Communities and Local Government

bre

ENGLISH HOUSING SURVEY

2010/11

Please tick both boxes and scan barcode before editing the form

1. Edit form **2. Activate scan**

Barcode

3. Scan barcode

AREA ADDRESS

Surveyor

1. Survey record

SPSS FIRSTIMP

		FRECL1... Visit 1		FRECL2... Visit 2		FRECL3... Visit 3		FRECL4... Visit 4		FRECL5... Visit 5	
Visit made	...VM	Y	N	Y	N	Y	N	Y	N	Y	N
Was this a booked appointment?	...AP	Y	N	Y	N	Y	N	Y	N	Y	N
		Day	Month	Day	Month	Day	Month	Day	Month	Day	Month
Record date of this call		...DY	...MT								
(24 hour clock)		Hr	mm	Hr	mm	Hr	mm	Hr	mm	Hr	mm
Start time		...SH	...SM								
Finish time		...FH	...FM								
Outcome	...CO										
Full/completed survey		1		1		1		1		1	
Partial survey/comeback to finish		2		2		2		2		2	
Partial survey then refusal		3		3		3		3		3	
Refusal on doorstep		4		4		4		4		4	
HQ refusal after surveyor visit				5		5		5		5	
Household missed appointment - no contact		6		6		6		6		6	
Household missed appointment - rescheduled		7		7		7		7		7	
Surveyor missed appointment - no contact		8		8		8		8		8	
Surveyor missed appointment - rescheduled		9		9		9		9		9	
Speculative call - no contact		10		10		10		10		10	
Speculative call - appointment scheduled		11		11		11		11		11	
HMO referred to Regional Manager		12		12		12		12		12	
Address untraceable		13		13		13		13		13	
Dwelling derelict		14		14		14		14		14	
Dwelling demolished		15		15		15		15		15	
No longer usable as dwelling		16		16		16		16		16	
Other reason for non-survey		17		17		17		17		17	
HQ USE ONLY - Lost/written off		18		18		18		18		18	

SPSS FIRSTIMP

2. Dwelling identification

Reason for non survey:

FRENOSV

Is the dwelling address passed on to you by the interviewer a single dwelling?

Y | N → **Is address**

Part of dwelling 1 | More than one dwelling 2 | Dwelling with non-residential 3 — FADSAM

FADINTA

Number of addresses at dwelling — FADSAMA

Number of dwellings at address — FADSAMB

Number of dwellings at address — FADSAMC

Address surveyed same as that passed on by interviewer — Y | N — FADINTV

Go to Section 3

Go to Section 3

Notify your RM of amended address

3. Dwelling description and occupancy SPSS FIRSTIMP

Type of occupancy ***(clarify with household)*** FODISHMO

Single family dwelling 1	Shared house 2	Household with lodgers 3	Bedsits or flatlets 4	Purpose built with shared amenities 5	Hostel/ B&B 6

Close with household and refer address to RM

Dwelling type ***(clarify with household)*** FODDTYPE

House/bungalow					Flat		
End terrace 1	Mid terrace 2	Semi detached 3	Detached 4	Temporary 5	Purpose built 6	Converted 7	Non residential plus flat 8

Tenure ***(clarify with household)*** FODTENUR

Owner occupied 1	Private rented 2	Local authority 3	Housing association (RSL) 4

Estimate actual construction date FODCONAC

Construction date ***(clarify with household)*** FODCONST

Pre 1850 1	1850-1899 2	1900-1918 3	1919-1944 4	1945-1964 5	1965-1974 6	1975-1980 7	1981-1990 8	1991-1995 9	1996-2002 10	Post 2002 11

Occupancy ***(ask where possible)*** FODOCCUP

Occupied	Vacant						
1	Awaiting another owner 2	Awaiting another tenant 3	Awaiting demolition 4	Being modernised 5	New never occupied 6	Being used for other purpose 7	Other (specify) 8

FODOCOTH

If occupied: how long have the current occupants lived here? Years FODLIVEY Months FODLIVEM

If vacant: how long has the dwelling been vacant? Years FODVACNY Months FODVACNM

Is the dwelling boarded up/secured? Y N FODBOARD

Permanent residence? FODPERES

Yes 1	No - second home 2	No - holiday home 3

If occupants have moved in within the last 6 months, ask for date:-

Day FODEXDAY Month FODEXMON Year FODEXYRS

Source of information on tenure and occupancy FODSORCE

Occupant 1	Neighbour 2	Caretaker/ warden/agent 3	Estimate/ appearance 4	Other (specify): 5 FODSOTH ----------

IDENTIFY MODULE NOW SPSS FIRSTIMP

4. Module associated with the address surveyed

House (single unit) 1 → Go to Section 5

Converted building (multiple units) 2 / Purpose built flats (multiple units) 3 — FMODULE

Have all the accommodation units exclusive use of key amenities? FMODISSC

Yes - sole use 1 / Mix (e.g. some sole use, some shared amenities) 2 / No (all units share at least one amenity) 3

Number of units with exclusive use of amenities FMODSC

Number of units which share amenities FMODNON

SPSS INTERIOR

5. Interior

		..LIV.. Living room		..KIT.. Kitchen		..BED.. Bedroom		..BAT.. Bathroom		..CIR.. Circulation		..GAR.. Integral garage		..BAL.. Integral balcony		..EX1.. Extra room 1		..EX2.. Extra room 2		..EX3.. Extra room 3		..EX4.. Extra room 4		..EX5.. Extra room 5		..EX6.. Extra room 6		..EX7.. Extra room 7	
Does room exist?	FIN...EX	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Level (**B, G, 1, 2, 3** *etc*)	FIN...LE																												
Function (**L, K, S, T, D,**	FIN...FU																												
Room inspected?	FIN...IN	Y	N	Y	N	Y	N	Y	N	Y	N																		
Ceiling height *(metres)*	FIN...CL	•		•		•		•		•																			
Width *(metres)*	FIN...WI	•		•		•																							
Depth *(metres)*	FIN...DE	•		•		•																							

Habitable rooms (specify No) FINROOMS

Separable units? FINSEPUN

Stairs within dwelling FINSTR...

