

Example survey

HHSRS Assessment

Flat 14, Westcombe Court, 92 Highview Road, Birmingham

REFERENCE	CLIENT
EXAMPLE-HHSRS-001	Example Client
INSPECTION DATE	SURVEYOR
12 May 2026	A. Surveyor MRICS
COMPANY	
SurveyorSuite Example Reports	

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A Assessment Details

ASSESSOR NAME	A. Assessor MCIEH
QUALIFICATIONS	BSc (Hons) MCIEH, HHSRS Practitioner certificate (example only)
ORGANISATION	SurveyorSuite Example Reports
REGISTRATION / MEMBERSHIP NO. (OPTIONAL)	CIEH membership 1234567 (example only)
DATE OF ASSESSMENT	12 May 2026
INSTRUCTING PARTY	Birmingham City Council — Housing Enforcement
LOCAL AUTHORITY (OPTIONAL)	Birmingham City Council
REPORT REFERENCE (OPTIONAL)	EXAMPLE-HHSRS-001
ASSESSMENT TYPE	Standard Assessment

B Property Description

PROPERTY ADDRESS	Flat 14, Westcombe Court 92 Highview Road Birmingham, B14 6HJ
PROPERTY TYPE	Purpose-built flat
APPROXIMATE AGE / ERA	1962
CONSTRUCTION	Reinforced-concrete frame with brick infill; flat felted roof (over communal void); single-glazed timber-frame windows (some replaced with uPVC since original construction).
NUMBER OF STOREYS	1 (this flat) within a 5-storey block
NUMBER OF HABITABLE ROOMS	3 habitable (lounge, 2 bedrooms) + kitchen + bathroom
TOTAL FLOOR AREA — M² (OPTIONAL)	52
EPC RATING (OPTIONAL)	E

SAP RATING (OPTIONAL)	41
NUMBER OF OCCUPANTS	1 adult, 1 child (7yo)
OCCUPANT AGE PROFILE (OPTIONAL)	Adult: 32. Child: 7.
VULNERABLE OCCUPANTS (OPTIONAL)	Child has GP-diagnosed asthma (March 2025); GP records cite damp conditions as contributory factor.
TENURE	Housing association
HEATING TYPE	Gas-fired wet central heating, panel radiators in living room and bedrooms (none in bathroom)
SERVICES (OPTIONAL)	Gas (heating), electricity, mains water, mains drainage

C Methodology

ASSESSMENT METHODOLOGY	This assessment has been carried out in accordance with the Housing Health and Safety Rating System (HHSRS) Operating Guidance issued under Section 9 of the Housing Act 2004. The 29 prescribed hazards have been considered. Where a hazard is present, its severity (Standard Assessment) has been determined by reference to the deficiency observed and the most vulnerable potential occupants. Recommendations for remedial action and enforcement are made in accordance with the Operating Guidance Annex F and Birmingham City Council's enforcement policy.
VULNERABLE GROUPS CONSIDERED	The most vulnerable age group for each hazard has been considered as defined in the HHSRS Operating Guidance Annex D. The actual occupants (mother and 7-year-old child) fall within the most vulnerable group for the damp/mould hazard (under-14s).
TENANT ENGAGEMENT / INTERVIEW NOTES (OPTIONAL)	Inspection attended by Ms Thompson (tenant) and her 7-year-old daughter (briefly). Tenant complaints documented include: ceiling leak from flat above (reported 08/11/2024, two follow-ups); persistent black mould on bedroom 1 wall (worsening since winter 2024-25); child's asthma diagnosed March 2025 with damp cited as contributing factor in GP

	letter. Tenant was provided with a HHSRS leaflet and explanation of the assessment purpose.
AREAS NOT INSPECTED (OPTIONAL)	Communal areas (stairwell handrails inspected briefly as visited at start/end of visit but not formally assessed under this report). Flat above (Flat 24) — source of leak identified for follow-up by housing officer.
LIMITATIONS (OPTIONAL)	Non-intrusive visual assessment only. No opening up of plaster or finishes. Moisture meter readings taken at finished surfaces using calibrated Protimeter Surveymaster.

D Physiological Hazards

Damp and Mould Growth Cat 1

LOCATION

Bedroom 1 (child's room) — north wall, approximately 0.6m² of black mould around the window reveal and over the upper wall above the bed. Bathroom ceiling — staining and minor mould 0.4m² beneath flat above.

SEVERITY

High risk, serious deficiency

DEFICIENCY

Single-glazed timber-frame windows to bedroom 1 with no trickle ventilation; bathroom extract fan barely operational; active leak from flat above contributing to bathroom ceiling staining; uninsulated solid walls causing cold-bridging at reveals.

HAZARD DESCRIPTION

Persistent active black mould growth in a child's bedroom triggering documented asthma symptoms (GP letter on file). The damp is condensation-driven, exacerbated by an upper-flat leak. Class IV harm (irritant respiratory disease) is highly likely; class III (severe asthma triggering hospital admission) is possible given the child's pre-existing condition. The hazard score is well above the Category 1 threshold of 1000.

VULNERABLE GROUP

All persons aged 14 and under — applies directly to the resident 7-year-old who is already affected.

