DASH Services

Providing Quality Housing Services

A whistlestop tour of the Housing Health and Safety Rating System (Amendment) 2026

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www.dashservices.org.uk

HHSRS Awareness, not HHSRS assessment

This session is about

- Spotting potential concerns during visits
- Recording what you see, clearly & factually
- Knowing when something needs raising
- Escalating to the right person

This session is not about

- Scoring or rating hazards
- Replacing a trained, competent assessor
- Giving legal advice
- Deciding liability

Spot it. Record it. Raise it.... Follow it up!

HHSRS ?? - How we got here:

2004	2006	2018	2020	2026
Housing Act 2004 introduces the HHSRS	**HHSRS comes into force**	**Government scopes a review of the system**	**Review of the system continues**	**Amendment in force from 23 June 2026**

Why review it?

- Statistics had become outdated
- The system was seen as overly complicated
- Its credibility was being questioned

Housing Health and Safety Rating System (HHSRS)

What has Changed?



21 hazards? Don't panic

88%

of Category 1 hazards fall into just four areas

Simple maintenance often prevents expensive enforcement.



Source: NRLA Policy Team

Baseline indicators: your new best friend

- A checklist of reasonable standards a home should meet
- Helps spot deficiencies that may need assessing
- Not mandatory, but regular checks and records make good evidence
- Meeting them does not remove every risk

19 elements covered by baseline indicators in Part 2 of the Operating Guidance

2	Drainage	
	Baseline Indicators	**Guidance Notes**
2.1	Every drainage fixture, stack, vent, water, waste and sewer pipe shall be properly installed, maintained in a safe and functional order and kept free from obstructions, leaks and defects. The drainage system must have suitable rodding or access points to allow clearance of blockages.	All drainage and sewer connections should be visually inspected where access allows to ensure that there are no obvious signs of deterioration of any seals and that any fixings that reduce the risk of contamination to the property are in good condition. If possible, the WC should be activated, or water discharged through a wash-hand basin to observe the free flow of water through the system. **Relevant hazards:** Structural Collapse and Falling Elements; Damp and Mould Growth; Domestic Hygiene.

4	Sanitary Facilities: Bathroom	
	Baseline Indicators	**Guidance Notes**
4.1	Every dwelling/HMO shall have a private bathroom, equipped and provided for the sole use of that dwelling/HMO.	Every dwelling shall have a private bathroom, equipped and provided for the sole use of that property, with the following: • WC (unless provided separately) • Wash-hand basin • Bath or shower **Relevant hazards:** Domestic Hygiene; Water Supply; Crowding and Space.

Examples: drainage (2.1) and bathroom (4.1)

Source: Housing Health and Safety Rating System Operating Guidance, Part 2

Baseline Indicators – Examples

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Source: Housing Health and Safety Rating System Operating Guidance

Landlord Checklist – HHSRS Baseline Indicators

	Baseline Indicator	Baseline Indicator met?		Comments/observations
		Yes	No	
1	**Structural Condition**			
1.1	External and internal components of the dwelling structure safe to use and in a proper state of structural repair.			
1.2	Asbestos containing material free from defects and maintained to prevent release of fibres. Asbestos register maintained.			
2	**Drainage**			
2.1	Drainage systems properly installed and maintained in good condition with access points provided to clear blockages.			
2.2	Waste pipes properly connected to a public sewer system. No toilet waste pipe connected to a greywater system.			
2.3	Adequate provision and capacity for the drainage of surface and foul water. All drains and gullies covered by a suitable cover.			
2.4	All rainwater pipes connect and drain effectively into the drainage system with access points to clear blockages.			
2.5	Access covers to drainage and other services fitted with flush-mounted covers and marked to indicate purpose.			
3	**Plumbing System**			
3.1	An approved water supply with safe to drink water controllable by the household. Adequate flow for all fixtures simultaneously.			
3.2	Adequate heated running water supply to sinks, baths/showers. Hot water tank min 60°C with max 45°C at point of delivery.			
3.3	WC cistern overflow discharges externally, unless designed by the manufacturer to discharge internally.			
4	**Sanitary Facilities - Bathroom**			
4.1	A private bathroom equipped and provided for the sole use of that dwelling with WC (or separate), hand basin, bath or shower.			
4.2	Suitably located WC in good working condition, sealed to the waste pipe and adjacent areas, secured to the floor/wall. Properly connected to the water supply and sewage system.			
4.3	Dedicated hand basin adjacent to the WC in good working condition, sealed to the waste pipe/adjacent areas and secured to the floor/wall. Properly connected to both hot and cold water supplies and sewage system.			
4.4	A fixed bath or shower in good working condition sealed to waste pipe and adjacent surfaces without leaks. Properly connected to both hot and cold water supplies.			

Three bands: High, Medium, Low

High	**1,000 or above**	**Category 1: legal duty to take action**
Medium	**100 to under 1,000**	**Category 2: discretion to take action**
Low	**Under 100**	**Category 2: discretion to take action**



Choosing the band takes a formal scoring process.

That is a trained assessor's job. Ours is to spot it, record it and raise it.

