

**Asset Management  
Decent Homes  
HHSRS**  
24 January 2007  
**RIDGE**  
Presented by  
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### Ridge Credentials

- ◆ Multi disciplinary practice including quantity surveying, building surveying, architecture, M&E engineering, project management, property consultancy and legal support
- ◆ Offices in Birmingham, Bristol, Leicester, London, Oxford, Reading and Worcester
- ◆ Established in 1946
- ◆ ISO 9001, ISO 14001 and Investors in People
- ◆ 210+ staff
- ◆ Property Consultancy – Asset Management speciality
- ◆ Stock condition survey and Decent Homes expertise

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### Ridge Credentials

- ◆ Stock Condition Surveys:
  - Commissioning and management of others
  - Undertaken by Ridge
  - Client Systems
- ◆ RSR and BVPI Reporting
- ◆ Validation (e.g. Housing Stock Options Appraisal)
- ◆ Databases and Asset Management Software
- ◆ Asset Management Strategy
- ◆ Business Planning
- ◆ Procurement
- ◆ Delivery

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# Asset Management

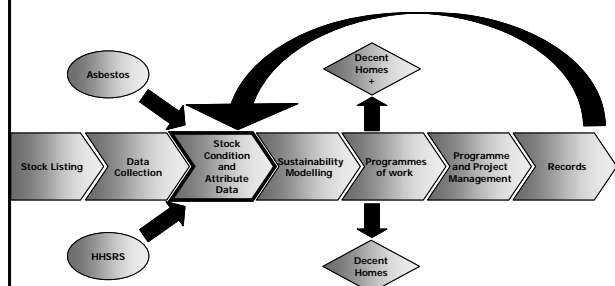
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### Modern Asset Management

- ◆ KLOE Equipped
- ◆ Relevant Stock Condition Data (100% in time)
- ◆ Robust Attributes (e.g. Relational UPRNs)
- ◆ Asset Management Strategy
- ◆ Procurement Strategy
- ◆ Modern Procurement (Value for Money)
- ◆ Fail to Plan, Plan to Fail – Planning & Delivery
- ◆ Effective Programme Management
- ◆ Effective Project Management
- ◆ Inclusive Consultation (Strategic and Specific)
- ◆ Joined-up Approach
- ◆ Validation

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### Relationship of Data and Systems



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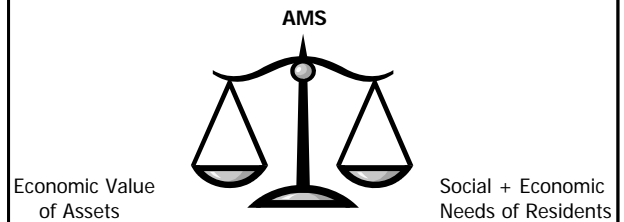
## Why have an AMS?

- ◆ Framework for operational activity
- ◆ Best Practice expectation

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## AMS Purpose

- ◆ Balance of assets and need:



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# Decent Homes

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## A Decent Home?

- ◆ "a decent home is one that is wind and weather tight, warm and has modern facilities."

*DCLG*

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## Decent Homes Reminder

- ◆ It is a minimum standard that all social housing should meet by 2010
- ◆ Intended to be a prompt to undertake work and as a catalyst for better asset management

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## A 'Decent Home' Must Meet Four Criteria

- ◆ Meets the current statutory minimum standard for housing 'fitness'
- ◆ It is in a reasonable state of repair
- ◆ It has reasonably modern facilities and services
- ◆ It provides a reasonable degree of thermal comfort

*DCLG*

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## Decent Homes Update

- ◆ June 2006
- ◆ “a minimum standard that will need to be maintained”
- ◆ “sustainable works”
- ◆ Community based/Tenant led initiatives
- ◆ Mixed communities
- ◆ 2010 extension for some (mostly ALMO)
- ◆ HHSRS
- ◆ Refusals now counted as ‘Decent’ until void
- ◆ Omit units for demolition
- ◆ New key component – Plumbing
- ◆ Lift shafts may be considered if structural
- ◆ EHCS guidance
- ◆ Thermal comfort – 2 or more rooms, system types, HHSRS SAP reference (35)