Present?	...PR	Y	N
Open Plan?	...OP	Y	N
Faults?	...FL	Y	N
Replace structure	...RN	Y	
Replace treads	...TR	Y	
Replace balustrades	...BL	Y	
Repair/refix treads/balustrades	...RP	Y	

Security of dwelling FINSEC...

		High	Fairly high	Fairly low	Low	Very low	Not Applic
Main entrance door	..ME	1	2	3	4	5	
Other external door	..OT	1	2	3	4	5	8
Accessible windows	..WN	1	2	3	4	5	8

Burglar alarm present?	..BA	Y	N
Door viewer present?	..VW	Y	N
Smoke detector(s)	..SM	Y	N

Accessibility

FINFLUSH	Flush threshold <15mm?	Y	N
FINBEDEN	Room on entrance level suitable for bedroom?	Y	N
FINBATEN	Bathroom at entrance level?	Y	N
FINWCEN	WC at entrance level?	Y	N
FINWAWEN	Wheelchair accessible WC at entrance level?	Y	N
FINTRPEN	Change in floor level/trip steps at entrance level?	Y	N
FINCIRCU	Doorsets and circulation meet part M?	Y	N
FINLANDS	Straight stairs with landings >900mm?	Y	N

Adaptations for disabled people

Ramps?	FINRAMPS	Y	N
Grab rails?	FINGRABR	Y	N
Stair lift/through floor lift?	FINLIFTS	Y	N
Hoists?	FINHOIST	Y	N
Electrical modifications?	FINELECM	Y	N

SPSS INTROOMS

Ceilings *(answer in tenths)*

Faults?	FINCLGFL	Y	N	Y	N	Y	N	Y	N	Y	N
Take down and renew	FINCLGRN										
Isolated repair, fill cracks	FINCLGRP										
Leave	FINCLGLV										

Floors *(answer in tenths)*

Solid floors?	FINFLRSF	Y	N	Y	N	Y	N	Y	N	Y	N
Faults?	FINFLRFL	Y	N	Y	N	Y	N	Y	N	Y	N
Replace structure	FINFLRRN										
Replace only boards or screed	FINFLRRP										
Leave	FINFLRLV										

Walls *(answer in tenths)*

Faults?	FINWLSFL	Y	N	Y	N	Y	N	Y	N	Y	N
Rebuild partition wall	FINWLSRN										
Hack-off, replaster	FINWLSPL										
Isolated repair, fill cracks	FINWLSRP										
Leave	FINWLSLV										
Dry lining present?	FINWLSDL	Y	N	Y	N	Y	N	Y	N	Y	N
Internal insulation	FINWLSII	Y	N	Y	N	Y	N	Y	N	Y	N

Doors *(answer in numbers)*

Faults?	FINDRSFL	Y	N	Y	N	Y	N	Y	N	Y	N
Renew	FINDRSRN										
Repair/rehang	FINDRSRP										

Windows/Frames

Faults?	FINWNDFL	Y	N	Y	N	Y	N	Y	N	Y	N
Means of escape?	FINWNDES	Y	N	Y	N	Y	N	Y	N	Y	N
Secondary glazing for sound insulation?	FINWNDSI	Y	N	Y	N	Y	N	Y	N	Y	N

Heating & Services

CH/prog. appliance?	FINHTGCH	Y	N	Y	N	Y	N	Y	N	Y	N
Fixed other heater?	FINHTGFX	Y	N	Y	N	Y	N	Y	N	Y	N
Fluorescent/low energy lighting?	FINHTGLG	Y	N	Y	N	Y	N	Y	N	Y	N

Defects FINDFX...

		Living room	Kitchen	Bedroom	Bathroom	Circulation	FINOT... Other rooms
Rising (ground level) damp	..RD	Y	Y	Y	Y	Y	Y
Penetrating (higher level) damp	..PD	Y	Y	Y	Y	Y	Y
Serious condensation/mould grow	..MO	Y	Y	Y	Y	Y	Y
Inadequate natural light	..NL	Y	Y	Y	Y	Y	Y
Inadequate artificial light	..AL	Y	Y	Y	Y	Y	Y
Inadequate room ventilation	..RV	Y	Y	Y	Y	Y	Y
Inadequate appliance ventilation	..VT	Y	Y	Y	Y	Y	Y
Wood boring insect attack	..IN	Y	Y	Y	Y	Y	Y
Dry/wet rot	..RT	Y	Y	Y	Y	Y	Y
Evidence of mice	FINVERMS	Y	Y	Y	Y	Y	Y FINOTMIC
Evidence of rats	FINVERAT	Y	Y	Y	Y	Y	Y FINOTRAT

HHSRS

		Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	..STR	1	2	3
Falling on level surfaces	..LVL	1	2	3
Falling between levels	..BTW	1	2	3
Fire	..FIR	1	2	3
Flames, hot surfaces, etc	..HOT	1	2	3
Damp and mould growth	..DAM		2	3
Entry by intruders	..ENT	1	2	3
Noise	..NOI	1	2	3
Collisions and entrapmen	..CEN	1	2	3

FINHS...

