

THE 29 HAZARDS

A Landlords GUIDE

Housing Act 2004 Guidance



The Housing Act 2004 requires property owners to ensure that properties are free from the following 29 hazards or face prosecution:

1. Damp and Mould

Effects from damp, mould and fungal growth on mental or physical health.

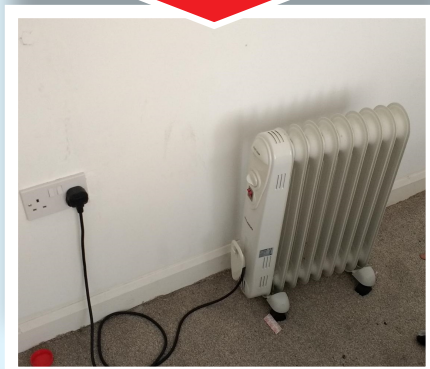
Most vulnerable: 14 years or under



2. Excess Cold

Effects from cold exacerbated by poor insulation and/or poor heating. Having no fixed heating or only portable heating sources.

Most vulnerable: 65 years and above



3. Excess Heat

Excess heat in a property from poor ventilation or insulation etc.

Most vulnerable: 65 years and above

4. Asbestos and MMF (Manufactured Mineral Fibres)

Adverse health impacts from exposure to asbestos and manufactured mineral fibres.

Most vulnerable: No specific group

5. Biocides

Exposure to chemicals used to treat timbers or plaster from mould or rot etc.

Most vulnerable: No specific group

6. Carbon Monoxide and Fuel Combustion Products

High levels of CO, NO₂, SO₂ or smoke in breathed air

Most vulnerable: For CO 65 years and over NO₂, SO₂ and smoke – no specific group

7. Lead

Effects from consumption of lead from water pipes etc.

Most vulnerable: children less than 3 years old

8. Radiation

Effects from radon either gaseous or dissolved in water, also leaks from microwave ovens.

Most vulnerable: age 60-64 with lifetime exposure to radon

9. Uncombusted Fuel Gas

Potential asphyxiation from fuel gas escape within a property.

Most vulnerable: no specific group

10. Volatile Organic Compounds

Adverse health effects from organic chemicals that are gaseous at room temperature, found around the home. One example would be formaldehyde.

Most vulnerable: no specific group

11. Crowding and Lack of Space

Health effects from insufficient space for sleeping or normal family life.

Most vulnerable: No specific group

12. Entry by Intruders

Ineffective security against unauthorised entry.

Most vulnerable: no specific group



13. Lighting

Inadequate natural and/or artificial light resulting in physical or mental health impairment.

Most vulnerable: no specific group

14. Noise

Adverse mental and physical effects from noise from poor building design or disrepair.

Most vulnerable: no specific group

15. Domestic Hygiene, Pests and Refuse

Poor design and construction preventing hygiene standards being maintained. Pest access and harborage in the property through gaps. Inadequate waste disposal and storage facilities.

Most vulnerable: no specific group



16. Food Safety

Poor provision for storage, preparation and cooking of food.

Most vulnerable: no specific group

17. Water Supply

Insufficient supply or quality of water for drinking or cooking, washing, cleaning or toileting

Most vulnerable: no specific group

18. Personal Hygiene, Sanitation and Drainage

Inadequate personal washing facilities, clothes washing facilities, toileting facilities or drainage.