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## Problem Areas

- ◆ Different interpretations of the Standard
- ◆ Poor survey data
  - Format (survey form and database design)
  - Cloned or extrapolated results
  - Lack of updating
  - Closed questions
  - Condition codes
- ◆ 100% results need 100% accurate data (despite statistical accuracy)

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## Best Practice

- ◆ Good survey form design
- ◆ 100% survey in time
- ◆ Ongoing management and maintenance of data
- ◆ Hold all key records in one well structured database
- ◆ An Asset Management Strategy (AMS)
- ◆ Asset Manager
- ◆ Planning v Delivery
- ◆ A robust calculation model
- ◆ Validation

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# HHSRS

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## Fitness Standard Changes to HHSRS

- ◆ Until 6 April 2006, the minimum standard was defined under section 604 of the Housing Act 1985 (as amended by the 1989 Local Government Housing Act)
- ◆ From 6 April 2006, s604 was replaced by the Housing Health and Safety Rating System (HHSRS)
- ◆ HHSRS is based on assessment of the risk of harm to persons using a dwelling

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## Minimum requirements S.604 for ‘fitness’

- ◆ Free from serious disrepair
- ◆ Structurally stable
- ◆ Free from dampness
- ◆ Have adequate provision for lighting, heating, and ventilation
- ◆ Have adequate piped supply of wholesome water
- ◆ Have effective system for drainage of foul, waste and surface water
- ◆ Have suitably located WC for exclusive use of occupants
- ◆ Have bath or shower and wash-hand basin, with hot and cold water
- ◆ Have satisfactory facilities for preparation and cooking of food including sink with hot and cold water

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## Philosophy Behind HHSRS

"Decent dwellings and all other structures and spaces should provide a safe and healthy environment for the occupants and visitors."

*DCLG*

"Any residential premises should provide a safe and healthy environment for any potential occupier or visitor"

*V2 HHSRS*

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## A Health Focus (DCLG View)

- ◆ Delivering Decent Homes tackles major health problems of cold homes
- ◆ Incorporating HHSRS into the Standard will give a sharper health focus
- ◆ Focus of action is on the most vulnerable households who often have health problems
- ◆ Evidence of closer working relationship between housing and health professionals to deliver decent housing

*Anne Kirkham, DCLG*

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## Aims and Assumptions of HHSRS (V2)

- ◆ Comprehensive
- ◆ Hazard based focusing on effect not defect
- ◆ Uses risk assessment to grade hazard severity
- ◆ Allows for different hazard comparisons
- ◆ Evidence based
- ◆ Practical
- ◆ Legally sound

*University of Warwick*

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## Aims and Assumptions of HHSRS (V2)

- ◆ Primarily designed for enforcement purposes and for use by Environmental Health Professionals
- ◆ Aims to improve standards of health and safety

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## How does HHSRS work?

Potential Housing Hazards arranged into four groups:

A - Physiological Requirements

B - Psychological Requirements

C - Protection Against Infection

D - Protection Against Accidents

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## 29 Potential Housing Hazards

### A - Physiological Requirements:

Damp and mould growth, Excessive cold, Excessive heat, Asbestos, Biocides, CO & Fuel combustion products, Lead, Radiation, Uncombusted fuel gas, Volatile Organic Compounds

### B - Psychological Requirements:

Crowding and space, Entry by intruders, Lighting, Noise

### C - Protection Against Infection:

Domestic hygiene, Pests and Refuse, Food Safety, Personal hygiene, Sanitation and Drainage, Water supply for domestic purpose

### D - Protection Against Accidents:

Falls associated with baths, Falls on the level, Falls associated with stairs and Steps, Falls between levels, Electrical hazards, Fire, Hot surfaces and materials Collision and entrapment, Explosions, Ergonomics, Structural collapse and Failing elements

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## Relating People and Hazards

Potential hazards are assessed in relation to the member of the most vulnerable age group who might occupy or visit the dwelling

e.g: Potential hazard from gaps in banisters judged in terms of a young child (100mm sphere test):



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## Hazard Rating Procedure

Surveyor assesses likelihood of an occurrence over a year (all 4 seasons) which exposes a vulnerable individual to the Hazard.

