

SDR 224/2010

17 December 2010

Living in Wales 2008 – Housing Health and Safety Rating System

The Living in Wales survey is a household survey for Wales, commissioned by the Welsh Assembly Government. The survey comprised a household survey for each year from 2004 to 2008, with additional property surveys in 2004 and 2008. The property survey involved qualified surveyors visiting some 2,700 addresses that had participated in the Living in Wales household survey.

The Housing Health and Safety Rating System (HHSRS or Rating System) replaced the Fitness Standard in law, in 2006. The principle behind HHSRS is that a dwelling should provide a safe and healthy living environment for both the occupants and any visitors. The HHSRS assesses 29 categories of housing hazard in four hazard groups: Physiological Requirements; Psychological Requirements; Protection against Infection; Protection against Accidents.

The Living in Wales survey only assesses 16 of the 29 potential hazards. Five of the hazards were measured directly in the survey and a further 11 were modelled using Living in Wales data or other data. The hazards that were not measured are those that are extremely unlikely to occur, such as an explosion. A list of the hazards and their measured/modelled status is given in annex A.

This report gives information on category 1 hazards present in each of the 16 hazards assessed. Category 1 hazards are the most dangerous hazards. Figures using the previous Fitness Standard are also given in this report to allow comparison with figures from Living in Wales 2004.

The information in this statistical release is used by the Welsh Assembly Government, housing professionals, local authorities and registered social landlords, to monitor progress in areas, such as, the Welsh Housing Quality Standard, fuel poverty and sustainability.

Key Statistics

- There were 905,000 dwellings with no category 1 hazards present in 2008. This is equivalent to 71 per cent of the stock. This varied by tenure, with 88 per cent of housing association dwellings having no category 1 hazards compared to 60 per cent of private rented dwellings.
- Only two per cent of dwellings had three or more category 1 hazards present. No dwelling had more than six category 1 hazards present.
- The most frequent category 1 hazard was falls on stairs etc. This was present in 13 per cent of dwellings.
- The total cost to remedy all category 1 hazards was estimated to be £1.5 billion. This is an average cost of £4,200 per dwelling.
- In 2008, 4 per cent of all dwellings were classified as unfit compared to 5 per cent in 2004. This varied by tenure with 11 per cent of private rented dwellings being classified unfit.

Statistician: Stephanie Howarth
Next Update: Not a regular output

Tel: 029 2082 5063

E-mail: stats.housing@wales.gsi.gov.uk

Cyhoeddwyd gan Y Gyfarwyddiaeth Ystadegol
Llywodraeth Cynulliad Cymru, Parc Cathays, Caerdydd, CF10 3NQ
Ffon - Swyddfa'r Wasg **029 2089 8099**, Ymholiadau Cyhoeddus **029 2082 3332**
www.cymru.gov.uk/ystadegau

Issued by Statistical Directorate
Welsh Assembly Government, Cathays Park, Cardiff, CF10 3NQ
Telephone - Press Office **029 2089 8099**, Public Enquiries **029 2082 5050**
www.wales.gov.uk/statistics



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Welsh Assembly Government

Housing Health and Safety Rating System

Number of Hazards by Dwelling Characteristics

The Housing Health and Safety Rating System (HHSRS) is made up of individual hazards. If any one of these hazards is classified as a category 1 hazard, then the local authority has a duty to address it.

Table 1: Number of Category 1 hazards present

Category 1 hazards	%	Number
None	71.3	905,000
1	20.7	262,100
2	5.7	72,300
3 or more	2.3	29,100
Total	100.0	1,268,400

Weighted total: 1,268,400 Source: Living in Wales 2008

Table 1 shows the number and percentage of dwellings with category 1 hazards present. For the 16 hazards assessed in the Living in Wales survey, 71 per cent of dwellings had no category 1 hazards present. Of the remaining 29 per cent, 8 per cent had more than two category 1 hazards present. No dwelling had more than six category 1 hazards present.

