PRESCRIBED HAZARDS:

[1] Damp and Mold Growth
Check for: high moisture [70%+], mites, failed damp proof course/Damp proof membrane, failed door/window seal, rising/penetrating damp, leaky pipes and gutters, leaking pipes, taps, kitchen and bathroom/toilet fittings, poor ventilation, leaking drains.

[2] Excess cold
Usually caused by poor insulation and inadequate heating. This risk is greatest in properties built before 1850, lowest risk properties built after 1980.
Action: check average indoor temperature

[3] Excess Heat:
Common causes are faulty central heating controls, large areas of southward facing glazing, heat transfer from restaurants/light industrial heat extraction vents in same or adjacent building.
Action: check average indoor temperature

Particular problem in system build flats on high-rise council estates built from 1950 to 1970. Asbestos most commonly found as ducting covers internal and services trunking, water tanks and insulation for hot water tankage. MMF are found as part of sprayed insulation on internal walls.
Action: if these materials are identified check for lose/frangible fibres.

[5] Biocides
Chemicals used to treat timber and mould growth can be a danger to human health if they are inhaled, or by skin contact or swallowing. More likely to be problematic in older houses recently refurbished.

[6] Carbon monoxide and fuel combustion products
Action: Check all appliances, flues and ventilation systems.
[7] Lead

Commonly found in older houses /industrial premises on flaking internal/external paint or in lead piping.

[8] Radiation

Radon gas is not detectable by any of the equipment that we have and is geo-physically rare in SE England.

[9] Uncombusted Fuel Gas

Action: check for a smell of gas from defective cookers or heaters and a lack of ventilation.

[10] Volatile organic compounds

The most common of these is formaldehyde, which is routinely used in wall and loft insulation in new or recently re-furbished homes.


'A lack of adequate space for living and sleeping' currently defined under the Governments 'Bedroom standard' as the number of bedrooms needed so that no one has to share a bedroom unless they are(a) a couple (b)both aged under 10 or (c) both aged under 21 of the same sex. No more than 2 people should share 1 room.
Action: list number of bedrooms and all occupants including names, sex, DOB, relationship.

[12] Entry by intruders

Check location, external doors and windows for adequate locks, check for evidence of previous forced entry, internal / external lighting. In houses of multiple occupancy check common parts, access stairs, lifts and parking.

[13] Lighting

To reduce potential for accidents, trips and falls: check for suitable and adequate lighting inside and outside property including stairs, lifts and common parts.

[14] Noise

Action: ascertain cause and times of any reported noise nuisance, assess adequacy of sound insulation.
[15] Domestic hygiene, pests and refuse

Action: check for inadequately stored/accumulated refuse, ill fitting doors/windows, kitchen cabinets, service ducts, drain covers/gratings, broken airbricks etc. allowing access for insects, rodents, squirrels, cats, dogs other pets to areas where food is stored/prepared.

[16] Food Safety

Check for adequate provision of facilities for the storage, preparation and cooking of food. Ensure each household has access to cooking facilities and with adequate/lockable food storage facilities, adequate access to cooker, sink, fridge and food preparation area. Ensure there are arrangements for cleaning shared kitchen facilities.

[17] Personal hygiene, sanitation and drainage

Ensure property has adequate facilities for personal hygiene sanitation and drainage. Action: assess household’s access to washing, bathing, showering, clothes washing facilities. Check adequacy relative to occupancy, check condition of personal washing, bathroom, shower and toilet facilities for privacy, security, heating, ventilation, leaks, damage, discharge of foul waste into public areas, gardens, pathways etc.

[18] Water Supply

Actions: ensure for pipe work is installed and maintained to BS6700 and Water Supply Regulations 1999. Ensure water tank is covered and not leaking. Advise if water tank made of asbestos cement.

[19] Falls associated with bathing/washing

Take history, identify risk factors, measure, photograph and do floor plan for occupational therapy.

[20] Falls on level surfaces

Action: take history, identify risk factors, measure, photograph, and do floor plan for occupational therapy.

[21] Falling on stairs

Assess risk, photograph and advise appropriately. Ensure that fire escapes are not compromised by dialysis equipment.

[22] Falling between levels

Take history, identify risk factors, measure photograph and do floor plan for occupational therapy.
[23] Electrical Hazards

Check wiring meets IEE BS76712 requirement. Check condition and number of sockets, earths, condition of electrical installation, distribution boards, individual loading per room and total loading of all rooms.

[24] Fire

Check for working smoke and fire alarms, fire detection systems, fire extinguishers, fire blankets in kitchens, emergency lighting, marked fire escape routes, fire safety Certification

[25] Flames and hot surfaces etc.

Commonly caused by location of cooking or kitchen equipment, taps with water above 60°C. or exposed hot water or central heating pipes.

Action: assess risk, photograph and advise appropriately.

[26] Collision and entrapment

Ensure easy evacuation route in property and ensure that fire escape routes are not compromised by dialysis equipment.

Action: assess risk, photograph and advise appropriately.

[27] Explosion

In the event of an explosion at the property: call Emergency Services immediately.

[28] Position and operation of amenities

Actions: document the position, location and operation of amenities

[29] Structural collapse and falling elements

Action: check for evidence of fallen brickwork, roofing tiles, collapsed roof trusses, chimneys, ceilings and floors. Check for bowed external walls and extensive water penetration.

These houses would under previous legislation be classified as unfit for human habitation. Action: liaise with social services to relocate occupants to appropriate accommodation or placement.