If '3', score HHSRS in Section 22

		Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Excess heat	FINHSEXH	1	2	3	4
Lighting	FINHSLIT	1	2	3	4
Domestic hygiene pests and refuse	FINHSDHY	1	2	3	4

Describe 'extreme risk' in Section 22

Rats and Mice

Type of evidence

Traps seen?	FINTRAPS	Y	N
Chemicals se	FINCHEMS	Y	N
Other visual evi	FINVISUA	Y	N
Told about it?	FINTOLDA	Y	N

5. Interior – amenities SPSS AMENITY

Kitchen amenities

		..PR Present		..WK Working		..AC Action: None	Minor repair	Major repair	Replace	Install
Cold water drinking supply?	FINCLD...	Y	N	Y	N	1	2	3	4	5
Hot water?	FINHOT..	Y	N	Y	N	1	2	3	4	5
Sink?	FINSNK...	Y	N	Y	N	1	2		4	5
Fixed waste?	FINWST...	Y	N	Y	N	1	2		4	5
Cooking provision?	FINCOK..	Y	N	Y	N	1	2	3	4	5
Cupboards?	FINCUP...	Y	N	Y	N	1	2	3	4	5
Worktop	FINWRK...	Y	N	Y	N	1	2	3	4	5
Extractor fan?	FINKXT...	Y	N	Y	N					
Washing Machine?	FINWM...	Y	N	Y	N					
Tumble Dryer?	FINTD...	Y	N	Y	N					
Refrigerator?	FINRF...	Y	N	Y	N					

Y	N		
Y	N	Adequate cooker space?	FINCOOKR
Y	N	Adequate cupboard units?	FINCUPUN

Under 1.5m	1.5 - 3m	Over 3m	Worktop *(metres)*
1	2	3	FINWORKT

Are there significant problems with: Space FINKDFSP; Layout FINKDFLA; Cleanability FINKDFCB

Kitchen adapted for disabled use? FINKITDU

Kitchen amenities last refurbished FINKITLR	Original	Pre 1960	1960's	1970's	1980's	1990's	2000's	In progress
	8	1	2	3	4	5	6	7

Actual date of kitchen refurbishment (if known) FINKITRE

Drinking water supply pipework

	Pipework seen	Lead present	Mains
Before stopcock?	FINPIPEB	FINLEADB	FINMAINS
After stopcock?	FINPIPEA	FINLEADA	

Bathroom amenities

		..PR Present		..WK Working		..HC Hot & cold water		..AC Action: None	Minor repair	Major repair	Replace	Install	Basement	..FL Ground	Specify
Bath/shower?	FINBAT...		N	Y	N	Y	N	1	2		4	5	BB	GG	
Wash hand basin?	FINWHB...		N	Y	N	Y	N	1	2		4	5	BB	GG	
W.C.?	FINLOO...	Y	N	Y	N			1	2	3	4	5	BB	GG	
Extractor fan in bathroom?	FINBXT..	Y	N	Y	N										

Are there significant problems with: Space FINBDFSP; Layout FINBDFLA; Cleanability FINBDFCB; Location FINBDFLO

	Badly located?	No. of external surfaces
	FINBADLO	FINSURFA

	Internal?	Close to whb?	In bathroom?	If WC not in bathroom: Extractor fan?
	..IN	..WH	..BA	..EX

Bathroom adapted for disabled use? FINBATDU

Bathroom wheelchair accessible? FINBATWA

Bath/shower last refurbished FINBATLR	Original	Pre 1960	1960's	1970's	1980's	1990's	2000's	In progress
	8	1	2	3	4	5	6	7

Actual date of bath/shower refurbishment (if known) FINBATRE

Secondary amenities

		..PR Present		..WK Working		..HC Hot & cold water		..AC Action: None	Minor repair	Major repair	Replace	..FL Floor: Basement	Ground	Specify	..ES In bedroom/ en-suite		..IN Internal?	
Second kitchen?	FIN2KI...	Y	N			Y	N	1	2	3	4	BB	GG				Y	N
Second bath/shower?	FIN2BT...	Y	N	Y	N	Y	N	1	2	3	4	BB	GG		Y	N		
Second wash hand basin?	FIN2WH...		N	Y	N	Y	N	1	2	3	4	BB	GG		Y	N		
Second W.C.?	FIN2LO...	Y	N	Y	N			1	2	3	4	BB	GG		Y	N		

HHSRS - hazards relating to whole dwelling interior

Hazards that may require scoring

		Significantly lower risk than average	Average risk	Significantly higher risk than average
Falls associated with baths etc.	FINHSFBA	1	2	3

If '3', score HHSRS in Section 22

Other hazards that may pose an extreme risk

		Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Water Supply	FINHSWAT	1	2	3	4
Food Safety	FINHSFOD	1	2	3	4
Personal hygiene, sanitation and drainage	FINHSPHY		2	3	4
Position and operability of amenities	FINHSPOA	1	2	3	4

Describe 'extreme risk' in Section 22

5. Interior - Primary services SPSS SERVICES

Gas system

Present? FINGASPR

Mains supply? FINGASMS

FINGASRD Meter read 1

Meter reading refused 2

Meter could not be read 3

Not applicable 8

Meter reading FINGASME

m^3 | ft^3 | Therms | kWh

1 | FINGASUN | 4

Reason: FINGASNR

FINGASAC Action

None	Minor Repair	Major Repair	Replace
1	2	3	4

HHSRS

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
Uncombusted fuel gas explosions FINHSUNG	1	2	3	4
FINHSEXP		2	3	4

Describe 'extreme risk' in Section 22

Electrical system

Present FINELEPR

Normal mains supply? FINELEMS

FINELER1 Meter read 1

Meter reading refused 2

Meter could not be read 3

Not applicable 8

Meter reading day FINELEM1

Reason: FINELEN1

Off-peak supply? FINEOPELE

FINELER2 Meter read 1

Meter reading refused 2

Meter could not be read 3

Not applicable 8

Meter reading night FINELEM2

Reason: FINELEN2

Combined / total (if present) FINELEM3

Location of meters	FINELEDC	Under stairs or on wall 1	Special cupboard 2	External access to meter 3	Mixture 4	Unknown 5
Type of wiring	FINELEWI	Lead or rubber covered 1	PVC sheathed 2		Mixture 4	Unknown 5
Earthing wires	FINELEEA	Unsheathed or green cover 1	Yellow and green sheath 2		Mixture 4	Unknown 5
Consumer unit arrang	FINELECU	Separate fuse boxes for each circuit 1	One or two "covered boxes" 2	One or two "accessible boxes" 3	Mixture 4	Unknown 5
Overload protection	FINELEOP	Wire fuses 1	Cartridge fuses 2	MCB's 3	Mixture 4	Unknown 5
Personal protection	FINELEPP	No RCD's 1	RCD in consumer unit 2	Separate RCD's 3	Mixture 4	Unknown 5
Power sockets	FINELEPS	Round 2 or 3 pin 1	Square 3 pin 2		Mixture 4	Unknown 5
Lighting circuits	FINELELC	Wooden mounting blocks 1	Flush mounted switches or roses 2		Mixture 4	Unknown 5
Action	FINELEAC	None 1	Minor Repair 2	Major Repair 3	Replace 4	Install 5