Chart 1: Number of Category 1 hazards present by tenure

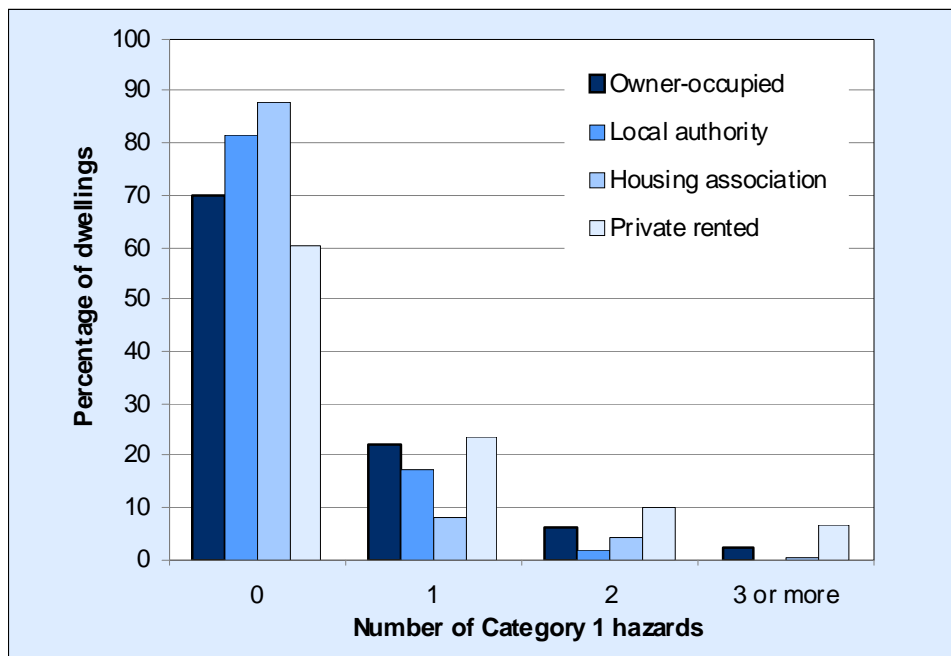


Chart 1 shows the number of category 1 hazards present by tenure. The number of category 1 hazards present varied by tenure. Housing association dwellings were least likely to have category 1 hazards, with only 13 per cent having one or more present.

Table 2: Category 1 hazards present by age of dwelling construction

Category 1 hazards	Per cent			
	Pre 1945	1945 - 1980	Post 1980	All ages
None	56.6	76.6	93.5	71.3
1	28.2	19.6	5.5	20.7
2	9.9	3.6	0.8	5.7
3 or more	5.3	0.2	0.2	2.3
Total	100.0	100.0	100.0	100.0

Weighted total: 1,268,400 Source: Living in Wales 2008

Newer dwellings were least likely to have category 1 hazards present, as shown in Table 2. Dwellings constructed post 1980, account for less than 20 per cent of the total number of dwellings, but nearly 95 per cent of these had no category 1 hazards. There appeared to be no difference in the number of category 1 hazards present and the type of dwelling (i.e. detached, terraced etc).

Dwellings classified as urban, were more likely to have no category 1 hazards present. Around 76 per cent of urban dwellings had no category 1 hazards present, whereas the figure for rural dwellings was 55 per cent.

Number of Hazards by Householder Characteristics

The information from the Living in Wales household survey was combined with the information on the dwelling. There appeared to be little difference on the number of category 1 hazards present and whether or not the household was working, not working or of non-working age. The age of the household reference person (HRP) appeared to have no effect on the number of category 1 hazards present.

Hazard Types

Table 3: Percentage and number of dwellings with Category 1 hazards for measured hazards

Hazard	Category 1 hazard present	
	%	Number
Falling on stairs etc.	13.3	168,200
Falling between levels	5.3	67,100
Falling on level surfaces	4.5	57,300
Flames, hot surfaces etc.	1.1	14,400
Fire	0.5	6,900

Weighted total: 1,268,400 Source: Living in Wales 2008

Table 3 shows the numbers and percentages of dwellings with category 1 hazards for the measured hazards. The percentage of dwellings with a category 1 hazard present varied according to which hazard was considered. Of the hazards measured directly within Living in Wales, 13 per cent of dwellings had a category 1 hazard for falls on stairs etc. The least likely category 1 hazard was fire. This occurred in less than one per cent of dwellings.

