

The West of England HHSRS Group

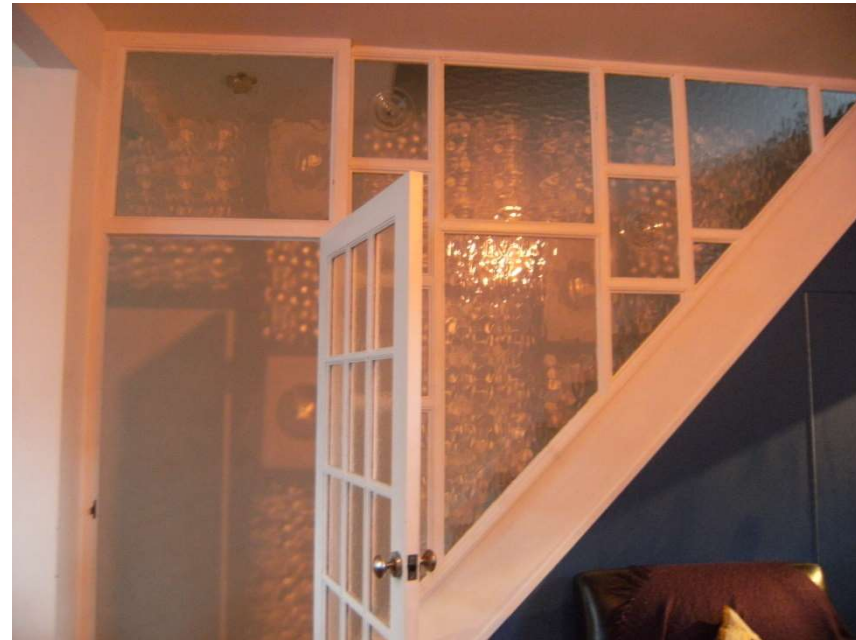
When, what,
why & how



West of England HHSRS Group

When

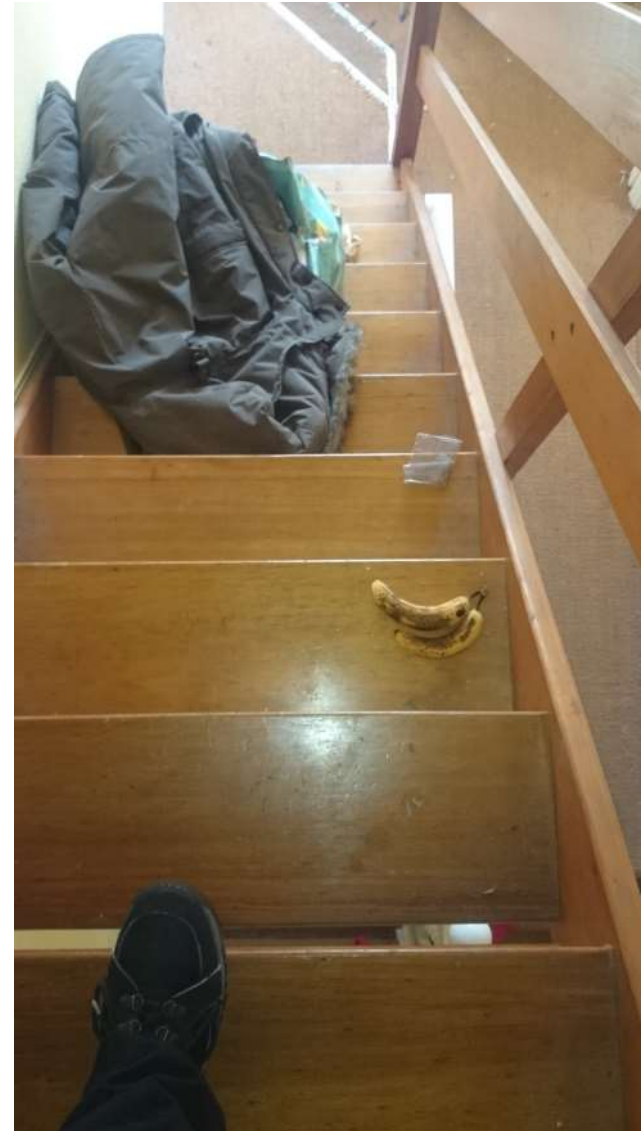
- Set up in 2006/07
- Representatives from the four local authorities: University of the West of England representation added later