Source: DASH Services

Routine, or something more?

Probably routine

- Cosmetic wear and tear
- Small, stable defects with no safety angle
- Normal repair reporting applies

Look closer

- Could someone be hurt or made ill?
- Is it spreading, worsening or returning?
- Does it involve electrics, gas, fire safety or structure?
- Has the tenant reported health effects?
- Has an occupant told you they are more at risk?

Prompts for judgement, not a scoring method.

Damp and mould





Damp and mould growth
HHSRS hazard B11

WHAT YOU MIGHT SEE

- Black or green mould on walls, ceilings or window reveals
- Damp patches, staining, peeling paint or wallpaper
- Musty smells, heavy condensation, signs of leaks

WHAT TO RECORD

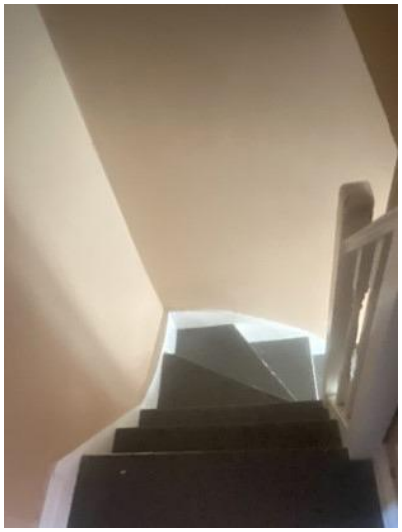
- Location, with a wide photo and a close-up
- What the tenant says: when it appeared, if it returns
- What you saw: describe it, don't diagnose the cause

ACTION IT PROMPTLY

- Is it spreading, returning or linked to a leak
- Has your tenant reported health effects
- Has an occupant told you they are more at risk

Photos: HHSRS Case Studies 2026. Illustrative only.

Falls on Stairs etc.





Falling on stairs etc.

HHSRS hazard A2

WHAT YOU MIGHT SEE

- Loose /missing /damaged handrail or balustrade
- Worn /uneven /damaged treads & loose coverings
- Poor lighting, steep or uneven steps

WHAT TO RECORD

- Photos from the top and bottom of the flight, plus close-ups
- Exactly which step or section, and what is wrong
- Whether the lighting was working at the time

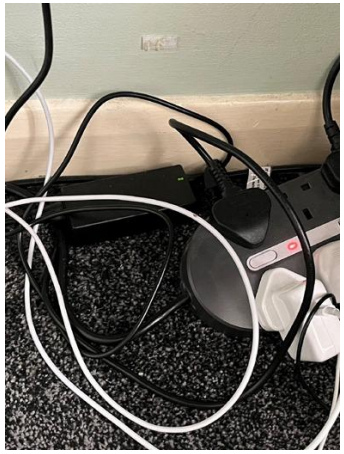
ACTION IT PROMPTLY e.g.

- A handrail or guarding is loose or missing
- A tread or covering could cause a trip now
- The tenant reports a fall or a near miss

Photos: HHSRS Case Studies 2026. Illustrative only.

Electrical concerns





Electrical hazards
HHSRS hazard A8

WHAT YOU MIGHT SEE

- Cracked, scorched or loose sockets and switches
- Exposed or damaged cables, overloaded adaptors
- Flickering lights, tripping circuits, burning smells

WHAT TO RECORD

- Photos from a safe distance, plus the exact location
- What the tenant reports: shocks, tripping, smells
- Certificate dates you can see: record, don't interpret

ACTION IT PROMPTLY e.g.

- Scorching, burning smells or exposed live parts: now
- The tenant reports shocks or repeated tripping
- Never open, test or touch electrics yourself

Photos: HHSRS Case Studies 2026. Illustrative only.

Fire safety observations





Fire and explosions

HHSRS hazard A4

Broader fire definition since 23 June 2026 (DASH)

WHAT YOU MIGHT SEE

- Smoke or CO alarms missing, removed or not working
- Blocked escape routes, damaged or wedged-open fire doors
- Overloaded sockets, heating or cooking hazards

WHAT TO RECORD

- Photos of alarms, exits and doors, with locations
- What you checked, and what you could not check
- Whether an alarm sounded, if you tested it

RAISE IT PROMPTLY IF e.g.

- No working alarm, or an escape route is blocked
- Anything pointing to an immediate fire risk: act now
- The tenant reports smoke, burning or a recent fire

Photos: HHSRS Case Studies 2026. Illustrative only.

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A simple escalation framework



Escalation relies on comprehensive regular visits to your rental properties and having a team of skilled people you can trust around you. It isn't a once a week job

It is NOT a 'once a week' job

Why it matters in practice

Financial penalties

Councils can issue penalties of up to £7,000 where High hazards are found in rented homes.

Emergency action

Where there is an immediate risk of serious harm: emergency remedial action or an emergency prohibition order.

**** Coming soon****

Awaab's Law

Fixed timescales apply to emergency hazards and to dangerous damp and mould.

Well-managed homes and prompt repairs reduce the need for enforcement.

Source: DASH Services

More info: www.dashservices.org.uk