Table 4: Percentage and number dwellings with Category 1 hazards for modelled hazards

Hazard	Category 1 hazard present	
	%	Number
Excess cold	11.1	141,300
Damp and mould growth	1.8	23,000
Radiation (Radon)	0.9	12,000
Domestic hygiene, Pests and Refuse	0.6	8,000
Lead	0.3	3,300
Carbon monoxide and fuel combustion products	0.2	3,100
Electrical hazards	0.2	2,300
Noise	-	600
Crowding and space	0.0	0
Personal hygiene, Sanitation and Drainage	0.0	0
Collision and entrapment	0.0	0
Weighted total: 1,268,400		Source: Living in Wales 2008

Table 4 shows the percentage of dwellings with a category 1 hazard for the modelled hazards. Of the hazards that were modelled from the survey, the most common was excess cold. This was present as a category 1 hazard in 11 per cent of dwellings. Three of the modelled hazards (crowding and space; collision and entrapment; personal hygiene, sanitation and drainage) were not present as a category 1 hazard in any dwellings.

Hazard Types by Dwelling Characteristics

Due to the sample size of Living in Wales, it is only possible to analyse detailed hazards where more than four per cent of dwellings were classified as having a category 1 hazard. Therefore the following analysis refers only to falls on level surfaces; falls on stairs etc; falls between levels and excess cold.

There appears to be no difference between tenures for these hazards. The only hazard showing a difference between the dwelling type was excess cold. For this hazard, detached dwellings were more likely to have a category 1 hazard. In 2008, 28 per cent of all dwellings were detached, however, 53 per cent of detached dwellings had a category 1 hazard for excess cold. Mid terrace dwellings made up 22 per cent of all dwellings, but only 8 per cent of mid terrace dwellings had a category 1 hazard for Excess cold.

Table 5: Percentage of dwellings with category 1 hazards for selected hazards by dwelling construction date

Hazard	Per cent			
	Construction Date			All ages
	Pre 1945	1945 - 1980	Post 1980	
Falling on stairs etc.	21.4	9.6	2.7	13.3
Excess cold	19.5	6.5	2.4	11.1
Falling between levels	7.4	4.8	1.3	5.3
Falling on level surfaces	7.8	2.8	0.9	4.5

Weighted total: 1,268,400 Source: Living in Wales 2008

Table 5 shows the percentage of dwellings with category 1 hazards by date of construction. The dwelling's construction date appears to have an effect on the presence of a category 1 hazard. Older dwellings were much more likely to have a category 1 hazard in excess cold and falls on stairs etc.

Dwellings that were classified as rural were more likely to have a category 1 hazard for excess cold. Of the dwellings in rural areas, 34 per cent had a category 1 hazard for excess cold, compared to 5 per cent in urban areas. There were no differences in rural and urban dwellings for the three hazards relating to falls.

Cost of Remediating Hazards

Given that local authorities have a duty to act where a category 1 hazard is present, the cost of remediating these hazards was calculated.

Table 6: Estimated costs for remediating category 1 hazards present in measured hazards

Hazard	Category 1 hazards (%)	Cost	
		Average (£)	Total (£ millions)
Falling on stairs etc.	13.3	3,600	610
Falling between levels	5.3	3,800	250
Falling on level surfaces	4.5	4,000	230
Flames, hot surfaces etc.	1.1	7,100	100
Fire	0.5	10,400	70

Weighted total: 1,268,400 Source: Living in Wales 2008

The costs for remediating the measured hazards are shown in Table 6. The total cost for remediating all category 1 hazards in Wales was £1.5 billion. This is an estimated average cost of £4,200 per dwelling. The most common and most costly measured hazard to remedy was falls on the stairs. This cost was estimated at £610 million, but gave the lowest average cost per dwelling of £3,600. The least common measured hazard, fire, had the highest estimated average cost of £10,400.