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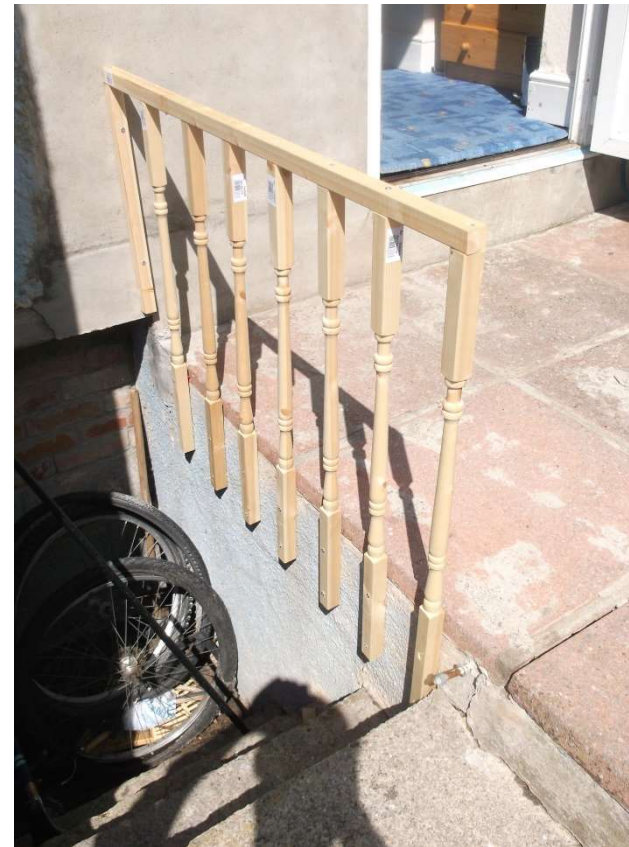
Why?

- To develop consistency of HHSRS assessment across the four local authorities
- To provide additional resources to assist practitioners with this



How

- Approx. 120 worked examples produced, approx. 60 validated by Warwick University
- 10 guidance notes produced: excess cold, damp, crowding, evidence about home accidents, fire, implication of the bedroom tax, ponds, writing section 8 statements
- Summaries of RPT decisions (Housing Act 2004, Part 1) – ended May 2011
- Assessment consistency exercises – 12 carried out to date



Working in conjunction with the University of the West of England

- Use of UWE Simulation House as a training resource and training notes produced across the LAs and UWE
- Group worked examples used in teaching

Bristol City Council HHSRS Training 31st October and 1st November 2017: UWE Simulation House



Training Notes

These notes have been produced as a training guide to cover the "above-national, national" hazards that were identified at the property and matters that give rise to some of the falls, collision and strain-type injury hazards. Finally, worked examples for the hazards of Falling on stairs etc., Collision and Entrapment and Prodding and Operability of Appliances etc. have been produced. For simplicity sake these have been produced on the basis of the property being a house rather than house in multiple occupation as described during the training sessions.

Produced by Ian Cole, Senior EHO, Bristol City Council: 20th December 2017



West of England HHSRS Group

How: consistency exercises

- Originally paper-based assessments
- Subsequent move to on-line with assistance from UWE
- Focused on case scenarios and assessed of specified hazards there-in (description, floor plans, photographs)
- Simple statistical assessments of results – average likelihood ratios, most common hazard bands etc.
- Exercise report and one or more worked examples
- Not just West of England participation: practitioners in Herefordshire, Somerset, Devon & Dorset

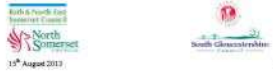


West of England HHSRS Group

Guidance on evidence for home accidents and applicable HHSRS hazards



Produced by Ian Cole on behalf of the West of England Local Authorities HHSRS Group



15th August 2013

Guidance on assessing the Crowding & Space Hazard



Produced by the West of England Local Authorities HHSRS Group



17th February 2012

Excess Cold: how to maximize your evidence and an update on tribunal decisions

West of England Local Authorities HHSRS Group

This document provides comment on the approach that could be taken in circumstances where additional evidence to support an Excess Cold assessment is needed and also provides an update following the Liverpool City Council Upper Tribunal case that heating system having costs might be able to be taken into account.

