

HHSRS Hazard Assessment

An HHSRS hazard assessment on the June 2026 scheme: each of the 21 hazards with its deficiencies, likelihood, spread of harm, the reasons for the scores and the hazard score worked out by the formula, banded high, medium or low.

1. Property

Project

Client

Site *

Site address

Property location

Mark it at the front door. On an estate or a block it shows which home was assessed. Tap Mark current location on site. It saves the coordinates, a grid reference and the accuracy.

Inspection date *

Time

Assessor *

Property type (choose one)

☐ House ☐ Bungalow ☐ Flat ☐ Maisonette ☐ HMO ☐ Other

Age of the property (choose one)

☐ Before 1920 ☐ 1920 to 1945 ☐ 1946 to 1979 ☐ 1980 or later

Current household

HHSRS Operating Guidance, June 2026 (England). For each hazard, judge the likelihood of a harmful occurrence that could need medical attention over the next 12 months for the most vulnerable age group, and the spread of harm across extreme, severe, serious and moderate, which adds up to 100%. The score is: 10,000 x extreme % + 1,000 x severe % + 300 x serious % + 10 x moderate %, each divided by the likelihood. 1,000 or more is high risk (Category 1); 100 to 999 medium; under 100 low.

Scores are for a trained assessor working from Part 2 of the Operating Guidance and the national averages. This form does the arithmetic; the judgement is yours.

2. Hazards

Hazards assessed (copy this block for each one)

Hazard * (choose one)

- ☐ Falls on the level
- ☐ Falling on stairs etc.
- ☐ Falling between levels
- ☐ Fire and explosions
- ☐ Flames, hot surfaces, etc.
- ☐ Collisions, entrapment and ergonomics
- ☐ Structural collapse and falling elements
- ☐ Electrical hazards
- ☐ Excess cold
- ☐ Radiation
- ☐ Damp and mould growth
- ☐ Lead
- ☐ Indoor air pollutants
- ☐ Excess heat
- ☐ Asbestos and manufactured mineral fibres
- ☐ Domestic hygiene
- ☐ Water supply
- ☐ Crowding and space
- ☐ Entry by intruders
- ☐ Noise
- ☐ Lighting

Deficiencies found *

Photos (photos: attach, or note the file names)

What was measured, if anything

For example the height of the guarding at a window or landing, the sill height, or the going of a stair.

Measurement (m) (if applicable)

Use a tape, or measure from a photo with a door or another known size in the same plane. Measuring from a photo gives an estimate.

Likelihood over the next 12 months * (choose one)

- ☐ 1 in 1 (Very likely)
- ☐ 1 in 2 (Very likely)
- ☐ 1 in 3 (Very likely)
- ☐ 1 in 5 (Very likely)
- ☐ 1 in 10 (Likely)
- ☐ 1 in 20 (Likely)
- ☐ 1 in 30 (Likely)
- ☐ 1 in 50 (Likely)
- ☐ 1 in 100 (Unlikely)
- ☐ 1 in 200 (Unlikely)
- ☐ 1 in 300 (Unlikely)
- ☐ 1 in 500 (Unlikely)
- ☐ 1 in 1,000 (Very unlikely)
- ☐ 1 in 2,000 (Very unlikely)
- ☐ 1 in 3,000 (Very unlikely)
- ☐ Under 1 in 5,000 (Very unlikely)

Spread of harm: choose a scale point (0, 0.1, 0.2, 0.5, 1, 2, 5, 10, 20, 30 or 50%) for three classes and give the remainder to the fourth, usually moderate.

Extreme harm (%) *

Severe harm (%) *

Serious harm (%) *

Moderate harm (%) *

If applicable: The spread of harm must add up to 100%. Check the four classes.

Reasons for the likelihood and spread of harm *

Compare with the national average for this type and age of property in Part 2, and say why the scores differ.

Hazard score (if applicable; worked out automatically in the app)

Risk band (if applicable; worked out automatically in the app)

If applicable: High risk: Category 1 hazard. The local council has a duty to take action.

If applicable: Medium risk: Category 2 hazard. The council has discretion to act.

If applicable: Low risk: Category 2 hazard.

Works to remove or reduce the hazard

Hazards assessed (worked out automatically in the app)

High (Category 1) hazards (worked out automatically in the app)

Medium (worked out automatically in the app)

Low (worked out automatically in the app)

Highest hazard score (worked out automatically in the app)

If applicable: At least one hazard is in the High band (Category 1). Under the Housing Act 2004 the local council has a duty to take the appropriate enforcement action for a Category 1 hazard. This form records the assessment and the arithmetic; the decision on what action to take is separate.

Walk Cam: dwelling walk-round

Walk Cam video walk-through: available in the SiteSurvey app only.

3. Actions and sign-off

Are further actions needed?

☐ Yes ☐ No

Further actions (copy this block for each one; if applicable)

What needs doing? *

Priority (choose one)

☐ Urgent ☐ High ☐ Medium ☐ Low

Who will do it?

Due date

Status (choose one)

☐ Open ☐ In progress ☐ Completed

Inspector name *

Position or company

Inspector signature

Signing records what was found on the day. It does not make unsafe equipment safe or replace a thorough examination, design check or service by a competent person.