Table 7: Estimated costs for remedying category 1 hazards present in modelled hazards

Hazard	Category 1 hazards (%)	Cost	
		Average (£)	Total (£ millions)
Excess cold	11.1	7,000	990
Damp and mould growth	1.8	16,900	390
Domestic hygiene, Pests and Refuse	0.6	9,300	70
Electrical hazards	0.2	22,500	50
Radiation (Radon)	0.9	2,900	30
Carbon monoxide and fuel combustion products	0.2	11,000	30
Lead	0.3	2,800	10
Noise	0.0	3,600	2
Crowding and space	0.0	.	.
Personal hygiene, Sanitation and Drainage	0.0	.	.
Collision and entrapment	0.0	.	.
Weighted total: 1,268,400		Source: Living in Wales 2008	

The costs for remedying the modelled hazards are shown in Table 7. The highest cost for the modelled hazards was for excess cold. This was an estimated total cost of £990 million, which works out as an average of £7,000 per dwelling. The highest estimated average cost per dwelling was for electrical hazards. This was an estimated average cost of £22,500 per dwelling.

Table 8: Estimated costs for remedying Category 1 hazards present by tenure

Tenure	Category 1 hazards (%)	Cost	
		Average (£)	Total (£ millions)
Owner-occupied	30.3	1,200	1,150
Privated rented	39.7	2,500	280
Local authority	18.5	300	50
Housing association	12.5	300	20
Total	28.7	1,200	1,510
Weighted total: 1,268,400		Source: Living in Wales 2008	

Table 8 shows the estimated average and total costs for remedying the category 1 hazards present by tenure. Private rented dwellings had the highest estimated average cost for category 1 hazards. This was £2,500 and was double that for owner-occupied dwellings at £1,200. Local authority and housing association dwellings had the same estimated average cost of £300 per dwelling. Housing association dwellings had an estimated total cost of £20 million, whereas local authority dwellings estimated total cost was greater at £50 million, as they had more category 1 hazards present.

Unfitness

The 2008 Living in Wales property survey measured unfitness for the final time. The concept of “unfitness” is being replaced by the Housing Health and Safety Rating System, covered in the first part of the report.

'Unfitness' is a technical and legal term that relates to the physical fabric of dwellings and their condition. From a technical point of view, each dwelling is judged on 11 items separately (see Table 10 for the various items) and, should the dwelling not meet the required standard for any one of the items, it will be classified as unfit for human habitation.

The definition of the unfitness of a dwelling has changed since unfitness was first measured. Under the old definition, a dwelling could be classified as fit even if it had one or more of the items assessed as unfit. The 1989 Local Government and Housing Act changed the definition, so that each item is considered independently and, should any one of the items be assessed as unfit, the dwelling will be classified as unfit.

This change in definition increased the number of dwellings classified as unfit as highlighted by the figures in Table 9 for 1993, the first survey following the enactment of the 1989 Act.

Table 9: Unfit dwellings in Wales 1973 to 2008

	Number of dwellings, per cent							
	1973	1976	1981	1986	1993	1998	2004	2008
Dwellings (thousands):								
Fit	837.3	917.8	936.0	949.0	980.5	1,059.1	1,151.4	1,216.3
Unfit	147.5	100.2	90.9	71.7	151.2	98.2	57.7	52.1
Total	984.8	1,018.0	1,026.9	1,020.7	1,131.7	1,157.3	1,209.1	1,268.4
Per cent unfit	15.0	9.8	8.9	7.0	13.4	8.5	4.8	4.1

Note: Definition of unfitness changed between 1986 and

Source: Welsh House Condition Surveys and Living in Wales Surveys

Around four per cent of dwellings were classified as unfit in 2008, which equates to around 52,100 dwellings. Despite an increase in the overall number of dwellings since the last survey in 2004, the number of dwellings classified as unfit fell by around 10 per cent.