27th September 2014

Feedback on the HHSRS Fire hazard assessment from the HHSRS consistency exercise in 2013

West of England Local Authorities HHSRS Group

This document provides feedback on the assessment of the Fire hazard contained in the consistency exercise carried out during 2013. It indicates the value variation in the assessments submitted and gives the views of the group as to the matters that were of particular relevance.

27th April 2014

A Summary of the Housing Act 2004 Part 1 Appeal Decisions by the Residential Property Tribunal Service for England



Produced by the West of England Local Authorities HHSRS Group



Edition 3, May 2011

Page 1 of 209

Report on the West of England Local Authorities HHSRS Assessment Consistency Exercise Summer 2018



Produced by the West of England Local Authorities HHSRS Group



17th October 2018

West of England Local Authorities HHSRS Group 2012
May 2012

EXCESS COLD

HHSRS Operating Guidance: Feb 2008

Vulnerable age	Persons aged 65 years and over	Multiple locations	Yes	No
Related hazards	None	Secondary hazards	Yes	No

Front Elevation

DESCRIPTION OF HAZARDS

Dwelling: 161 terminated house, circa 1920

Background: This is a mid terrace, two storey house comprising two reception rooms and a kitchen on the ground floor and three bedrooms and a bathroom on the first floor. The external walls are all masonry of every cavity wall construction with a brick outer leaf. There are indications to both the front and rear that the wall cavities have been remediated by insulation and it is assumed the hazard is to be assumed to be the case. All the windows are double glazed PVCu in good condition. The front and back doors are both timber and well fitting within their frames. There is a gas fired, longrunning, central heating system with radiators in all the rooms and the stairs. The boiler is a condensing boiler. The roof is of traditional timber rafted and gable construction, tiled and covered with natural slate. There is a 60mm depth of mineral glass fibre insulation between the ceiling joists. The top of the ceiling joists have been boarded over with 18mm thick sub-grade timber sheathing and this covers the majority of the area of the attic space.

LIST OF RELEVANT MATTERS

LIMBHOOD & OUTCOMES		Key	
1	Thermal insulation	3	Character to ventilation
2	Dampness	4	Draughts
3	Condition of structure		
4	Type of heating provision	5	Controlled ventilation
5	State of heating provision	6	Controlled ventilation
6	Insulation & maintenance of heating system	7	Hot water/hot air
7	Controls to heating system	8	Hot water/hot air
8	Amount of ventilation		
	Ventilation controls		

HHSRS OPERATING GUIDANCE

FALLING ON STAIRS ETC

West of England Local Authorities HHSRS Group, 10/2008

Vulnerable age	Persons aged 65 years & over	Multiple locations	Yes
Related hazards	None	Secondary hazards	Yes

DESCRIPTION OF HAZARDS

Dwelling: The 1601

Substance: None

Description:

The dwelling is a traditional, two storey, brick terrace house with two floors and comprises of two reception rooms and a kitchen on the ground floor and three bedrooms and a bathroom on the first floor. The external walls are all masonry of every cavity wall construction with a brick outer leaf. There are indications to both the front and rear that the wall cavities have been remediated by insulation and it is assumed the hazard is to be assumed to be the case. All the windows are double glazed PVCu in good condition. The front and back doors are both timber and well fitting within their frames. There is a gas fired, longrunning, central heating system with radiators in all the rooms and the stairs. The boiler is a condensing boiler. The roof is of traditional timber rafted and gable construction, tiled and covered with natural slate. There is a 60mm depth of mineral glass fibre insulation between the ceiling joists. The top of the ceiling joists have been boarded over with 18mm thick sub-grade timber sheathing and this covers the majority of the area of the attic space.