HHSRS

	Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
FINHSELS Electrical safety	1	2	3	4

Describe 'extreme risk' in Section 22

Cavity wall insulation Is there any evidence of cavity wall insulation in/around the electricity or gas meters? FINCWIME

Ventilation Total number of open fireplaces FINNOFIR

SPSS SERVICES

5. Interior – space heating

Primary heating

Present? FINCHEAT — If present: Main heat source in winter? (ask household) FINCHPHS

FINCHLOC — Location of system

Individual	Communal system			If communal, number of dwellings served
	Estate	Block	Group of dwellings	
1	2	3	4	FINCHNOD

If present:

FINCHTYP — **Primary heating group**

Central heating (wet)	Storage heaters	Warm air	Communal/ CHP	Electric ceiling/ underfloor	Room heaters
1	2	3	4	5	6

Distribution type FINDISTY

Radiator	Underfloor
1	2

Primary heating fuel FINMHFUE

Gas			Oil	Solid fuel				Electricity				Communal	
Mains	Bulk LPG	Bottled		Coal	Smokeless fuel	Anthracite	Wood	Standard	7 hr tariff	10 hr tariff	24 hr tariff	CHP/Waste heat	From boiler
01	02	03	04	05	06	07	08	09	10	11	12	13	14

Primary heating type FINMHBOI

Standard (non condensing)	Back boiler	Combination (non condensing)	Condensing	Condensing Combi	Combined primary storage unit	No boiler	Unknown
1	2	3	4	5	6	7	9

CRITICAL INFORMATION — **FROM TABLE**

Primary heating appliance
First digit should match code for primary heating group

Code FINCHBCD

FINCHBAC — Action — Clarify with household ↓ Age

None	Minor repair	Major repair	Replace	
1	2	3	4	FINCHBAG

Primary heating distribution FINCHDAC

1	2	3	4	FINCHDAG

If boiler (or heat pump) system:

Manufacturer name: FINCHBMA

Model name/number: FINCHBMO

Primary heating controls *(non storage heaters)*

	Present?			
Overall on/off	Y	N	U	FINCHOFF
Boiler thermostat	Y	N	U	FINCHTHE
Central timer	Y	N	U	FINCHTIM
Manual override on timer	Y	N	U	FINCHOVE
Room thermostat	Y	N	U	FINCHROM
Radiator controls (manual)	Y	N	U	FINCHCON
Thermostatic radiator valves (TRVs)	Y	N	U	FINCHTRV
Time and temperature zone control	Y	N	U	FINCHTZC
Delayed start thermostat	Y	N	U	FINCHDST

Primary heating controls *(storage heaters)*

	Present?			
Manual charge control	Y	N	U	FINCHMCC
Automatic charge control	Y	N	U	FINCHACC
Celect type control	Y	N	U	FINCHCTC

Other heating

Present? FINOHEAT — Main heat source in winter? (ask household) FINOPHS

FINOHTYP — Type of system

Mains gas fires									LPG	Electric heaters			Solid fuel heaters		Paraffin	Other
Open flue	Balanced flue	Fan assisted	Cond-ensing	Live effect - sealed to chimney	Live effect fan assisted flue	Decorative open to chimney	Flueless	Unknown	Fixed heaters	Panel, convector or radiant	Portable	Individual storage heater	Open fire	Stove/ space heater	Portable heaters	
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17

FINOHACT — Age FINOHAGE

None	Minor repair	Major repair	Replace
1	2	3	4

HHSRS — FINHSCO

Carbon monoxide and fuel combustion products

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe ‘extreme risk’ in Section 22

SPSS SERVICES

Hot water system

Present? FINWHEAT

If present indicate all systems available

	Present?	...PR Fuel ...TY	...AC Action: None	Minor repair	Major repair	Replace	...AG Age
Boiler with central heating FINWHC...	Y N						
Boiler (water heating only) FINWHO...	Y N	Mains gas 01; Bulk LPG 02; Bottled gas 03; Oil 04; Coal 05; Smokeless 06; Anthracite 07; Wood 08	1	2	3	4	
Back boiler (water heating only) FINWHX...	Y N	Mains gas 01; Bulk LPG 02; Bottled gas 03; Oil 04; Coal 05; Smokeless 06; Anthracite 07; Wood 08	1	2	3	4	
Single immersion heater FINWSI...	Y N	Standard 09; 7 hr tariff 10; 10 hr tariff 11; 24 hr tariff 12	1	2	3	4	
Dual immersion heater FINWDI...	Y N	7 hr tariff 10; 10 hr tariff 11; 24 hr tariff 12	1	2	3	4	
Separate instantaneous heater (Single point) FINWSP..	Y N	Mains gas 01; Bulk LPG 02; Bottled gas 03; Oil 04; Standard 09	1	2	3	4	
Separate instantaneous heater (Multi point) FINWMP..	Y N	Mains gas 01; Bulk LPG 02; Bottled gas 03; Oil 04; Standard 09	1	2	3	4	
Communal FINWHL...	Y N	CHP/waste 13; From boiler 14					
Other FINWOT...	Y N	Specify: ; Fuel from facing page FINWOTFU					

Cylinder present?

Y | N | U — FINWHCYL

If cylinder seen:

Size/volume — FINWHSIZ

450 x 900mm (110 l) 1	450 x 1050mm (140 l) 2	450 x 1500mm (210 l) 3	450 x 1650mm (245 l) 4

Cylinder insulation — FINWHINS

Foam Factory insulated 1	Jacket Loose jacket 2	Other 3	None 4

Cylinder insulation thickness — FINWHMMS

0 1	12.5mm 2	25mm 3	38mm 4	50mm 5	80mm 6	100mm 7	150mm 8

Water heating controls?