REMEDIAL ACTION

IMMEDIATE: trace and repair source leak in Flat 24 (separate works); install adequate trickle ventilation to bedroom 1 windows; replace bathroom extract fan with compliant model (≥15 l/s

with humidistat). FOLLOW-UP within Awaab's Law statutory timescale: treat and redecorate affected surfaces with anti-mould paint system; insulate north-wall window reveal to reduce cold-bridging.

ESTIMATED COST
£1,800

TIMESCALE
Immediate

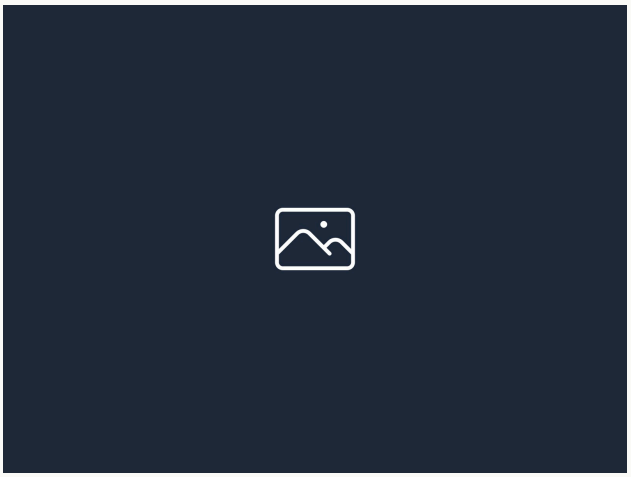


Fig. 1 — Bedroom 1 — north wall active mould growth

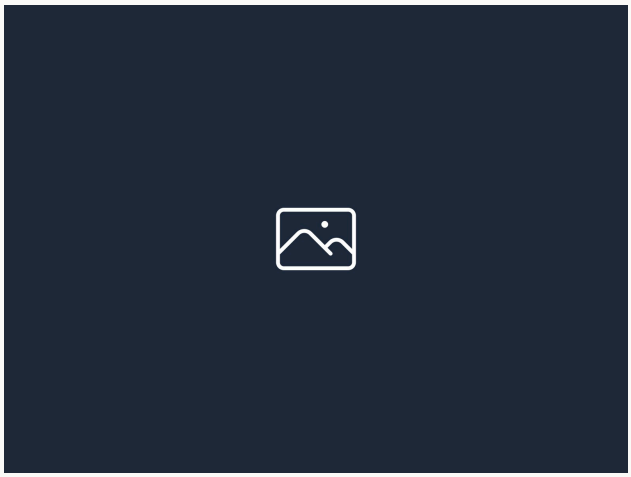


Fig. 2 — Bathroom ceiling — leak staining from above

Excess Cold Cat 2

LOCATION
Whole property — particularly bedrooms 1 and 2 (no thermostatic control on heating system; single-glazed bedroom 1 window; uninsulated solid walls).

SEVERITY
Moderate risk, notable deficiency

DEFICIENCY
EPC E (41 SAP); single-glazed timber-frame window to bedroom 1; uninsulated solid walls; basic timed heating with no room thermostat.

HAZARD DESCRIPTION
Internal temperatures in bedroom 1 measured at 14.5°C during the inspection (external 11°C, heating off as per tenant's normal afternoon pattern). WHO guidance recommends ≥18°C for sleeping rooms. SAP 41 corresponds to a Category 2 hazard score for the standard vulnerable group (over-65s) but the household composition does not include this group, so harm outcome is Class III-IV rather than the more serious Class I-II.

VULNERABLE GROUP
All persons aged 65 and over (not present in this household — moderates the harm profile but does not eliminate the hazard).

REMEDIAL ACTION

Single-glazed bedroom 1 window replacement with double-glazed unit (timber or uPVC); install room thermostat to give the tenant proper heating control. Loft insulation top-up (currently estimated 100mm) to 270mm. Consider grant-funded internal wall insulation under SHDF.

ESTIMATED COST
£3,500

TIMESCALE
medium

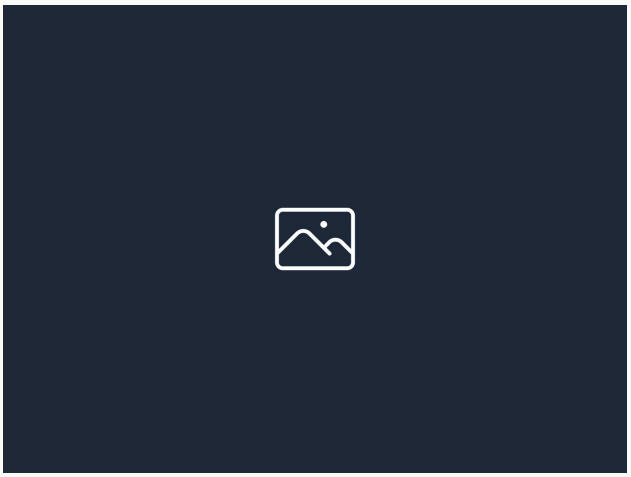


Fig. 3 — Bedroom 1 — single-glazed window

Not present:

Excess Heat
Asbestos and MMF
Biocides
Carbon Monoxide and Fuel Combustion Products
Lead
Radiation
Uncombusted Fuel Gas
Volatile Organic Compounds

E Psychological Hazards

Not present:

Crowding and Space
Entry by Intruders
Lighting
Noise

F Infection Hazards

Not present:

Domestic Hygiene, Pests and Refuse
Food Safety
Personal Hygiene, Sanitation and Drainage
Water Supply

G Accident Hazards

Not present:

Falls Associated with Baths etc.
Falling on Level Surfaces etc.
Falling on Stairs etc.
Falling Between Levels
Electrical Hazards
Fire
Flames, Hot Surfaces etc.
Collision and Entrapment
Explosions
Position and Operability of Amenities etc.
Structural Collapse and Falling Elements

H Overall Summary

TOTAL CATEGORY 1 HAZARDS	1
TOTAL CATEGORY 2 HAZARDS	2

OVERALL ASSESSMENT

The property exhibits one Category 1 hazard (damp and mould in a child's bedroom with documented adverse health impact) and two Category 2 hazards (excess cold across the dwelling and a loose communal-stairs handrail). The Category 1 hazard requires immediate enforcement action. The Category 2 hazards are recommended for remediation within the Awaab's Law statutory window for registered providers. The property is otherwise sound and presents no other Cat 1 or Cat 2 hazards.

PRIORITISED RECOMMENDATIONS

1. IMMEDIATE: Issue Improvement Notice under s.11 Housing Act 2004 in respect of the damp/mould hazard (D.damp_mould). Schedule first-stage works (source leak repair + ventilation + bedroom redecoration) within 14-day Awaab's Law investigation window.
2. SHORT-TERM (within 30 days): Re-fix loose communal-stairs handrail (D.falls_stairs).
3. MEDIUM-TERM (within 90 days): Excess cold remedial works (D.excess_cold) — window replacement, room thermostat, loft-insulation top-up. Consider SHDF grant funding for wall insulation.
4. Re-inspection 60 days after completion of first-stage damp/mould works to verify hazard reduced below Category 1.

ENFORCEMENT RECOMMENDATION	Improvement notice (s11/s12)

ENFORCEMENT DETAILS

Improvement Notice under s.11 Housing Act 2004 recommended in respect of the damp/mould Category 1 hazard. Compliance period: 56 days for completion of the four specified works (source leak repair, bedroom ventilation install, extract fan replacement, anti-mould redecoration). Where the registered provider is the housing association, Awaab's Law statutory timescales also apply and may run concurrently.

RE-INSPECTION RECOMMENDED?	Yes — recommended once works complete
RE-INSPECTION TARGET DATE	2026-07-12
RE-INSPECTION FOCUS	Verify damp/mould remediation has eliminated the active growth and reduced the hazard below Category 1. Re-measure moisture readings at the affected bedroom 1 surfaces. Confirm bathroom extract fan commissioning. Check communal-stairs handrail fixing.

Declaration

DECLARATION

I confirm that I have personally inspected the property and prepared this Housing Health and Safety Rating System (HHSRS) Assessment. The assessment has been undertaken in accordance with the Housing Act 2004 and the HHSRS Operating Guidance (ODPM, February 2006, with subsequent updates). Hazard scores have been determined using the prescribed methodology and represent my professional judgement of the likelihood and severity of harm at the date of inspection, taking into account the actual or likely occupants where information is available. I am suitably qualified and experienced to undertake HHSRS assessments and am covered by suitable Professional Indemnity Insurance for the work I have undertaken.

WAS AI USED IN THIS REPORT?	Yes

AI USE

The following AI tools were used in preparing this report: AI-generated text or descriptions.

RELIABILITY ATTESTATION

I have reviewed the AI-assisted sections of this report. Applying professional judgement, I consider the output suitable for its intended purpose.

Surveyor & signature

ASSESSOR NAME	DATE OF REPORT
A. Assessor MCIEH	15 May 2026

SIGNATURE



Awaab's Law: HHSRS Compliance Summary

This summary provides a record of the hazards identified, the mandatory timescales for remediation, and interim advice to occupants. It serves as the compliance audit trail required under the Social Housing Regulation Act 2023 (Awaab's Law) and the HHSRS Operating Guidance.

HAZARDS FOUND	HIGHEST CATEGORY	TOTAL HAZARDS
Yes — 2 hazards	**Category 1**	**1 Cat 1 · 1 Cat 2**

Damp and Mould Growth

Category 1

DEFECTS

Single-glazed timber-frame windows to bedroom 1 with no trickle ventilation; bathroom extract fan barely operational; active leak from flat above contributing to bathroom ceiling staining; uninsulated solid walls causing cold-bridging at reveals.

REMEDIAL ACTIONS

IMMEDIATE: trace and repair source leak in Flat 24 (separate works); install adequate trickle ventilation to bedroom 1 windows; replace bathroom extract fan with compliant model (≥15 l/s with humidistat). FOLLOW-UP within Awaab's Law statutory timescale: treat and redecorate affected surfaces with anti-mould paint system; insulate north-wall window reveal to reduce cold-bridging.