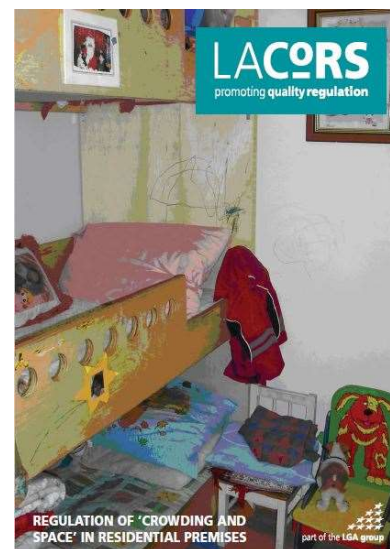
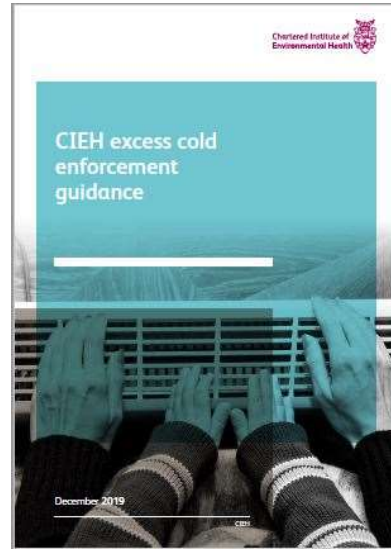
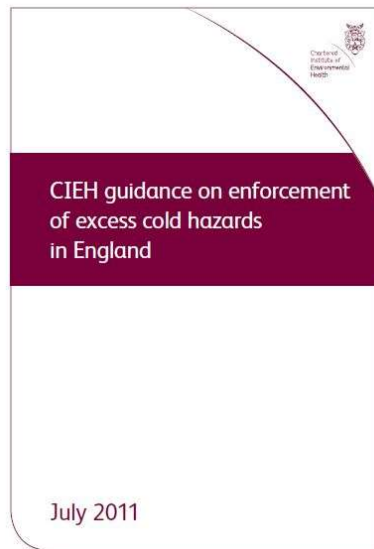
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West of England HHSRS Group

Group membership contribution to other publications



[Home](#) > [Housing, local and community](#) > [Housing](#) > [Rented housing sector](#)
> [Housing Health and Safety Rating System: outcomes of the scoping review](#)


Ministry of Housing,
Communities &
Local Government

Policy paper

Outcomes of report on Housing Health and Safety Rating System (HHSRS) scoping review

Published 11 July 2019



West of England HHSRS Group

AN EXPLORATORY STUDY OF THE AWARENESS OF THE HHSRS FOR ASSESSING AND IMPROVING LIVING CONDITIONS AMONGST PRS TENANTS.

MSC DISSERTATION 2018.



THE RESEARCH AIMS & OBJECTIVES

Aim of the study

To investigate whether PRS tenants are aware of the HHSRS, the extent of the knowledge they hold and the use of these standards as a method for assessing and improving living conditions in this sector.

▪ Objectives of the study

- To assess the awareness of the HHSRS criteria amongst PRS tenants
- To assess the use of knowledge held by tenants as support and empowerment to improve living standards
- To assess the PRS tenant satisfaction regarding existing policies and whether these are enough to adequately protect them.

▪ Desired outcomes

- To give PRS tenants representation in research
- Make an initial assessment of the hypothesis that increased knowledge of PRS policy amongst tenants would result in improved living conditions and increase rates of landlord compliance

THE METHODOLOGY

- Exploratory study. Considered as most appropriate to address the gap in literature, to explore this unknown phenomenon, generate new ideas and offer an insight.
- Pilot phase conducted to assess effectiveness and address any issues i.e. clarify and/or define any imprecise or ambiguous questions or technical errors.
- Data collected via a single mixed methods online questionnaire.
- Participant invitation made via personal invitation, social media channels and through outreach to key organisations – including CIEH, Shelter and Generation Rent - who advertised the study through their communication channels including social media and subscriber email.
- Analysis was made of the data collected from 297 participants over a period of 11 weeks
- Quantitative – Assigned under of 3 headings
- Qualitative – Thematically analysed and assigned to a coding frame