	Present?	
Time clock for water heating	Y N U	FINWHCEN
Cylinder thermostat	Y N U	FINWHWTH

6. Loft inspection

SPSS SERVICES

Inspect <u>all</u> houses and top floor flats

FINLOPOS

House/ Bungalow 1	Top floor flat 2	Mid floor flat 3	Ground floor flat 4	Basement flat 5
		GO TO SECTION 7		

Type of loft — FLITYPES

Fully boarded 1	No boarding or partial boarding 2	Room(s) with permanent stairs 3	No loft (flat or very shallow pitched roof) 4
			GO TO SECTION 7

Roof insulation above living space? — FLIINSUL

Yes 1	No 2	Don't know 9

Type of loft Insulation — FININTYP

Mineral wool/ fibre glass 1	Vermiculite beads 2	High performance quilt 3	Rigid foam board 4	Not applicable 8	Don't know 9

Approximate thickness of loft insulation — FLITHICK

No insulation 00	25mm 01	50mm 02	75mm 03	100mm 04	125mm 05	150mm 06	200mm 07	250mm 08	300mm 09	>300mm 10	Don't know thickness 99

Loft information from: — FLIINFOR

Inspection 1	Occupant 2	no information 9

Any roof structure problems seen? — FLIPROBS

Is there any evidence of cavity wall insulation in the loft? FLICWIEV

If yes, describe and transfer to Section 21 — FLIDESC

SPSS HQ

7. Household questionnaire

Questions asked? FHQASKED

1. Do you have **cavity wall insulation?** FHQCAVIT

   Record in elevation features (section 16) and cavity wall insulation summary (section 19)

2. Do you have access to a **garage/private parking space** FHQGARAG

   If Yes, ask for type and ownership and record in section 19

Waste water disposal

3. Do you have a water meter? FHQWAMET
4. **If yes**, are you charged according to the amount you use? FHQWMCH
5. Do you have a toilet with a push button operated flush? FHQWPUFL
6. **If yes**, does it ever leak into the toilet bowl? FHQWLEAK
7. Are you directly connected to mains drainage operated by a water/sewage company? FHQWASTE
   Ask for type and record in section 19
8. Who do you pay for your waste water disposal? FHQWAPAY

Water/sewage company	Landlord - with rent	Other body	Don't know
1	2	3	9

9. (a) Have you had a problem with flooded drains since living here?
   If yes:
   (b) Do you still have a problem?
   (c) Where is it located? FHQFLD...

	(a) Problem	(b) Current problem ...CP					(c) Location of problem					
		Current	Within 1 year	1 - 5 years	Over 5 years	Unknown	Home ...HO		Garden ...GD		Common areas ...CA	
Flooded drains	...PR	1	2	3	4	9	Y	N	Y	N	Y	N

Rats and mice

10. (a) Have you had problems with rats or mice over the last 12 months?
    If yes to either:
    (b) Do you still have a problem with rats or mice?
    (c) Where is the problem with the rats or mice located? **Code all that apply**

		(a) Problem ...PR		(b) Current problem ...CP					(c) Location of problem					
				Current	Not current			Unknown	Home ...HO		Garden ...GD		Common areas ...CA	
FRAMIC...	Mice	Y	N	1	2			9	Y	N	Y	N	Y	N
FRARAT...	Rats	Y	N	1	2			9	Y	N	Y	N	Y	N

If **current** problem with **rats or mice,** ask to see evidence and record on form
(section 5: rats and mice, section 9: rats and mice, section 19: rats and mice)

Has anyone treated the rats/mice problem?
If Yes, how was it treated and by whom?

		FRANYONE		...POI Poison		..TRA Traps		...OTH Other	
FRANP...	Non-professional (e.g. occupier or private landlord)	Y	N	Y	N	Y	N	Y	N
FRAPR...	Professional (e.g. local council or pest control company)	Y	N	Y	N	Y	N	Y	N

Is anything <u>currently</u> being done to stop or control the rats/mice problem? FRADOING

Surveyor check:
Have you clarified with the household:

- page 2: Tenure, age, length of residence FCHTEN
- page 4: Date of refurbishment of kitchen, bathroom and WC? FCHREE
- page 6/7: Age of boiler and heating systems, primary heat source in winter? FCHBOH
- page 14: Date of improvements/alterations to dwelling FCHALT

8. Details of flat SPSS FLATDETS

Plan of flat **Draw plan of module and locate flat within it.** Show if measurements have been rectangularised

Back

Left

Right

Front

Tenths of wall exposed
(Columns add up to 10)

	Front wall	Back wall	Left wall	Right wall
To outside air	FDFFROOA	FDFBCKOA	FDFLFTOA	FDFRIGOA
To internal accessways	FDFFROIA	FDFBCKIA	FDFLFTIA	FDFRIGIA
To other flats	FDFFROOF	FDFBCKOF	FDFLFTOF	FDFRIGOF

Entry floor to dwelling proper
(level of first actual accommodation)
FDFENTRY

Basement	Ground	Specify	Unknown
BB	GG	FDFENTYN	99

Private entry stair
FDFPRIVT

None	Up	Down
1	2	3

Dimensions of flat (internal and rectangularised)

No. of floors in flat
FDFFLOOR

Main floor

Level *(B, G, 1, 2 etc)*

Basement	Ground	
BB	GG	FDFMAINN

FDFMAINL

External dimensions same as module
FDFSAMED

Width *(metres)*
FDFMAINW

Depth *(metres)*
FDFMAIND

Next floor

None exists	Basement	Ground	
NN	BB	GG	FDFNEXTN

FDFNEXTL

Same as above	
SSS	FDFNEXTW

Same as above	
SSS	FDFNEXTD

If yes, record at section 13

SPSS COMMAC

9. Common parts of module.

Common parts exist

FCPPRES **IF NO**, GO TO SECTION 10

		Accessway: Main horizontal of typical/ upper level		Accessway: Stairway on typical/ upper level		Accessway: Main entrance to module		Lifts	Refuse chutes
Does access/area exist?	FCPEXIST	Y	N	Y	N	Y	N	FCPLFTEX	FCPREFEX
Balcony/Deck/Corridor/Lobby	FCPTYPES								
Spacious/Average/Tight	FCPSIZES							FCPLFTSZ	FCPREFSZ
Enclosed?	FCPENCLO	Y	N	Y	N	Y	N		
In module?	FCPINMOD	Y	N	Y	N	Y	N	FCPLFTIN	FCPREFIN
Working?								FCPLFTWK	FCPREFWK
Lift controls accessible to wheelchair user								FCPLFTWU	
Lift controls accessible to a visually impaired person?								FCPLFTVP	

Floors/ treads *(answer in m^2)*

Faults?	FCPFLRFL	Y	N	Y	N	Y	N
Modify structure	FCPFLRMO						
Renew surface	FCPFLRRN						
Repair surface	FCPFLRRP						

Walls *(answer in m^2)*

Faults?	FCPWLSFL	Y	N	Y	N	Y	N
Modify structure	FCPWLSMO						
Renew surface	FCPWLSRN						
Repair surface	FCPWLSRP						
Repaint surface	FCPWLSPA						

Ceilings/soffits *(answer in m^2)*

Faults?	FCPCLNFL	Y	N	Y	N	Y	N
Modify structure	FCPCLNMO						
Renew surface	FCPCLNRN						
Repair surface	FCPCLNRP						
Repaint surface	FCPCLNPA						

Access doors/screens *(answer in numbers)*

Faults?	FCPAXDFL	Y	N	Y	N	Y	N
Replace	FCPAXDRN						
Repair/rehang	FCPAXDRP						
Repaint	FCPAXDPA						

Accessway windows *(answer in numbers)*

Faults?	FCPAXWFL	Y	N	Y	N	Y	N
Replace	FCPAXWRN						
Repair	FCPAXWRP						
Repaint	FCPAXWPA						

Accessway lighting *(answer in numbers)*

Faults?	FCPAXLFL	Y	N	Y	N	Y	N
Replace light fittings	FCPAXLFT						
Replace light switches	FCPAXLSW						

Balustrades *(answer in metre lengths)*

Faults?	FCPBALFL	Y	N	Y	N	Y	N
Replace	FCPBALRN						
Repair	FCPBALRP						

Defects

Ventilation	FCPDFXVE	Y	Y	Y
Artificial lighting	FCPDFXAL	Y	Y	Y

Rats and Mice

		Other location			
Evidence of mice	FCPVERMC	Y	Y	Y	FCPOTMIC
Evidence of rats	FCPVERAT	Y	Y	Y	FCPOTRAT

SPSS COMMON

Security of module

Type of access FCPACCES

Multiple access	Single access	Restricted access
1	2	3

		...PR Present?		...WK Working?		...IN In module?	
FCPCON...	Concierge system	Y	N	Y	N	Y	N
FCPENT...	Door entry system	Y	N	Y	N	Y	N

Fire safety of flat surveyed

Escape route from flat surveyed to final exit from building FCPESCAP

Flat is final exit	Through another flat	Through another flat and common areas	Through common areas
1	2	3	4

Fire precautions

		...PR Present		...AC Action: None	Minor	Major	Renew
Protection to stairs/lobbies?	FCPPRO...			1	2	3	4
Self closing fire doors?	FCPCLO...		N	1	2	3	4
Fire extinguishers?	FCPEXT	Y	N	1	2	3	4
Emergency lighting?	FCPEML..	Y	N	1	2	3	4
Sign posting?	FCPSGN...	Y	N	1			4
Safe practices?	FCPSAF...	Y	N				
Alternative route?	FCPALT...	Y	N				
Alarm system?	FCPALM...	Y	N	1	2	3	4

Contribution to problems (within survey module)

		None	Minor	Major
FCPWEART	Normal wear and tear	1	2	3
FCPINADM	Inadequate maintenance	1	2	3
FCPINAPP	Inappropriate use	1	2	3
FCPDESIG	Poor design/specification	1	2	3
FCPVANDA	Vandalism	1	2	3
FCPGRAFF	Graffiti	1	2	3
FCPLITTR	Litter/rubbish	1	2	3

HHSRS - common areas *(affecting flat surveyed)*

		Significantly lower risk than average	Average risk	Significantly higher risk than average
FCPHSSTR	Falling on stairs etc	1	2	3
FCPHSLVL	Falling on level surfaces	1	2	3
FCPHSBTW	Falling between levels	1	2	3
FCPHSFIR	Fire	1	2	3
FCPHSHOT	Flames, hot surfaces, etc	1	2	3
FCPHSDAM	Damp and mould growth		2	3
FCPHSENT	Entry by intruders	1	2	3
FCPHSNOI	Noise	1	2	3
FCPHSCEN	Collisions/entrapment	1	2	3

If '3', score HHSRS in Section 22

Type of evidence: Traps seen? FCPTRAPS Chemicals seen? FCPCHEMS

Other visual evidence? FCPVISUA Told about it? FCPTOLDA

10. Number of flats in module SPSS NUMFLATS

This section is critical. Make every attempt to record correct number of flats in module

Number of flats in module

Specify	Unknown
FNOFLATS	999

DOUBLE CHECK the number of flats against what you have defined as your module in **Section 8** before continuing

---

Level of lowest flat

FNOLOWES

Basement	Ground floor	Floor	Unknown
B	G		9

Use of ground floor

FNOGRUSE

Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other
1	2	3	4	5	6	7

Use of basement

FNOBSUSE

No basement	Dwelling only	Dwelling and services	Services only	Dwelling and non residential	Non residential only	Dwelling and void	Other
8	1	2	3	4	5	6	7

Non residential use

If any non residential use, % total floor area of module in non residential use

FNORESAR

No non residential	Specify %	Unknown
88		99

If 'dwelling with non residential': non residential use

FNOREUSE

Not 'dwelling with non residential'	Shop/ business	Office	Industrial/ Institutional	Surgery	Public House	Hotel	Other
8	1	2	3	4	5	6	FNOREOTH 7

If 'dwelling with non residential':
Does the non-residential use include the handling/processing of food for commercial purposes? Y N U

FNORESFD

Other flats in module

Are they?

FNOOTHER

Survey flat is only one in module	Mostly same as survey dwelling	Mostly small flats	Mostly large flats	Mixture of small/large flats	Mixture of flats/ maisonettes	Unknown
8	1	2	3	4	5	9

Approximate number of vacant flats in module

FNOVACNT

Survey flat is only one in module	Specify
888	

11. Shared facilities and services *(within 100m of survey dwelling)* SPSS SHARED

Do shared facilities/services exist? Y | N **IF NO**, GO TO SECTION 12

FFCSHARE

Stores and common rooms

	...PR Present?	Location ...LO Integral?	Not Integral?	Action ...AC None	Minor	Major
Tenant stores FFCTEN...		1	2	1	2	3
Bin stores FFCBIN...		1	2	1	2	3
Paladin stores FFCPAL...		1	2	1	2	3
Laundry FFCLAU...		1	2	1	2	3
Drying room FFCDRY...		1	2	1	2	3
Community room FFCCOM..		1	2	1	2	3
Warden caretaker office FFCWAR..	Y N	1	2	1	2	3

Common/electrical services

	...PR Present?	Action ...AC None	Minor	Major
CCTV FFCCCT..	Y N	1	2	3
TV reception FFCTVR...	N	1	2	3
Lightning conductors FFCHTG.	N	1	2	3
Communal heating FFCHEA.	N	1	2	3
Burglar alarm system FFCBUR..		1	2	3
External lighting FFCLIT...	N	1	2	3

Communal parking facilities

	...PR Present?	...LO Location Integral?	Not Integral?	...AC Action None	Minor	Major
Garages FFCGAR...	Y N	1	2	1	2	3
Multi storey parking FFCMUL...	N	1	2	1	2	3
Underground parking FFCUND...	N	1	2	1	2	3
Roof parking FFCROO...	Y N	1	2	1	2	3
Other covered parking FFCCOV..		1	2	1	2	3
Open air parking bays FFCAIR...	Y N			1	2	3

Surfaces and fences

	...PR Present?	...AC Action None	Minor	Major
Drying areas FFCDAR..	Y N	1	2	3
Children's play a FFCPLA..	Y N	1	2	3
Unadopted estate roads FFCRDS..	Y N	1	2	3

Landscaping

	...PR Present?	Action ...AC None	Minor	Major
Paths FFCPAT..	Y N	1	2	3
Walls/fences FFCWAL..	Y N	1	2	3
Hard landscapin FFCHRD..	Y N	1	2	3
Grass/planting FFCGRA..	Y N	1	2	3

Contribution to problems in condition (outside survey module)

	None	Minor	Major	
Normal wear and tear	1	2	3	FFCWEART
Inadequate maintenance	1	2	3	FFCINADM
Inappropriate use	1	2	3	FFCINAPP
Poor design/specification	1	2	3	FFCDESIG
Vandalism	1	2	3	FFCVAND
Graffiti	1	2	3	FFCGRAFF
Litter/rubbish	1	2	3	FFCLITTR

Design of paths

ANSWER IF PATHS PRESENT ('Y' IN BOX ABOVE)

Paths	Yes	No	Not applicable
At least 900mm wide? FFCPAT90	1	2	3
Gradient gentler than 1 in 12? FFCPATGR		2	3
Protected from adjacent drops? FFCPATAD		2	3

Accessibility

Number of steps from pavement to entrance of module FFCASTEP

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps
8	7	1	2	3

Space for ramp

Not applicable 8 | Yes 1 | No 2 FFCARAMP

Is path firm and even?	Y N	FFCAFIRM
Is entrance adequately lit?	Y N	FFCALIT
Is entrance covered?	Y N	FFCACOVR

HHSRS - shared areas

(affecting dwelling surveyed)

	Significantly lower risk than average	Average risk	Significantly higher risk than average
FFCHSSTR Falling on stairs etc	1	2	3
FFCHSLVL Falling on level surfaces	1	2	3
FFCHSBTW Falling between levels	1	2	3
FFCHSENT Entry by intruders	1	2	3
FFCHSCEN Collision and entrapment	1	2	3

If '3', score HHSRS in Section 22

12. House/module shape SPSS SHAPE

Draw plan

Back

Left

Right

Front

Location of additional part FSHADDIT

No additional part 77	Front elevation			Back elevation			Left elevation			Right elevation			Unknown
	Left 01	Centre 02	Right 03	Left 04	Centre 05	Right 06	Front 07	Centre 08	Back 09	Front 10	Centre 11	Back 12	99

Attic/basement in house/module FSHATTIC

Attic only 1	Basement only 2	Both 3	Neither 4	Unknown 9

Entry floor to house/module FSHENTR

Basement B	Ground G	Floor	Unknown 9

13. External dimensions of house/module

	No. of floors	Level *(B, G, 1, 2 etc)*			Width *(metres)*		Depth *(metres)*	
Main structure	FDHMFLRS	FDHMLEV1	Basement BB	Ground GG	FDHMWID1		FDHMDEP1	
		FDHMLEV2	None exists NN	Basement BB / Ground GG	Same as above SSS	FDHMWID2	Same as above SSS	FDHMDEP2
		FDHMLEV3	None exists NN	Basement BB / Ground GG	Same as above SSS	FDHMWID3	Same as above SSS	FDHMDEP3
Additional part	None exists FDHAFLRS	FDHALEV1	None exists	Basement BB / Ground GG	FDHAWID1		FDHADEP1	
		FDHALEV2	None exists NN	Basement BB / Ground GG	Same as above SSS	FDHAWID2	Same as above SSS	FDHADEP2
		FDHALEV3	None exists NN	Basement BB / Ground GG	Same as above SSS	FDHAWID3	Same as above SSS	FDHADEP3

