

The 21 HHSRS Hazards at a Glance

What changed: 29 hazards consolidated to 21; A–J bands replaced by High / Medium / Low

From 23 June 2026, councils in England assess rented homes against 21 hazards under the reformed Housing Health and Safety Rating System. Records that still list 29 hazards or A to J bands no longer match what an inspector expects.

Physiological requirements

1. Damp and mould growth
2. Excess cold
3. Excess heat
4. Asbestos and manufactured mineral fibres
5. Indoor air pollutants (CO, NO₂, VOCs, uncombusted fuel gas, biocides)
6. Lead
7. Radiation

Psychological requirements

8. Crowding and space
9. Entry by intruders
10. Lighting
11. Noise

Protection against infection

12. Domestic hygiene, pests and refuse (incl. food safety, sanitation, drainage)
13. Water supply

Protection against accidents

14. Falls on the level
15. Falling on stairs and steps
16. Falling between levels
17. Electrical hazards
18. Fire and explosions
19. Flames, hot surfaces and materials
20. Collisions, entrapment and ergonomics
21. Structural collapse and falling elements

HOW RATINGS WORK

High (H): serious risk, formerly Category 1. The council must take enforcement action, and can add a financial penalty of up to £7,000 under section 6A of the Housing Act 2004 when it does.

Medium (M): the council may act, at its discretion. Low (L): minor, rarely enforced.

Keep a dated record: the HHSRS Self-Assessment (LS-E-034, £19) walks every hazard with a High/Medium/Low rating and an action plan — letsafeuk.co.uk/shop/hhsrs-self-assessment

Full guide: letsafeuk.co.uk/guides/hhsrs-landlord-si-2026-571

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