Table 10: Reasons for unfitness

Reason for Unfitness	Frequency	Number of dwellings, per cent	
		Per cent of unfit homes failing item	Per cent occurrence across stock
Disrepair	27,400	52.6	2.2
Dampness	23,000	44.1	1.8
Food preparation	20,400	39.2	1.6
Bath/shower/wash basin	11,700	22.5	0.9
WC	7,200	13.8	0.6
Heating	6,800	13.1	0.5
Ventilation	6,400	12.3	0.5
Drainage	4,500	8.6	0.4
Structural stability	2,500	4.8	0.2
Lighting	1,800	3.5	0.1
Water Supply	300	0.6	0.0
Total number of items marked as unfit	111,700	100.0	.
Number of unfit dwellings	52,100	.	4.1
Weighted total: 1,268,400		Source: Living in Wales 2008	

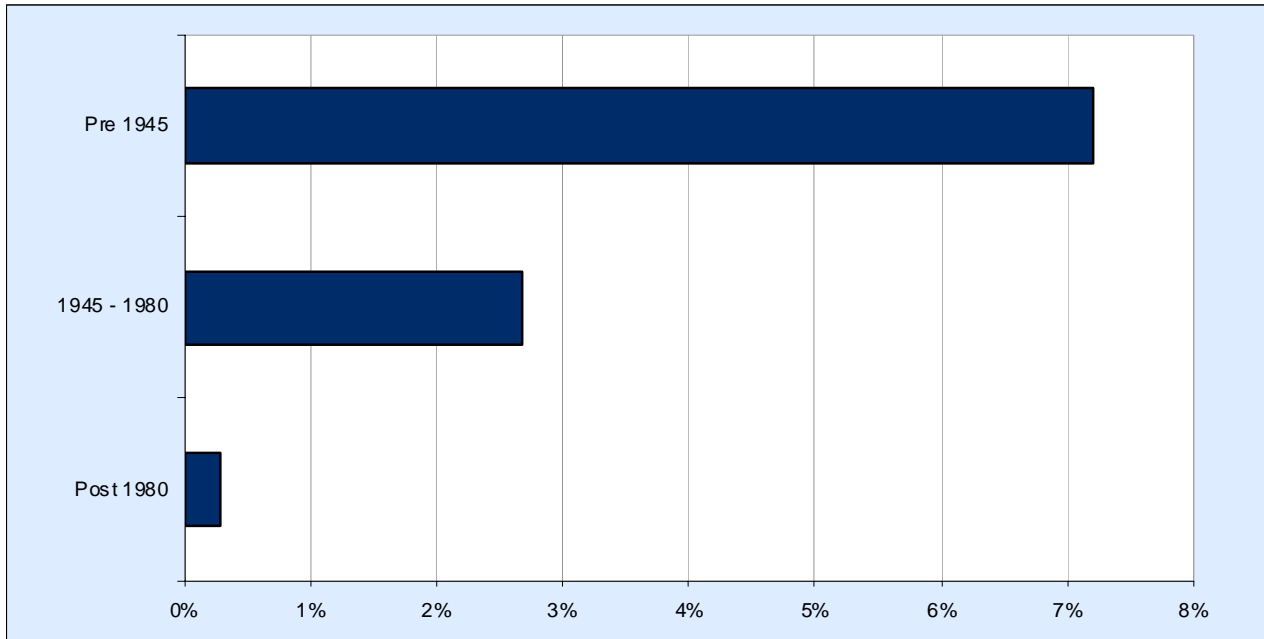
Table 10 shows the 11 items assessed for unfitness, sorted by the frequency of occurrence. The most frequent cause of unfitness was disrepair, failing in 25 per cent of the assessments: this occurred in 2 per cent of all dwellings. The five most frequent reasons given for unfitness in the 2008 survey were the same five as the 1998 and 2004 surveys.

From Table 10, it is clear that some dwellings have failed more than one item from the unfitness list, though a failure on just one is sufficient to classify the dwelling as unfit. Table 11 shows the distribution of the number of items unfit in dwellings.

