areas (S9)	..CAD	Y	N	Sq m:		..CAQ
..PSA Y	Replace non fire resistant/smoke permeable structure/poly. tiles	..PSD	Y	N	Sq m:		..PSQ
..USA Y	Upgrade stairway to protected route	..USD	Y	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	Y	N	Number:		..SCQ
..IDA Y	Install smoke detection measures	..IDD	Y	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.

FHSHS...

Significantly higher than average: Y / N — FHSHSWA

Likelihood of a child under 5 being burnt/scalded — ..LIK

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

Likely outcome if a child under 5 is burnt/scalded

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

Must not add up to >100.2%

FHSHS... Action required

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	Y	N	Number:		..RKQ
..ROA Y	Remove obstacle	..ROD		N	Number:		..ROQ

Damp and Mould Growth

FHSDA...

Significantly higher than average: Y / N — FHSDAWA

Likelihood of a person under 15 suffering illness — ..LIK

	Average											
..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	Y	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	Y	N	Number:		..WIQ
..HTA Y	Repair/replace/improve heating system (S5)	..HTD	Y	N	Number:		..HTQ
..INA Y	Improve insulation (S5, S6, S16, S18)	..IND	Y				

SPSS AROUND

24. Local area

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

Nature of area — FARNATUR

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

Number of dwellings in area — FARDWELL

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

Predominant age — FARPRAGE

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

Predominant residential building type — FARTYPES

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

Predominant tenure as built — FARTENUR

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

Estate

Number of dwellings on estate — FARESTAT

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

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

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

Visual quality of local area

FARQUALI

Best						Worst
1	2	3	4	5	6	7

Problems in local area

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

Notes: