

# Environmental Health in the Private Rented Sector

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# Housing and Health

- Social Determinant of Health
  - i.e. affects both physical and mental health
- Physical
  - Cold, Damp, Slips and Falls, Fire, Electrical hazards
- Mental
  - Overcrowding and Space, Security, Fuel Poverty, Noise

# Housing Health and Safety Rating System (HHSRS)

- Risk-based evaluation system.
- Assesses hazards in a property caused by deficiencies and the likelihood of harm to occupants.
- 29 hazards – inc. Excess Cold, Fire, Fall Hazards, Damp and Mould.
- Applies to **all** rented properties.
- Considers the whole property and vulnerable groups.
- Category 1 Hazard - Local housing authority has a duty to act.
- Enforcement powers.

# Fire Safety

- Fire Risk Assessment
- Adequate fire precaution measures
  - depends on occupancy
- Fire Guidance – LaCoRs
- Appliance safety
  - PAT testing
  - Register appliances ([www.registermyappliance.org.uk](http://www.registermyappliance.org.uk))

# Damp and Mould

- It's getting to that time of year...
  1. Rising Damp
  2. Penetrating Damp
  3. Condensation
- Balance of heating and ventilation
- What are the moisture sources?

# HMOs

- What is a House in Multiple Occupation ?
  - **In essence: 3 or more persons forming 2 or more households.**
- All HMOs must be registered and inspected by EH.
- Inspection frequency determined by risk-rating.
- Know your responsibilities under the HMO Management Regulations.  
*(The Management of Houses in Multiple Occupation (England) Regulations 2006)*

# Licensable HMOs

- 5 or more persons forming 2 or more households.
- New criteria from 1<sup>st</sup> October 2018 (no. of storeys now irrelevant).
- Applications submitted by 1<sup>st</sup> Oct 2018.
- More than 6 occupants requires planning consent.
- New mandatory licence conditions:
  - Minimum room size: 6.51m<sup>2</sup> (1 adult), 10.22m<sup>2</sup> (2 adults)  
BUT expected to comply with Essex HMO Amenity Standards
  - Adequate refuse storage and disposal arrangements.

# Licensable HMOs (cont.)

- Apply for licence via HMO pages on Council website.
  - Valid applications – must be accompanied by:
    - current Gas Safety record
    - current EICR (satisfactory electrical installation condition report)
    - fire risk assessment
    - current LL accreditation certificate (if applicable)
    - floor plan
  - 50% fee discount if accredited LL !!!
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# Energy Efficiency

- PRS most energy *inefficient* tenure
- The Minimum Energy Efficiency Standard (MEES)
- From 1<sup>st</sup> April 2018- cannot let property with EPC rating below “E”
- Long term plan – “C” or above
- S21 Eviction Notice invalid without relevant EPC

# EHOs Don't Bite...

Unless we have to...!

- Civil penalties
  - Banning orders
  - Rogue LL database
  - Unlawful eviction & harassment
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- EH last port of call for disrepair / complaints
  - Talk to your tenants
  - Property checks

# Any Questions



[ehs@basildon.gov.uk](mailto:ehs@basildon.gov.uk)

## Thank you

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