This is expressed as a ratio:

e.g. 1 in 1, 1 in 10, or 1 in 1000 etc.

(uses a representative scale point)

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## Hazard Rating Procedure

Range of possible health outcomes, e.g:

'While death is unlikely from a fall, there may be a 10% chance of serious fractures, a 30% chance of severe concussion, and a 60% chance of severe Bruising'

(Must = 100, since expressed as %)

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## Hazard Rating Procedure

Possible outcomes from an occurrence are classed as "Four Classes of Harm"

Weighting is assigned to reflect degree of incapacity

Class of Harm	Weighting
I Extreme	10,000
II Severe	1,000
III Serious	300
IV Moderate	10

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## Example of HHSRS in Action

Assessment of a sample hazard:

- ◆ Likelihood – 1 in 18
- ◆ Spread of Harm Outcomes –
  - Class I (Extreme) – 0% death judged very unlikely
  - Class II (Severe) – 10% chance of serious fractures
  - Class III (Serious) – 30% chance of severe concussion
  - Class IV (Moderate) – 60% chance of severe bruising

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## Example of HHSRS Rating

Hazard Score Calculation

Class of Harm Weightings	Likelihood	Spread	Score
10,000	1/18	0	=0
1,000	1/18	10	=556
300	1/18	30	=500
10	1/18	60	=34

Hazard Score Total = 1,090

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## Banding of Scores

### Banding

Band	Scores
A	5,000 or more
B	2,000-4,999
C	1,000-1,999
D	500-999
E	200-499
F	100-199
G	50-99
H	20-49
I	10-19
J	9 or less

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## Implications for Decent Homes

- ◆ HHSRS replaces s604
- ◆ HHSRS incorporated into Decent Homes
- ◆ Decent Homes guidance updated (June 2006)
- ◆ HHSRS Guidance (version 2) published 2004
- ◆ HHSRS Version 3 on the way? – Not yet?
- ◆ HHSRS included in EHCS
- ◆ Scores of 1,000+ = Decent Homes failure (Severe)
- ◆ Current (CND) not Potential (PND)
- ◆ DCLG predict little change
- ◆ Threat or opportunity?
- ◆ Use of 'Indicative Assessment'?

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## Helpful Advice

- ◆ ODPM (now DCLG), November 2005

"It is important to remember that as part of the survey you are attempting to collect indicative information on potential hazards, through the HHSRS, in your stock and not undertaking the HHSRS for enforcement purposes".

"The top 10 hazards for HHSRS account for around 95% of all hazards".

"you should ensure that it (HHSRS) is included when you next undertake a survey"

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## Helpful Advice

- ◆ Housing Corporation, March 2006

"Housing associations should not need to commission full HHSRS surveys"

"Stock condition surveys should focus on the hazards found to be most common"

... *but* ...

"be aware of all 29 hazards"

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## Helpful Advice

- ◆ Ridge, here and now

"Don't make HHSRS over complicated, assess and deal with meaningful hazards sensibly and consistently using an indicative system"

"Deal with landlord's hazards straight away, don't chase data"

"Develop a policy of how to deal with hazards that may be a residents responsibility"

"Use Hazard Awareness Notices"

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## Points for Discussion & Consideration

- ◆ Health and Safety should be at the top of everyone's agenda
- ◆ Do you want, or need, to do a full V2 assessment?
- ◆ An indicative methodology?
- ◆ Process for prompt action?
- ◆ Awareness training for all
- ◆ Training of surveyors to collect this data?
- ◆ Housing Management role?
- ◆ Do you have a budget to rectify problems and DHS failures?

We are here to help!

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Questions?



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