Table 11: Number of items per dwelling classified as unfit

Number of items unfit in a dwelling	Number of dwellings
None	1,216,300
1	23,000
2	13,500
3	7,200
4	3,300
5	2,800
6 or more	1,600
Total	1,268,400
Weighted total: 1,268,400	
Source: Living in Wales 2008	

Chart 2: Unfitness by date of construction



Unfitness has been reducing for some time within the Welsh housing stock. However, as Chart 2 shows, the occurrence of unfit dwellings is higher in the older housing stock in Wales. Over seven per cent of pre 1945 dwellings were classified as unfit. Newer dwellings were less likely to be assessed unfit, to the point that dwellings constructed after 1980 are classified as unfit less than 0.3 per cent of the time.

Table 12: Unfitness by type of dwelling, 2004 and 2008

Dwelling type:	Per cent	
	2004	2008
End Terrace	3.5	2.7
Mid Terrace	7.8	6.8
Semi-detached	4.8	3.3
Detached	2.9	3.1
Purpose built	0.8	3.7
Other	14.5	11.2
Total	4.8	4.1

Weighted totals: 1,209,100 (2004) and 1,268,400 Source: Living in Wales

Table 12 shows that the dwelling type most likely to be unfit was mid-terraced (7 per cent) and those in the 'other' category (11 per cent), such as converted buildings and the residential parts of mixed use buildings. When compared against the 2004 results, little change has occurred in most of the types of dwellings. A decrease of one percentage point or more is seen in semi-detached and mid terrace houses. At the other end of the scale, purpose built flats have increased from less than 1 per cent to almost 4 per cent over the same period.

Table 13: Unfitness by tenure, 2004 to 2008

	Per cent	
	2004	2008
Tenure:		
Owner occupied	4.3	3.5
Local Authority	3.3	2.9
Housing Association	2.6	3.0
Private rented	12.2	11.3
Total	4.8	4.1

Weighted totals: 1,209,100 (2004) and 1,268,400 Source: Living in Wales

Private rented dwellings had the largest proportion of dwellings classified as unfit. Private rented dwellings were over three times more likely to be in an unfit condition, compared to the next highest group; owner occupied dwellings. This is similar to the results of the 2004 survey, with the best condition of stock for 2008, being local authority dwellings. A slight increase in housing association dwellings being unfit, could be down to the increase in housing stock taken on by housing associations during the period between 2004 and 2008.

The dwellings of workless households were more than twice as likely to be classified as unfit, compared to working households (8 per cent and 3 per cent respectively). No noteworthy differences were observed when comparing unfitness by whether the household was classified as a vulnerable household or not and by the type of area in which the dwelling was located.

Quality Information about the Living in Wales survey

The Housing Health and Safety Rating System (HHSRS)

- The HHSRS assesses 29 categories of housing hazard in four hazard groups:
 - Physiological Requirements (including temperature, dampness and pollutants);
 - Psychological Requirements (including space, security, light and noise);
 - Protection against Infection (including hygiene, sanitation and water supply); and
 - Protection against Accidents (including falls, electric shock, burns and scalds and building related collisions).
- The Rating System assesses the likelihood of a hazard occurring and the harm outcome that may result, to generate a numerical score to allow comparison of the full range of hazards. The higher the score the greater the severity of the hazard. These numerical scores are banded A to J, with Band A being the most dangerous hazards and Band J the least dangerous. Bands A to C are considered to present a category 1 hazard. All other bands represent a category 2 hazard. As local authorities have a duty to act where a Category 1 hazard is present, information on category 1 hazards only is presented in this report.
- The Living in Wales survey is a sample survey and only assesses 16 of the 29 potential hazards. It is therefore likely to underestimate the number of hazards in the Welsh stock. Five of the hazards were measured directly in the Living in Wales survey and a further 11 were modelled using Living in Wales data or other data. A list of the hazards and their measured/modelled status is given in annex A.
- Potential hazards are assessed in relation to the most vulnerable class of person who might typically occupy or visit the dwelling. For example, for falls on stairs the vulnerable groups are children and the elderly (65 years and older). The vulnerable group for each hazard is given in annex A.
- Figures for fitness given in this report are comparable to those for Living in Wales 2004 and as such, will allow some comparison of HHSRS and Fitness.

