

PS2. Housing Health and Safety Rating System (HHSRS) & Fitness for Human Habitation (FFHH)

Further Reading Handout

This is not an exhaustive coverage of the subject, but just a reminder of some of the issues covered in the talks, to help as a mental checklist.

Legislation, guidance and online information is frequently updated, so links quickly become obsolete or broken. We recommend that you check and update these at regular intervals – as the general topics do not change, you may find that searching using the words in the topic headings may bring up new links. **Do NOT take any action based on these notes until you have checked and confirmed the current state and content of the legislation, guidance and local practice.**

1. Housing Health and Safety Rating System

- a) [Housing health and safety rating system \(HHSRS\) guidance](#)
- b) [Housing Health and Safety Rating System Guidance for Landlords and Property Related Professionals](#)
- c) [Housing Act 2004 - Enforcement power](#)

[Housing Health and Safety Rating System \(England\) Regs 2005](#) – The Regulations are intended to be read alongside statutory guidance. The Regulations have 3 main elements: 1) prescribe descriptions of hazards for the purposes of the Act, 2) make provision about the manner and extent of inspections 3) prescribe the methodology for assessing hazards.

- d) [Deregulation Act 2015 – unable to serve Sec 21 if HHSRS notice served.](#)
- e) [Housing and Planning Act 2016 - Rent Repayment Orders](#)
- f) [Entry by Intruders – Police crime maps –e.g.](#)
- g) [Legionella Approved Code of Practice \(ACOP\) for Legionella Part2 2014 \(in hot and cold water systems\) Part 3 2013 \(in other risk systems\) under the Health and Safety at Work etc. Act 1974, the Control of Substances Hazardous to Health Regulations 2002](#)
[Legionella – Landlord Responsibilities](#)
[Legionnaire’s disease - Guidance](#)
- h) **Radon**
[If you have private water supplies the map on the radon site will assist to determine testing requirements.](#)
- i) **Lead**
[Information on Lead in Drinking Water](#) and [effects of lead.](#)
[South West Water advice \(Lead Poisoning\)](#)
[Local guidance is available from South west water](#)

2. Fitness for Human Habitation

- a) [Legislation](#)
- b) [Guidance for Landlords](#)
- c) [Guidance for Tenants](#)
- d) [How to Rent a Safe Home](#)
- e) [Pre-Action Protocol for Housing Conditions Claims \(England\)](#)

3. Decent Home (white paper due this summer to include the PRS in this standard)

- a) [Guidance A Decent Home Definition and Guidance for Implementation June 2006](#)

4. Water

[Private Water Supplies \(England\) Regulations 2016](#)

- a) Under the rules local authorities must carry out a risk assessment on every private water supply in its area and review and update that risk assessment every five years (or earlier if it believes that the existing risk assessment is inadequate).
- b) [The Private Water Supplies \(England\) \(Amendment\) Regulations 2018](#): The Regulations in particular update the requirements for monitoring programmes put in place by local authorities to monitor private water supplies of drinking water. The programmes set minimum sampling frequencies in respect of particular parameters in water intended for human consumption. The Regulations also introduce a new risk assessment approach. Where the criteria of that approach are met, local authorities are permitted to reduce the frequencies for the sampling and analysis of water. Further, the Regulations provide the specifications for the methods of analysis of certain parameters and performance characteristics of all parameters.
- c) [The Water Re-Sale Order 2006](#) restricts the amount that a purchaser of water can charge Water service charges: High Court ruling decision in Jones v London Borough of Southwark EWHC 457 (Ch) when re-selling the water to the final consumer (in this case the Council's tenants). In effect the Order entitles re-sellers to impose only very modest administration charges. Section 150 of the Water Industry Act 1991 gives water consumers a right to recover any charges paid in breach of the Water Re-Sale Order.

[Your water bill – Water resale](#)