WORK START DEADLINE Within 24 hours — by 13 May 2026

TENANT SAFETY ADVICE

Tenant advised to ventilate after cooking / showering, avoid drying laundry indoors, leave bedroom 1 door open during day to promote air movement. Provided with mould-cleaner kit and follow-up date.

VULNERABLE GROUP: All persons aged 14 and under — applies directly to the resident 7-year-old who is already affected.

Excess Cold

Category 2

DEFECTS

EPC E (41 SAP); single-glazed timber-frame window to bedroom 1; uninsulated solid walls; basic timed heating with no room thermostat.

REMEDIAL ACTIONS

Single-glazed bedroom 1 window replacement with double-glazed unit (timber or uPVC); install room thermostat to give the tenant proper heating control. Loft insulation top-up (currently estimated 100mm) to 270mm. Consider grant-funded internal wall insulation under SHDF.

WORK START DEADLINE medium

VULNERABLE GROUP: All persons aged 65 and over (not present in this household — moderates the harm profile but does not eliminate the hazard).

Action Plan

The following remedial actions are recommended in priority order. Hazards are listed by category and urgency. It is the responsibility of the relevant party to ensure works are completed within appropriate timescales.

Damp and Mould Growth

Category 1

Bedroom 1 (child's room) — north wall, approximately 0.6m² of black mould around the window reveal and over the upper wall above the bed. Bathroom ceiling — staining and minor mould 0.4m² beneath flat above.

TIMESCALE	EST. COST	SEVERITY
Immediate	£1,800	High risk, serious deficiency

REMEDIAL ACTION

IMMEDIATE: trace and repair source leak in Flat 24 (separate works); install adequate trickle ventilation to bedroom 1 windows; replace bathroom extract fan with compliant model (≥15 l/s with humidistat). FOLLOW-UP within Awaab's Law statutory timescale: treat and redecorate affected surfaces with anti-mould paint system; insulate north-wall window reveal to reduce cold-bridging.

VULNERABLE GROUP: All persons aged 14 and under — applies directly to the resident 7-year-old who is already affected.

Excess Cold

Category 2

Whole property — particularly bedrooms 1 and 2 (no thermostatic control on heating system; single-glazed bedroom 1 window; uninsulated solid walls).

TIMESCALE	EST. COST	SEVERITY
medium	£3,500	Moderate risk, notable deficiency

REMEDIAL ACTION

Single-glazed bedroom 1 window replacement with double-glazed unit (timber or uPVC); install room thermostat to give the tenant proper heating control. Loft insulation top-up (currently estimated 100mm) to 270mm. Consider grant-funded internal wall insulation under SHDF.

VULNERABLE GROUP: All persons aged 65 and over (not present in this household — moderates the harm profile but does not eliminate the hazard).

Works Cost Summary

Estimated costs for remedial works are provided as guidance only and are subject to formal quotation. Figures represent the surveyor's indicative assessment at the time of inspection.

HAZARD	CATEGORY	TIMESCALE	EST. COST
Damp and Mould Growth	Category 1	Immediate	£1,800
Excess Cold	Category 2	medium	£3,500
Total Estimated Cost			**£5,300**

Hazards Not Present

The following hazards were assessed during the inspection and found not to be present at the time of inspection. Each hazard has been individually considered in accordance with the HHSRS Operating Guidance.

Physiological Requirements

Excess Heat	NOT PRESENT
Asbestos and MMF	NOT PRESENT
Biocides	NOT PRESENT
Carbon Monoxide and Fuel Combustion Products	NOT PRESENT
Lead	NOT PRESENT
Radiation	NOT PRESENT
Uncombusted Fuel Gas	NOT PRESENT
Volatile Organic Compounds	NOT PRESENT

Psychological Requirements

Crowding and Space	NOT PRESENT
Entry by Intruders	NOT PRESENT
Lighting	NOT PRESENT
Noise	NOT PRESENT

Protection Against Infection

Domestic Hygiene, Pests and Refuse	NOT PRESENT
Food Safety	NOT PRESENT
Personal Hygiene, Sanitation and Drainage	NOT PRESENT
Water Supply	NOT PRESENT

Protection Against Accidents

Falls Associated with Baths etc.	NOT PRESENT
Falling on Level Surfaces etc.	NOT PRESENT
Falling on Stairs etc.	NOT PRESENT

Falling Between Levels	NOT PRESENT
Electrical Hazards	NOT PRESENT
Fire	NOT PRESENT
Flames, Hot Surfaces etc.	NOT PRESENT
Collision and Entrapment	NOT PRESENT
Explosions	NOT PRESENT
Position and Operability of Amenities etc.	NOT PRESENT
Structural Collapse and Falling Elements	NOT PRESENT

HHSRS Assessment – Reference Notes

About the HHSRS

The Housing Health and Safety Rating System (HHSRS) is a risk-based evaluation tool introduced under Part 1 of the Housing Act 2004. It is used to assess the potential risks to health and safety from any deficiencies identified in dwellings.

The HHSRS applies to all residential properties, including houses, flats, HMOs, and converted dwellings. It replaced the Housing Fitness Standard previously used under the Housing Act 1985.

