

The Housing Health & Safety Rating System (HHSRS)

(Effective April 2006)



Advice for Landlords and Property Professionals

gas-elec is here to help Property Professionals obtain an overview of the key issues introduced in the HHSRS. It is based on the Government's HHSRS Guidance document & the Housing Act 2004

Are YOU ready for the HHSRS? Do you know how it will affect YOU?

Landlords now have a legal obligation for health and safety in their properties. Councils are required to enforce these regulations

These are the important points to remember:

- Local Authority Improvement Notices and Prohibition Orders are applied to hazards. Failure to carry out works under an Improvement Notice within the specified time frame is a criminal offence.
- If the original recipient of an Improvement Notice was managing the property and a new person manages the premises from a "changeover date", the new person is the liable person
- Prohibition Orders prohibit the use of all or part of the premises & may form part of Emergency Action.
- Local Authorities have powers to carry out remedial action, the cost of which would be recovered from the person on whom the Notice is served and this may well be the person managing the property!
- Hazard Awareness Notices are an advisory action to draw attention to the need for improvements.
- The Act frequently refers to the "persons responsible", the "person managing" and the "person having control" of a property.

gas-elec will ensure these utilities are "fully, safely & correctly installed":

**Carbon Monoxide/fuel combustion
Electrical Wiring
Lighting
Water Supply for domestic purpose
Fire Safety**

The HHSRS states that a dwelling should not contain ANY fault that might give rise to a hazard which interferes with, or puts at risk, the health or safety or the lives of the occupants.

ACT NOW to protect YOU and YOUR properties

Call 0800 587 9999 or

Visit our website at www.gas-elec.co.uk/press/