Most vulnerable: 5 years and under



19. Falls in bathrooms

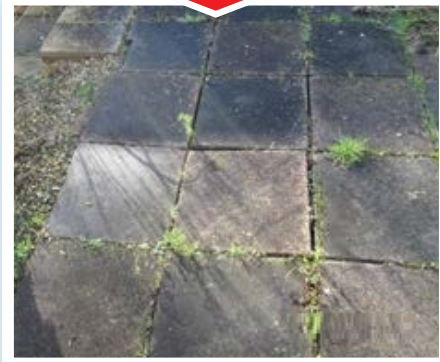
Falls associated with a bath, shower or similar

Most vulnerable: 60 years or over

20. Falls on the level

Falls on level surfaces or where the change in level is less than 300mm eg floors, yards, paths

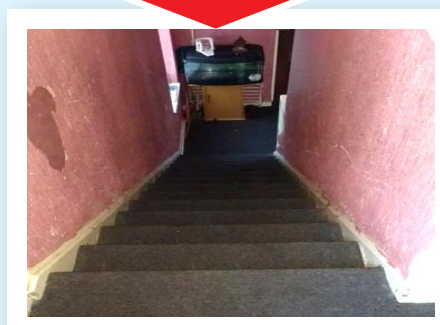
Most vulnerable: 60 years or above



21. Falls Associated with Stairs and Steps

Falls where the change in level is greater than 300mm eg on stairs, internal ramps, on common stairs, steps into a dwelling to shared facilities or on an escape route in case of fire. Lack of handrails on stairs.

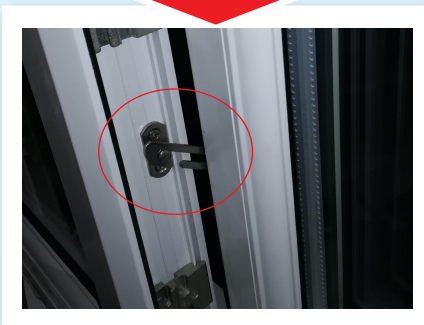
Most vulnerable: 60 years or more



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. Lack of child restrictor catches on windows and gaps in bannisters etc. greater than 100mm.

Most vulnerable: Under 5 years old



23. Electrical Hazards

Hazards from electric shock or electricity burns, including from lightning strikes.

Most vulnerable: Under 5 years old



24. Fire

Threats from uncontrolled fire and smoke. Lack of smoke and heat detection in key areas and lack of elevated fire safety such as fire doors, thumb turn locks and escape routes in HMOs and key fire barriers in residential/commercial mixed buildings (flats over shops etc.).

Most vulnerable: 60 years or over



25. Hot Surfaces and Materials

Burns or injuries as a result of contact with hot objects or hot liquids or vapours. Lack of adequate work surface space either side of cookers (300mm).

Most vulnerable: Under 5 years old



26. Collision and Entrapment

Injuries from trapping of body parts in structural elements of a dwelling e.g. doors or windows or collision with an object eg low ceilings, doors, windows or walls.

Most vulnerable: Under 5 years old

27. Explosions

Risk of harm from an explosion, blast or the debris or collapse of a building as a result of an explosion. Unmaintained boilers.

Most vulnerable: 60 years and over

28 Ergonomics

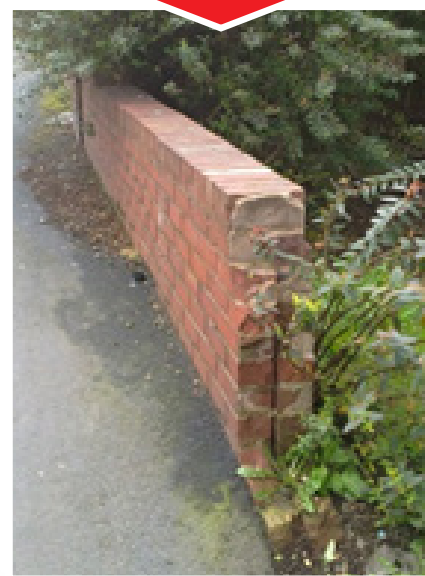
Risk of strain injuries as a result of poorly arranged appliances in a dwelling.

Most vulnerable: 60 years old or more

29 Structural Collapse and Falling Elements

Risk of harm from collapse of a building or a part of a building due to lack of maintenance or adverse weather conditions, internally or externally.

Most vulnerable: no specific group



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