The 29 Hazard Categories

The HHSRS identifies 29 potential hazards grouped into four main categories:

Group A — Physiological Requirements (10 hazards): Damp and mould growth, Excess cold, Excess heat, Asbestos and MMF, Biocides, Carbon monoxide and fuel combustion products, Lead, Radiation, Uncombusted fuel gas, Volatile organic compounds.

Group B — Psychological Requirements (4 hazards): Crowding and space, Entry by intruders, Lighting, Noise.

Group C — Protection Against Infection (4 hazards): Domestic hygiene pests and refuse, Food safety, Personal hygiene sanitation and drainage, Water supply.

Group D — Protection Against Accidents (11 hazards): Falls associated with baths, Falling on level surfaces, Falling on stairs, Falling between levels, Electrical hazards, Fire, Flames and hot surfaces, Collision and entrapment, Explosions, Position and operability of amenities, Structural collapse and falling elements.

Classes of Harm

The HHSRS uses four Classes of Harm to categorise the severity of potential outcomes:

Class I (Extreme, Weighting 10,000): Death from any cause; Lung cancer; Mesothelioma; Permanent paralysis below the neck; Permanent loss of consciousness; 80% or greater burn injuries.

Class II (Severe, Weighting 1,000): Cardio-respiratory disease; Asthma; Non-malignant respiratory diseases; Lead poisoning; Legionnaires' disease; Serious fractures; Serious burns; Loss of a hand or foot; Loss of consciousness for days.

Class III (Serious, Weighting 300): Eye disorders; Rhinitis; Hypertension; Sleep disturbance; Neuro-psychological impairment; Sick building syndrome; Mental illness; Loss of a finger; Severe lacerations; Severe dermatitis; Fractured skull and severe concussion.

Class IV (Moderate, Weighting 10): Pleural plaques; Occasional severe discomfort; Benign tumours; Occasional mild pneumonia; Broken finger; Slight concussion; Moderate cuts to face or body; Severe bruising; Regular serious coughs or colds.

Hazard Scoring Formula

The Hazard Score is calculated using the formula: Score = Σ (Class Weighting × Outcome %) / Likelihood for each class.

Three factors are assessed: (a) the likelihood of an occurrence over the next twelve months; (b) the spread of possible harm outcomes across the four Classes; and (c) the fixed weightings for each Class of Harm.

The likelihood is expressed as a ratio (e.g. 1 in 580) representing the probability of an occurrence that could result in harm to a member of the vulnerable group during the next twelve months.

Hazard Bands and Categories

Hazard Scores are grouped into 10 Bands (A to J) and two Categories:

Category 1 (Bands A–C): Band A = score 5,000 or more; Band B = 2,000–4,999; Band C = 1,000–1,999. Category 1 hazards are serious — the local authority has a duty to take appropriate enforcement action under Section 5 of the Housing Act 2004.

Category 2 (Bands D–J): Band D = 500–999; Band E = 200–499; Band F = 100–199; Band G = 50–99; Band H = 20–49; Band I = 10–19; Band J = 9 or less. Category 2 hazards are less serious — the local authority has a power (but not a duty) to take action under Section 7.

Enforcement Options

Under Part 1 of the Housing Act 2004, local authorities have the following enforcement options:

Improvement notice (Sections 11–12): Requires the person responsible to carry out remedial works within a specified timeframe.

Prohibition order (Section 20): Prohibits the use of all or part of the premises for some or all purposes.

Hazard awareness notice (Section 28): Advises the owner of the hazard without requiring action. Available for both Category 1 and 2 hazards.

Emergency remedial action (Section 40): Allows the authority to take immediate action to remove an imminent risk of serious harm. Category 1 hazards only.

Emergency prohibition order (Section 43): Immediately prohibits the use of premises where there is an imminent risk. Category 1 hazards only.

Demolition order (Section 265, Housing Act 1985): Requires demolition of the building. Category 1 hazards only.

Legislative Framework

Housing Act 2004, Part 1: Establishes the HHSRS as the statutory framework for assessing housing conditions.

Housing Health and Safety Rating System (England) Regulations 2005 (SI 2005 No. 3208): Prescribes the method for assessing hazards.

Homes (Fitness for Human Habitation) Act 2018: Gives tenants a direct right to take landlords to court if the property is unfit for habitation, using HHSRS as the assessment framework.

Awaab's Law (2025): Requires social landlords (and from mid-2026, private landlords) to address specified hazards within defined timeframes, with a person-centred approach considering tenant vulnerabilities.

