Housing Act 2004 Guidance

The 29 Hazards

**1. Damp & Mould Growth**

Threats to mental & physical

wellbeing from living with

dampness, mould & fungal growths

and dust mites.

*Most Vulnerable:*

*14 years or less*

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**2. Excess Cold**

Threats to health from exposure to

sub-optimal indoor temperatures.

*Most Vulnerable:*

*65 years plus*

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**3. Excess Heat**

Caused by excessively high indoor

temperatures.

*Most Vulnerable:*

*65 years plus*

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**4. Asbestos & MMF**

Caused by exposure to asbestos

and manufactured mineral fibres

(MMF).

*Most Vulnerable:*

*No specific group*

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**5. Biocides**

Threats to health from those

chemicals used to treat mould

growth and timber in dwellings.

*Most Vulnerable:*

*No specific group*

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****6. Carbon Monoxide & Fuel**

**Combustion Products**

Hazards due to high levels of CO,

NO2, SO2 & smoke in the

atmosphere.

*Most Vulnerable:*

*For CO - 65 years plus, for*

*NO2, SO2 & smoke – no*

*specific group*

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**7. Lead**

Threats to health from the ingestion

of lead.

*Most Vulnerable:*

*Under 3 years*

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**8. Radiation**

Threats to health from radon gas,

airborne, or dissolved in water.

E.g., leakage from microwaves

might be considered.

*Most Vulnerable:*

*People aged 60-64 who have had*

*a lifetime exposure to radon*

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**9. Uncombusted Fuel Gas**

The threat of asphyxiation due to

fuel gas escaping into the

atmosphere within a dwelling.

*Most Vulnerable:*

*No specific group*

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**10. Volatile Organic**

**Compounds**

VOC’s are diverse group of organic

chemicals which includes

formaldehyde that are gaseous at

room temperature, and are found in

a variety of materials within the

home.

*Most Vulnerable:*

*No specific group*

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**11. Crowding and Space**

Health hazards linked to a lack of

living space for sleeping and a

normal family/household life.

*Most Vulnerable:*

*No specific group*

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**12. Entry by Intruders**

Problems keeping a dwelling secure

against unauthorised entry, and the

maintenance of defensible space.

*Most Vulnerable:*

*No specific group*

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****13. Lighting**

Threats to physical and mental

health linked to inadequate natural

and/or artificial light. It includes the

psychological effect associated with

the view from the dwelling through

glazing.

*Most Vulnerable:*

*No specific group*

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**14. Noise**

Threats to physical and mental

health caused by noise exposure

inside the dwelling or within its

cartilage.

*Most Vulnerable:*

*No specific group*

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****15. Domestic Hygiene,**

**Pests & Refuse**

Health hazards due to poor

design, layout and construction to

the point where the dwelling

cannot readily be kept clean and

hygienic; access into and

harbourage within dwelling for

pests; inadequate and unhygienic

provision for storing and disposal

of household waste.

*Most Vulnerable:*

*No specific group*

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****16. Food Safety**

Threats of infection due to

inadequate facilities for the

storage, preparation and

cooking of food.

*Most Vulnerable:*

*No specific group*

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**17. Personal**

**Hygiene, Sanitation**

**& Drainage**

Threats of infection and

threats to mental health

associated with personal

hygiene, including personal

washing and clothes

washing facilities, sanitation

and drainage.

*Most Vulnerable:*

*Under 5 years*

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**18. Water Supply for**

**Domestic Purposes**

The quality and adequacy of

the water supply for drinking

and for domestic purposes

such as cooking, washing,

cleaning and sanitation.

*Most Vulnerable:*

*No specific group*

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**19. Falls**

**Associated with**

**Baths etc.**

Falls associated with a bath,

shower or similar facility.

*Most Vulnerable:*

*60 years plus*

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**20. Falls on the**

**Level**

Falls on any level surface

such as floors, yards and

paths. It also includes falls

associated with trip steps,

thresholds or ramps, where

the change in level is less

than 300mm.

*Most Vulnerable:*

*60 years plus*

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****21. Falls Associated**

**with Stairs and**

**Steps**

Falls associated with stairs,

steps and ramps where the

change in level is greater than

300mm. It includes falls on

stairs or internal ramps within

the dwelling, internal common

stairs or ramps within a

building, access to the

dwelling and to shared

facilities or means of escape

in case of fire. It also includes

falls over stair, step or ramp

guarding (balustrading).

*Most Vulnerable:*

*60 years plus*

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**22. Falls between**

**Levels**

Falls from one level to

another, inside or outside a

dwelling, where the difference

in levels is more than 300mm.

For example, falls out of

windows, falls from balconies

or landings, falls from

accessible roofs, into

basement wells, and over

garden retaining walls.

*Most Vulnerable:*

*Under 5 years*

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****23. Electrical**

**Hazards**

Hazards from electric shock

or electricity burns, including

from lightning strikes.

*Most Vulnerable:*

*Under 5 years*

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**24. Fire**

Threats from uncontrolled

fire and smoke. It includes

injuries from clothing

catching alight, which

appears to be common when

people attempt to put out a

fire. It does not include

clothing catching alight from

a controlled fire by reaching

across a gas flame or an

open fire used for space

heating.

*Most Vulnerable:*

*60 years plus*

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**25. Hot Surfaces &**

**Materials**

Burns or injuries caused by

contact with a hot flame or

fire, and contact with hot

objects or hot non-water

based liquids, and scalds –

injuries caused by contact

with hot liquids and

vapours. It includes burns

caused by clothing catching

alight from a controlled fire

or flame.

*Most Vulnerable:*

*Under 5 years*

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**26. Collision &**

**Entrapment**

This includes risks of physical

injury from: Trapping body

parts in architectural features,

e.g. trapping limbs or fingers

in doors / windows; Colliding

with objects e.g. glazing,

windows, doors, low ceilings

and walls.

*Most Vulnerable:*

*Under 5 years*

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****27. Explosions**

Threat from the blast of an

explosion, from debris

generated by the blast, and

from the partial or total

collapse of a building as the

result of an explosion.

*Most Vulnerable:*

*No specific group*

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**28. Position &**

**Operability of**

**Amenities**

Threats of physical strain

associated with functional

space and other features at

dwellings.

*Most Vulnerable:*

*60 years plus*

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****29. Structural**

**Collapse & Falling**

**Elements**

The threat of the dwelling

collapsing, or a part of the

fabric falling because of

inadequate fixing or

disrepair, or as a result of

adverse weather

conditions. Structural

failure may occur internally

or externally.

*Most Vulnerable:*

*No specific group*

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**A Summary of Landlord Responsibilities**

• Maintain exterior of dwelling and all structural elements

• Maintain interior facilities that are part of the dwelling

• Provide all equipment necessary to supply the utilities safely and correctly

• Ensure all bathroom facilities are correctly installed and properly maintained

• Maintain all drains, waste pipes, rainwater goods, inlet gullies and inspection chambers

• Provide a hygienic kitchen environment including sinks, draining boards, worktops, cooking facilities, cupboards, shelves, and food storage facilities

• Maintain air bricks, trickle vents, opening lights to windows and mechanical and non-mechanical ventilation equipment

• Regularly maintain central heating and hot water systems

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