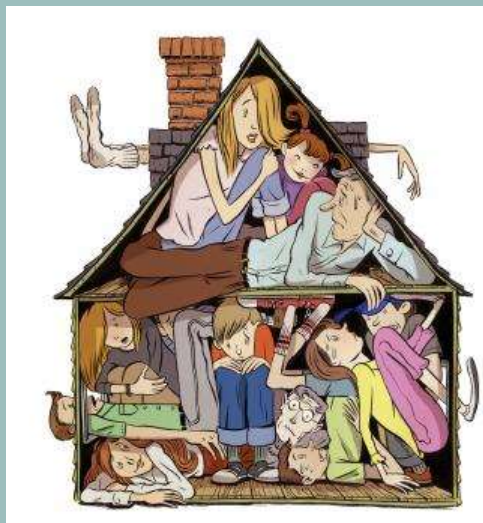
RESULTS AND FINDINGS

- > 91% of tenants were unaware of the HHSRS
- < 8% of tenants had some awareness, of those 17% did not understand its aims or purpose
- Every one of the 29 HHSRS was experienced by one or more participants, with damp and mould growth most frequent at > 84%
- Reporting HHSRS hazards was > 91%
- > 88% believed increased HHSRS knowledge would make them feel more in control home health & safety
- > 95% reported that there was not adequate information on the HHSRS available to tenants and > 96% believed that there should be.

There is knowledge of the HHSRS amongst PRS tenants, some of the tool itself and some is of aspects of the tool. Knowledge held is minimal and there is a dissatisfaction surrounding levels of protection and enforcement of tenant rights. Tenants desire more knowledge with a belief that this will benefit them.

REFLECTION

- The research was exploratory and not able to provide any conclusive findings nor provide conclusions to be generalised across the population. A more comprehensive investigation into tenant's knowledge and use of legal frameworks across the PRS would offer insight into which control measures are effective, which are ineffective and where improvements or amendments are most needed
- However, if the measures are not properly adhered to in regards to enforcement an accurate assessment of their success cannot be made
- The ideals are that with increased volumes of informed and confident tenants there would be increased pressure placed upon landlords and agents to remain compliant and on authorities to enforce where necessary for non-compliance.
- The study does conclude that this is an area for further investigation and that PRS tenants want to be active participants in their housing safety and well-being



Aled Godfrey

OVERCROWDING



WHAT AM I DOING?

- Importance of housing in today's world
- Wales' unsuitable housing
- Overcrowding
- How to deal with it?



WHAT AM I HOPING TO FIND OUT?

- How do different local authorities deal with overcrowding?
- Lack of clarity and guidance
- Wider determinants of health
- Links to overcrowding



WHY AM I DOING IT?

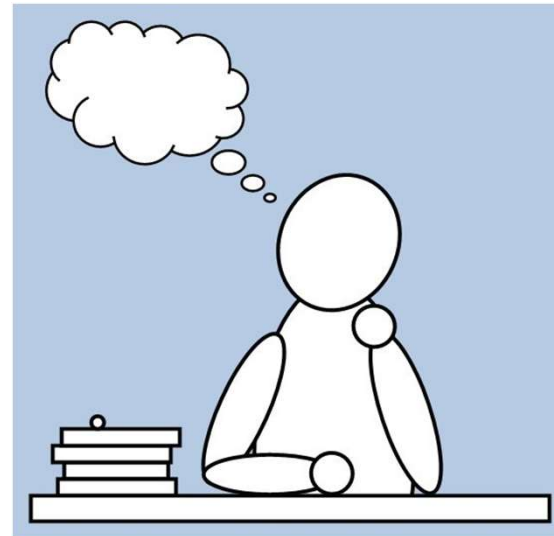
- COVID-19
- Poverty
- Overcrowding
- Greatest demand for social housing
- Poor housing conditions

IT'S NOT
WHAT
BUT WHY
YOU DO IT



REFLECTIONS OF THE RESEARCH SO FAR

- Statutory Overcrowding
- Crowding and Space Hazard
- Informal Enforcement



THANK YOU FOR LISTENING!



'The impacts of living in HMO's on wellbeing amongst undergraduate students in the UK'

Tanisha Rowswell



About myself



Tanisha Rowswell



MSc Environmental Health Student at UWE



Welcome to connect with me on LinkedIn, or contact me on tanisha2.rowswell@live.uwe.ac.uk if you have any further questions.