Photographic Record

damp_mould

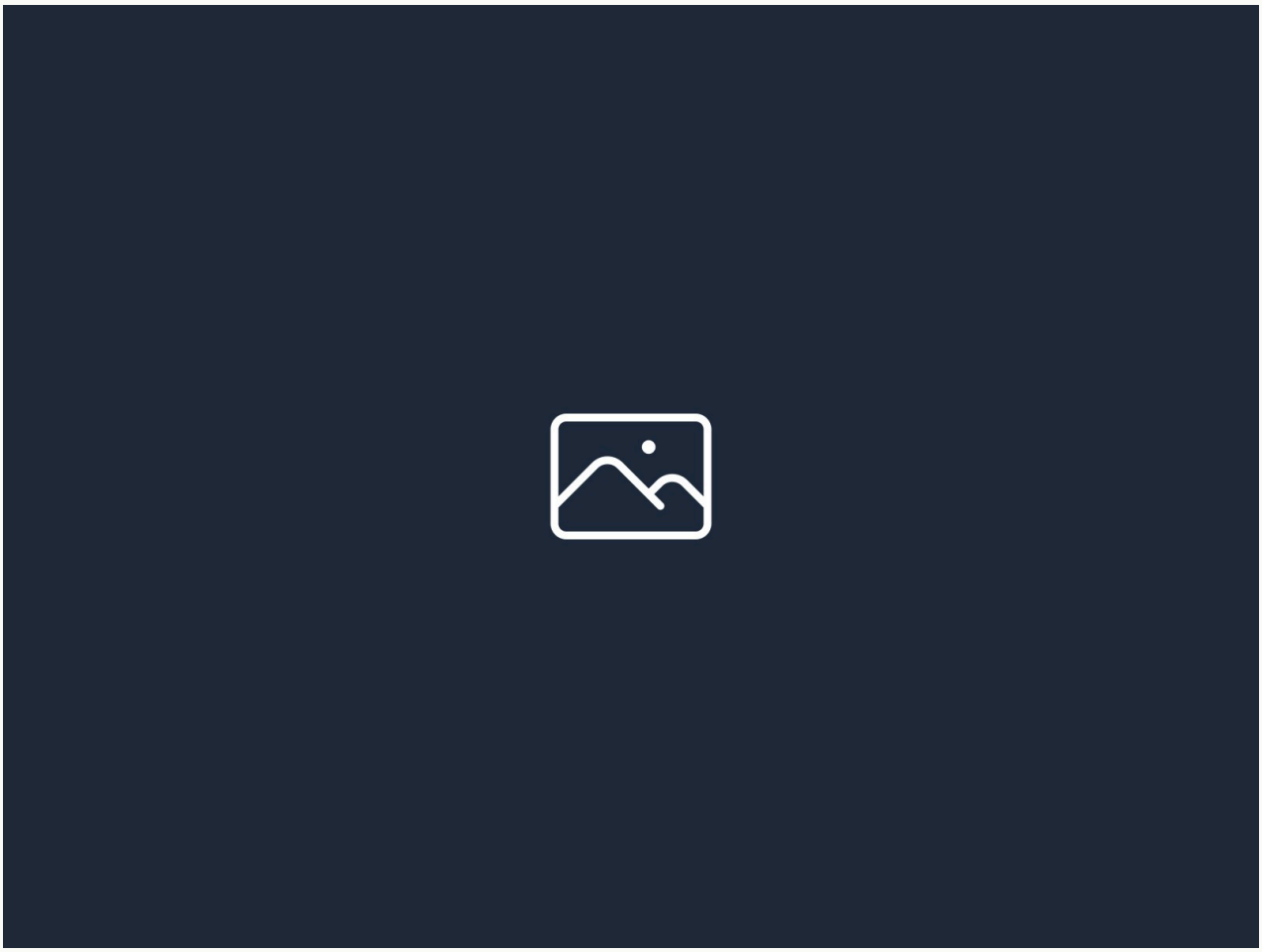


Fig. 1 — Bedroom 1 — north wall active mould growth