Methodology

- The 2008 Living in Wales Property Survey, continues a series of Welsh House Condition Surveys, last conducted in 1998 and 2004. The survey provides information to the Welsh Assembly Government for the development and monitoring of housing policies directed at the repair, improvement and energy efficiency of the housing stock.
- The survey was commissioned by the Welsh Assembly Government, managed by the Local Government Data Unit ~ Wales and conducted by Ipsos MORI.
- The sample for the Property Survey is taken from the 2008 Living in Wales Household Survey. The Household Survey was used to assess the condition of the dwelling and determine its inclusion in the Property Survey sample. The householder must also give consent. The final sample was 2,741 dwellings stratified by condition, age of the dwelling and tenure. The sample only contains occupied first homes. Further details of the survey are available in the technical report <http://wales.gov.uk/about/aboutresearch/social/ocsropage/living-wales/technicalreports/?lang=en>.
- The data from the 2008 Household Survey was linked to the data from the 2008 property survey to provide information on the dwelling and its occupants.
- Some HHSRS hazards were modelled using the Living in Wales and some were modelled using data from the survey and other sources. This modelling work was undertaken by the Building Research Establishment (BRE).
- The cost of remedying the HHSRS hazards was modelled by the Building Research Establishment (BRE) and follows the same principles as the repair cost model, where appropriate, or the English House Condition survey.

Symbols

- Data item is not exactly zero, but rounds to zero.
- . Data item is not applicable.

Comparability

- There are no known reasons why the 2004 and 2008 Living in Wales Surveys should not be comparable. The surveys were designed to ensure comparability where possible. If this is not the case, it is noted in the text of the report.
- The Living in Wales Survey methodology differs from other house condition survey methodologies in the UK and care should be taken when making comparisons.
- The HHSRS methodology for Wales has been designed to match that of other UK countries, but the differences in the Living in Wales survey means that it will not be directly comparable.

Accuracy

- The overall response rate for the Property Survey was 71.6 per cent. Response rates varied by local authority from 60 per cent to 80 per cent. The figures are designed to be reported at a Wales level.
- The Living in Wales Survey is a sample survey and is subject to sampling variability.
- Figures reported in this publication but have been rounded to the nearest 1,000 grossed responses and percentages rounded to the nearest whole number.
- Where comparisons have been made with 2004 data, the figures may have different accuracy associated with them due to sampling.
- The Living in Wales survey is likely to underestimate the number of hazards in the housing stock, as it only assesses 16 of the 29 potential hazards in the HHSRS.

Timeliness

- The 2008 Living in Wales Household Survey was conducted between January and August 2008. The 2008 Living in Wales Property Survey was conducted between September and December 2008.
- The Living in Wales Survey was conducted in 2004 and similar methodology was used in previous House Condition Surveys in 1998 and 1986.
- The Living in Wales Survey has now been replaced by the National Survey for Wales for the household element. No further house condition surveys are planned.
- The Living in Wales Property Survey data is collected via paper forms and scanned to form an electronic database. The processes for checking the data are more complicated than for the Household Survey which is collected electronically. The Property Survey data is used in various post-survey modelling processes, to obtain energy efficiency ratings and repair costs. These processes all contribute to a longer analysis period and therefore a delay in publication compared to the Household Survey results.

Terms and definitions

Household – is defined as one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – that is, sharing either a living room or sitting room or at least one meal a day.

HRP – Household Reference Person is defined as the person in whose name the home is owned or rented. If it is jointly owned or rented, the HRP is the person who earns the most. If there are equal incomes the HRP is the eldest.

Urban/Rural – As defined by ONS morphology. <http://www.ons.gov.uk/about-statistics/geography/products/area-classifications/rural-urban-definition-and-la-classification/rural-urban-definition/index.html>. Urban combines the urban and town categories and rural combines the villages and isolated dwellings and hamlets.

