SITE survey. APP

SITE SURVEY REPORT

HHSRS Hazard Assessment

Prepared for	Private landlord
Date	5 Oct 2026
Site	9 Mill Lane
Prepared by	E. Clarke

FORM

HHSRS Hazard Assessment

1. Property

Project	9 Mill Lane: HHSRS assessment (completed example)
Client	Private landlord
Site	9 Mill Lane
Site address	9 Mill Lane, Rochdale
Property location	Front door, 9 Mill Lane · 53.612480, -2.158730 (SD 89596 12892, ±5 m)
Inspection date	5 Oct 2026
Assessor	E. Clarke
Property type	House
Age of the property	1920 to 1945
Current household	Couple and one child aged 3

> 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.

2. Hazards

Hazards assessed 1: Excess cold

Hazard	Excess cold
Deficiencies found	No fixed heating; single glazed sash windows; no loft insulation.

Photos



Likelihood over the next 12 months	1 in 10 (Likely)
Extreme harm (%)	30
Severe harm (%)	5
Serious harm (%)	20
Moderate harm (%)	45
Reasons for the likelihood and spread of harm	National average for a 1920 to 1945 house is 1 in 500. No fixed heating, single glazing and no loft insulation make harm to someone aged 65 or over much more likely, so 1 in 10. Spread of harm left at the national average.
Hazard score	31145
Risk band	High (Category 1)

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

Works to remove or reduce the hazard	Install a fixed heating system and insulate the loft.

Hazards assessed 2: Damp and mould growth

Hazard	Damp and mould growth
Deficiencies found	Mould on the bathroom ceiling; no working extractor.

Photos



Likelihood over the next 12 months	1 in 30 (Likely)
Extreme harm (%)	0
Severe harm (%)	1
Serious harm (%)	10
Moderate harm (%)	89
Reasons for the likelihood and spread of harm	National average for a 1920 to 1945 house is 1 in 300. Mould on the bathroom ceiling with no working extractor makes harm to a child aged 14 or under more likely, but the room is used for short periods, so 1 in 30. Spread of harm left at the national average.
Hazard score	163
Risk band	Medium

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

Works to remove or reduce the hazard	Fit a humidistat extractor fan and treat the mould.

Hazards assessed 3: Falling on stairs etc.

Hazard	Falling on stairs etc.
Deficiencies found	Steep, narrow stair with no handrail on the open side of the lower flight; worn carpet on the nosings.

Photos



Likelihood over the next 12 months	1 in 100 (Unlikely)
Extreme harm (%)	2
Severe harm (%)	5
Serious harm (%)	20
Moderate harm (%)	73
Reasons for the likelihood and spread of harm	National average for a 1920 to 1945 house is 1 in 200. No handrail on the lower flight makes a fall more likely for someone aged 60 or over, so 1 in 100. Spread of harm at the national average.
Hazard score	317
Risk band	Medium

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

Works to remove or reduce the hazard	Fit a continuous handrail.

Hazards assessed 4: Falling between levels

Hazard	Falling between levels
Deficiencies found	Bedroom 2 (first floor, front) has a casement window with a low sill and no restrictor. The child's bed is under it.

Photos



What was measured, if anything	Bedroom 2 window sill height above the floor
Measurement (m)	0.56

Measurement (m): measuring photo



Likelihood over the next 12 months	1 in 300 (Unlikely)
Extreme harm (%)	1
Severe harm (%)	5
Serious harm (%)	20
Moderate harm (%)	74

Reasons for the likelihood and spread of harm	Sill measured at about 0.56 m above the floor, low enough for a young child to climb on to from the bed. The window opens fully with no restrictor, over a paved yard about 3 m below. Judged against the Part 2 profile for the age of the house, for a child aged under 5: 1 in 300, with a spread weighted to serious and moderate harm.
Hazard score	72
Risk band	Low

> Low risk: Category 2 hazard.

Works to remove or reduce the hazard	Fit restrictors to the bedroom 2 window and move the bed away from it.
Hazards assessed	4
High (Category 1) hazards	1
Medium	2
Low	1
Highest hazard score	31145

> 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.

3. Actions and sign-off

Are further actions needed?	Yes

Further actions 1: Serve an improvement notice for the Category 1 excess cold hazard.

What needs doing?	Serve an improvement notice for the Category 1 excess cold hazard.
Who will do it?	E. Clarke
Due date	19 Oct 2026
Status	Open

Further actions 2: Ask the landlord to fit restrictors to the bedroom 2 window now; informal letter sent the same day.

What needs doing?	Ask the landlord to fit restrictors to the bedroom 2 window now; informal letter sent the same day.
Who will do it?	E. Clarke
Due date	9 Oct 2026

Status	Completed
Inspector name	E. Clarke
Position or company	Environmental health officer
Inspector signature	

Signing records what was found on the day. It does not replace a specialist survey, test or repair by a competent person.