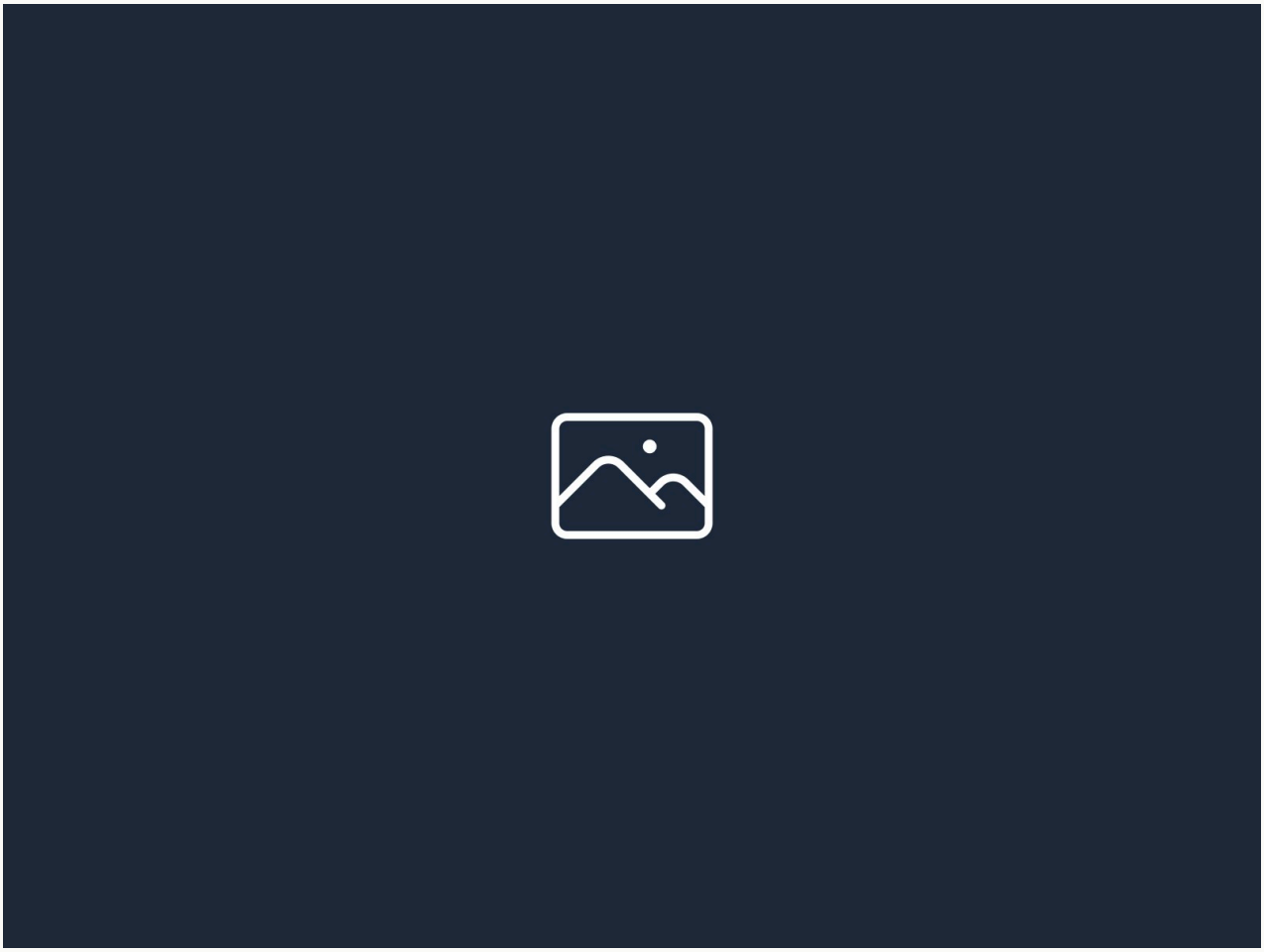


Fig. 2 — Bathroom ceiling — leak staining from above

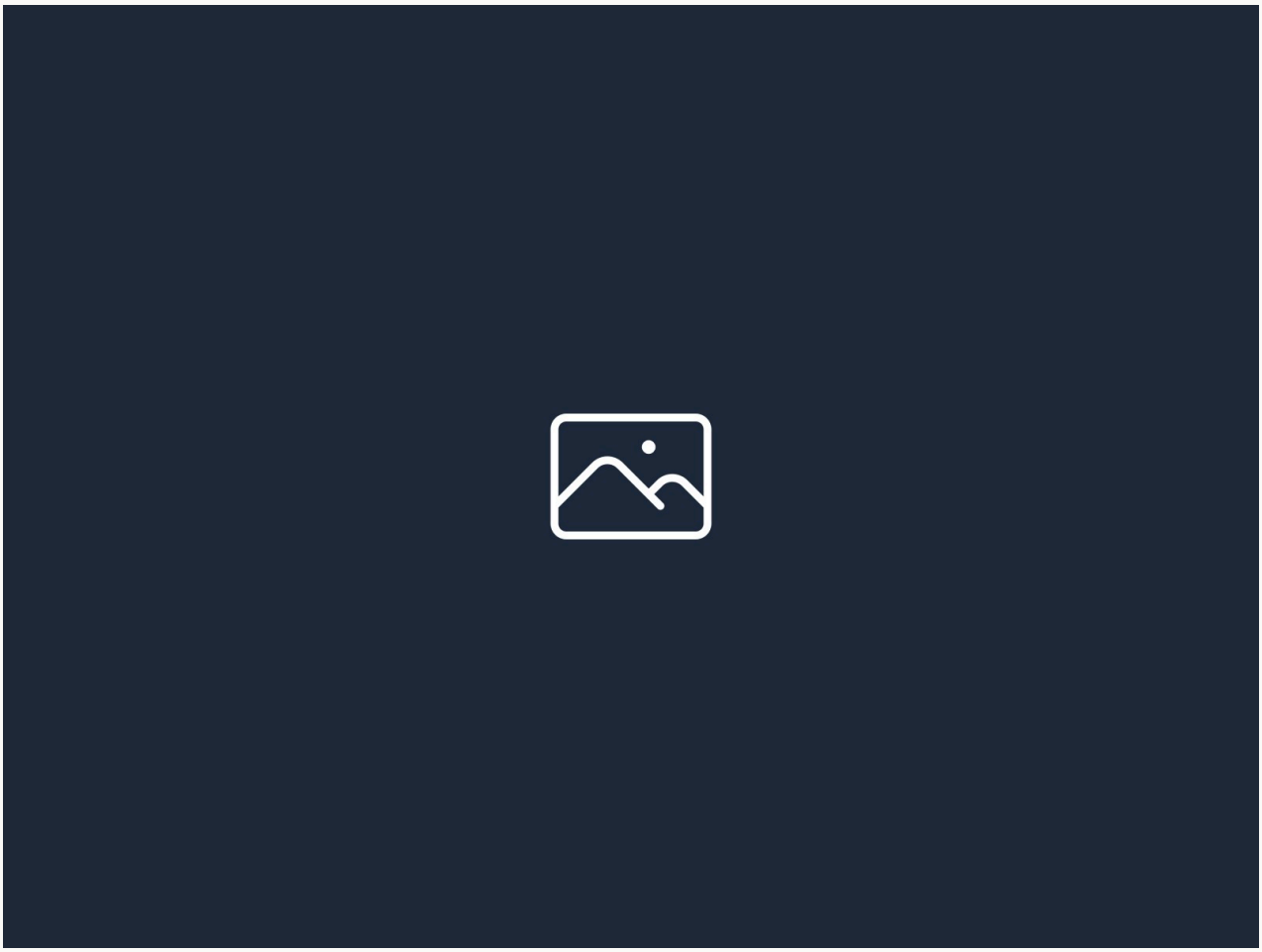


