Standard phrases for statement of reasons

An improvement notice is the appropriate action as the specified remedial works will remove category 1 hazards from the dwelling.

The specified works are reasonable and practicable to be carried out.

The cost of the remedial works is not disproportionate with the benefit obtained by removal of category 1 hazard(s)

A hazard awareness notice is not appropriate

Emergency remedial action is not appropriate as there is no imminent risk of serious harm to health and safety

There is an imminent risk of serious harm to the health and safety of the occupier.

A prohibition notice is not appropriate as the hazards can be remedied and this would result in loss of the tenants' home.

Demolition or clearance of the property is disproportionate to the extent of the works required.