Aims for the research

- Decipher whether accommodation impacts student wellbeing.
- Better awareness of the impacts of wellbeing on students who reside in poor accommodation.
- Increased knowledge in this area of research.
- Not only use the data for my dissertation but use it to highlight trends to UK universities.

“
Our home is not just a dwelling place. It should be a place of comfort, shelter, safety and warmth...it is the main setting for our health throughout our lives
”



Research questions and methodology

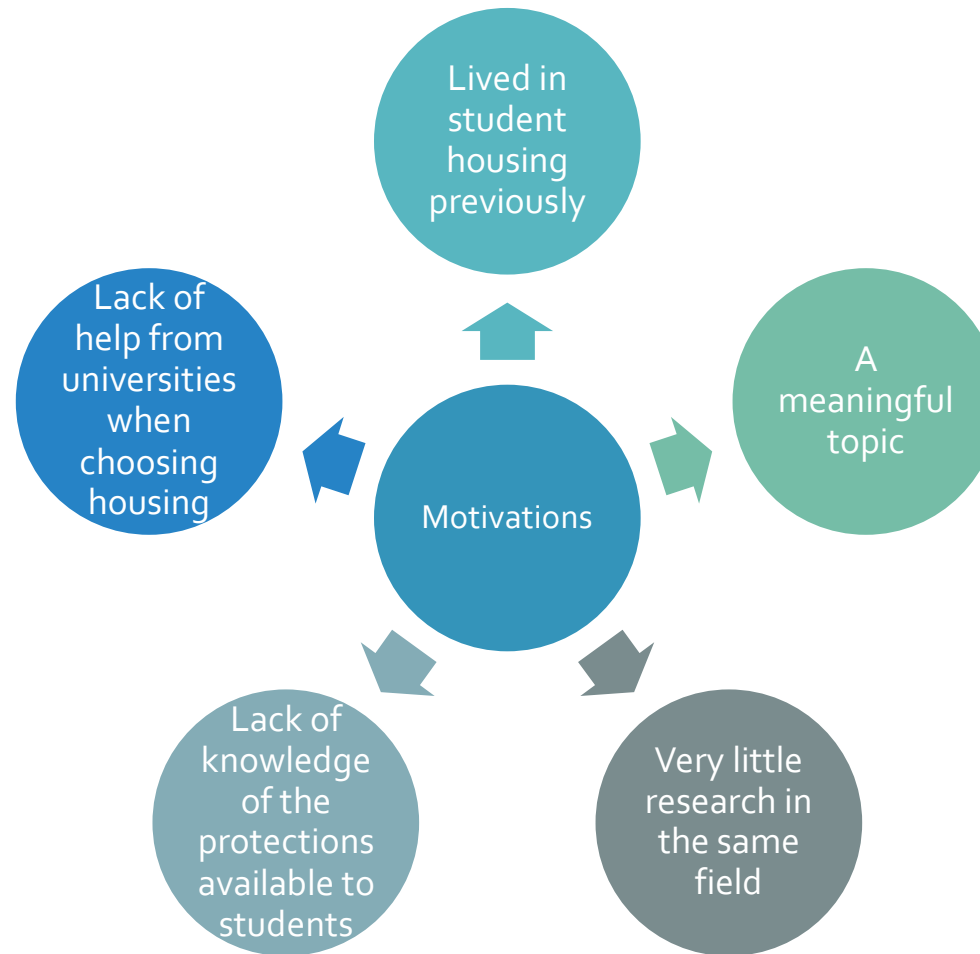
Research questions:

- Is student wellbeing exacerbated by living in an HMO?
- Are students aware of the protections available to them when living in HMO's, and does this impact wellbeing?

Methodology:

- Conducting a questionnaire using the Short Warwick-Edinburgh Wellbeing Scale.
- Conducting semi-structured interviews with students on their wider perceptions of student accommodation and exploring key themes from the questionnaires.

Motivations for the research



Reflections

- Association between wellbeing and accommodation.
- Highlighted how profound wellbeing is amongst students.
- Challenges due to Covid-19 – retrospective answers and online interviews.
- Continue this research in the future.



Thank you for listening