Fig. 3 — Bedroom 1 — single-glazed window

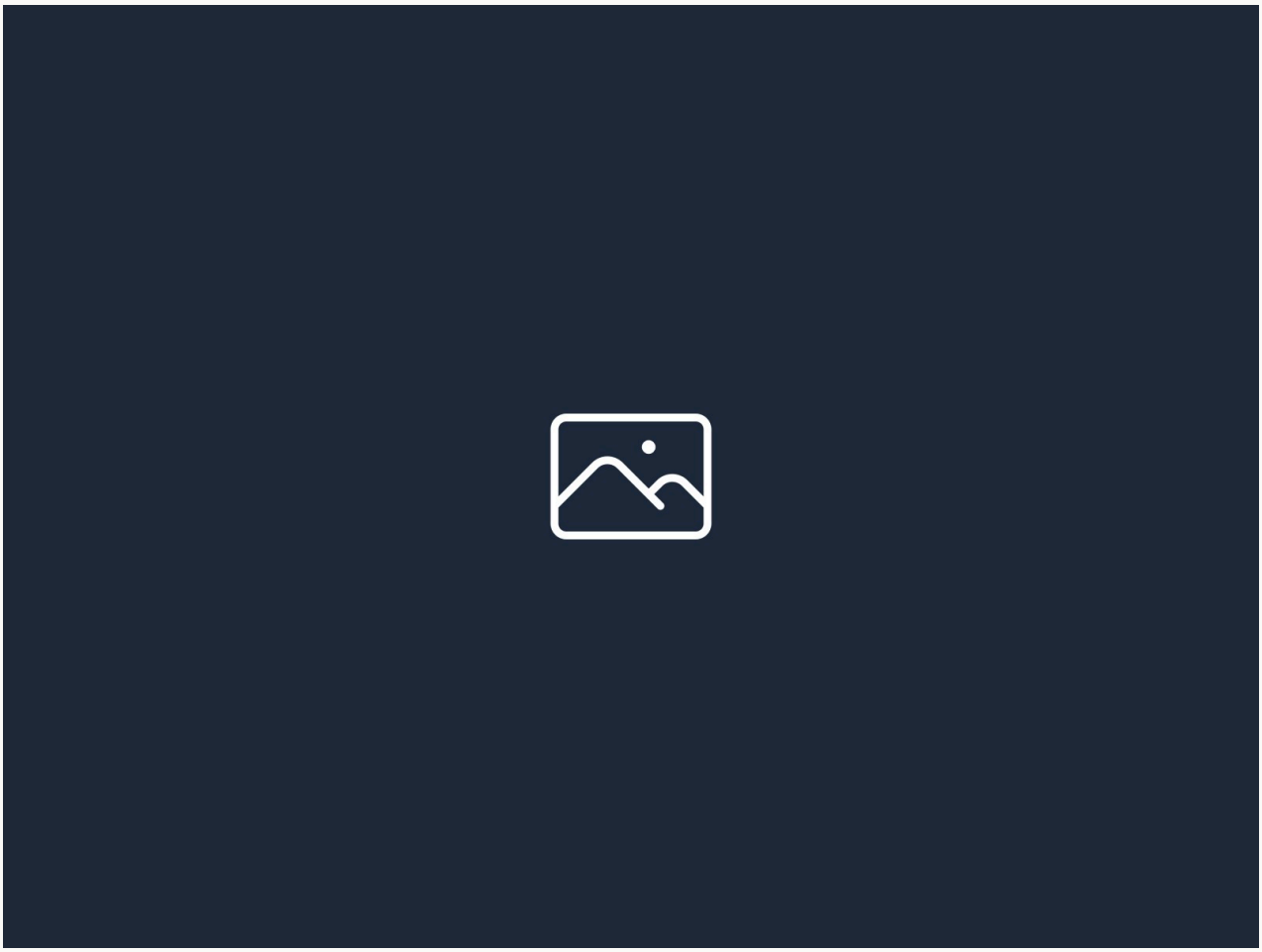


Fig. 4 — Communal stairs — loose handrail bracket