Fitness Standard – The Fitness Standard was introduced in the Housing Act 1985. Unfitness is a technical and legal term that related to the physical fabric of dwellings and their condition. Each dwelling is judged on 11 items separately and should the dwelling not meet the required standard for

any one of the items, it will be classified as unfit for human habitation. That does not mean that it is condemned and should be demolished, just that some problems exist that need to be dealt with.

Working age household – a household containing at least one male aged 16-64 or a female aged 16-59 years old.

Working Household – is a ‘working age household’ where all members aged 16 or over are in employment, or aged 16-18 and in full time education.

Workless Household – a ‘working age household’ where no members aged 16 or over are in employment.

Vulnerable Households – Households that contain a child under 16 years, or an adult over 59 years, or an adult with long-term limiting illness.

Housing Health and Safety Rating System (HHSRS) – The Housing Health and Safety Rating System replaced the Fitness Standard in law in 2006. The principle behind HHSRS is that a dwelling should provide a safe and healthy living environment for both the occupants and any visitors. A range of potential hazards are assessed and the system uses a formula to generate a numerical score, which allows comparison of the full range of hazards.

Category 1 hazard – a hazard that has been assessed and the score places it in Bands A to C. Local authorities have a duty to act where a category 1 hazard is present.

Further Information

- Living in Wales Household Survey 2008 results
<http://wales.gov.uk/topics/statistics/publications/livinginwales08/?lang=en>
- Living in Wales Household Survey 2008 technical report
<http://wales.gov.uk/about/aboutresearch/social/ocsropage/living-wales/technicalreports/?lang=en>
- Living in Wales Property Survey 2008 technical report
<http://wales.gov.uk/about/aboutresearch/social/ocsropage/living-wales/technicalreports/?lang=en>
- Housing Health and Safety Rating System Guidance
<http://www.communities.gov.uk/publications/housing/hhsrsoperatingguidance>

Further information is available from the Living in Wales web pages:

<http://www.wales.gov.uk/livinginwalesurvey>

If you require any further information about using the data collected by the Living in Wales survey, then please contact the Welsh Assembly Government. The contact point for requests for statistics on the Living in Wales survey is:

Darren Hatton
Welsh Assembly Government
Room 3.13, CP1,
Cathays Park
Cardiff
CF10 3NQ

Telephone number: 029 2082 3035

E-mail: darren.hatton@wales.gsi.gov.uk

Annex A: HHSRS elements and inclusion in Living in Wales survey

	Hazard	How Assessed	Average score*	Specified vulnerable age group
1	Dampness and mould growth	Modelled	11	Age under 14
2	Excess cold	Modelled	926	Age 65 or over
3	Excess heat	Not assessed	0	Age 65 or over
4	Asbestos (and MMF)	Not assessed	0	None
5	Biocides	Not assessed	0	None
6	Carbon monoxide	Modelled	1	Age 65 or over
7	Lead	Modelled	0	Age under 3
8	Radiation	Modelled	91	None
9	Uncombusted fuel gas	Not assessed	0	None
10	Volatile organic compounds	Not assessed	0	None
11	Crowding and space	Modelled	19	None
12	Entry by intruders	Not assessed	11	None
13	Lighting	Not assessed	0	None
14	Noise	Modelled	6	None
15	Domestic hygiene pests and refuse.	Modelled	0	None
16	Food safety	Not assessed	2	None
17	Personal hygiene, sanitation and drainage.	Modelled	1	Age under 5
18	Water supply	Not assessed	0	None
19	Falls associated with baths	Not assessed	7	Age 60 or over
20	Falling on level surfaces	Fully measured	181	Age 60 or over
21	Falling on stairs etc	Fully measured	134	Age 60 or over
22	Falling between levels	Fully measured	4	Age under 5
23	Electrical safety	Modelled	2	Age under 5
24	Fire	Fully measured	17	Age 60 or over
25	Flames, hot surfaces etc	Fully measured	42	Age under 5
26	Collision and entrapment	Modelled	57	Age under 5
27	Explosions	Not assessed	1	None
28	Position and operability of amenities	Not assessed	1	Age 60 or over
29	Structural collapse and falling elements	Not assessed	1	None