14. Material and construction of house/module (code one type only)

FMTCONST

Code	Material	Construction	Type
01	Masonry	Boxwall	Solid
02	Masonry	Boxwall	Cavity
03	Masonry	Crosswall	
04	Concrete	Boxwall	In-situ
05	Concrete	Boxwall	Precast panel <1m wide
06	Concrete	Boxwall	Precast panel >1m wide
07	Concrete	Crosswall	In-situ
08	Concrete	Crosswall	Precast panel
09	Concrete	Frame	In-situ
10	Concrete	Frame	Precast
11	Timber	Frame	Pre 1919
12	Timber	Frame	Post 1919
13	Metal	Frame	
14	Other, please specify if known FMTCOOTH		

Proprietary system? Y N U
FMTPROPS

If Yes, name:

FMTDESCR

15. Improvements/alterations

SPSS SHAPE

Clarify with Household

(to the house/module since original construction)
Code most recent (or most significant)

		None	Pre 1945	1945-1964	1965-1984	1985-1990	1991-1995	1996-present	In progress
Conversion to more than one dwelling	FALMORED	1	2	3	4	5	6	7	8
Conversion to HMO use	FALHMOED	1	2	3	4	5	6	7	8
Conversion from non-residential use	FALNORES	1	2	3	4	5	6	7	8
Two or more dwellings combined	FALCOMBI	1	2	3	4	5	6	7	8
Complete refurbishment/modernisation	FALREFUR	1	2	3	4	5	6	7	8
Rearrangement of internal space	FALSPACE	1	2	3	4	5	6	7	8
Extension added for amenities	FALEXTAM	1	2	3	4	5	6	7	8
Extension added for living space	FALEXLIV	1	2	3	4	5	6	7	8
Alteration of external appearance	FALAPEAR	1	2	3	4	5	6	7	8
Over-roofing	FALOROOF	1	2	3	4	5	6	7	8
Over-cladding	FALOCLAD	1	2	3	4	5	6	7	8
Structure replaced	FALSTRUC	1	2	3	4	5	6	7	8
Loft conversion	FALLOFTS	1	2	3	4	5	6	7	8
Radon remedial works (check postcode)	FALLRAD	1	2	3	4	5	6	7	8

ASK HOUSEHOLD
Exact year of loft conversion

FALYELCO

16. Elevation features

SPSS ELEVATE

	...FF Front face Y	...FF Front face N	...LF Left face Y	...LF Left face N		...RF Right face Y	...RF Right face N	...BF Back face Y	...BF Back face N
					FELEXP.. Is part of face unattached?				
Must add up to 10					FELGAB.. Gables *(tenths)*				
					FELPAR.. Parapets *(tenths)*				
					FELSUP.. Mono supporting walls *(tenths)*				
					FELBAS.. Base walls *(tenths)*				
					FELMAW. Main walls *(tenths)*				
Must add up to 10					FELGUT.. Valley gutters *(number)*				
	Y	N	Y	N	FELSOL. Solar water heating panels?	Y	N	Y	N
	Y	N	Y	N	FELPV.. Solar photovoltaic *(PV)*?	Y	N	Y	N
	Y	N	Y	N	FELCAV.. Evidence of cavity wall insulation?	Y	N	Y	N
	Y	N	Y	N	FELEXT.. External insulation?	Y	N	Y	N
	window ...FW	void ...FV	wall ...FN	window ...LW	void ...LV	wall ...LN	FELFEN.. Fenestration *(tenths)*	window ...RW	void ...RV	wall ...RN	window ...BW	void ...BV	wall ...BN

Is there any evidence from the air bricks of cavity wall insulation? FELCWIAB

Wind turbine present? FELWTUR

17. Specification of views

FVWSPEBF: Back view **B** | 10/10 attached **A** | Not seen **N**
Tenths attached: FVWTENBF

BACK FACE

LEFT FACE — FVWSPELF: Front view **F** | Back view **B** | 10/10 attached **A** | Not seen **N**
Tenths attached: FVWTENLF

MAIN PART

RIGHT FACE — FVWSPERF: Front view **F** | Back view **B** | 10/10 attached **A** | Not seen **N**
Tenths attached: FVWTENRF

FRONT FACE

FVWSPEFF: Front view **F**
Tenths attached: FVWTENFF

18. Exterior – of house/module

SPSS CHIMNEY

Chimney stacks

(Number)

		FRONT VIEW FEXCS1.. Masonry		Other		BACK VIEW FEXCS2.. Masonry		Other	
Present?	..PR	Y	N	Y	N	Y	N	Y	N
Number	..NO								
Age	..AG								
Faults?	..FL	Y	N	Y	N	Y	N	Y	N
Rebuild	..RN								
Part rebuild	..PT								
Repoint/refix pot	..RE								
Leave	..LV								
Urgent?	..UR	Y	N	Y	N	Y	N	Y	N
Replacement period	..TM								

SPSS ROOFSTRUC

Roof structure

(Tenths of area)

		FEXRS1.. Pitched		Mansard		Flat		Chalet		FEXRS2.. Pitched		Mansard		Flat		Chalet	
Tenths of area	..TE																
Age	..AG																
Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replace	..RN																
Strengthen	..ST																
Leave	..LV																
Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period	..TM																

SPSS ROOFCOV

Roof covering

(Tenths of area)

		FEXRC1.. Natural slate/stone/ shingle		Man made slate		Clay tile		Concrete tile		Asphalt		Felt		Glass/ metal/ laminate		Thatch		FEXRC2.. Natural slate/stone/ shingle		Man made slate		Clay tile		Concrete tile		Asphalt		Felt		Glass/ metal/ laminate		Thatch	
Tenths of area	..TE																														
Age	..AG																														
Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Renew	..RN																														
Isolated rep	..IS																														
Leave	..LV																														
Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period	..TM																														

SPSS ROOFFEAT

Roof features and drainage

(Tenths of length)

		FEXRF1.. Fascias		Valley gutters/ flashings		Gutters/ down-pipes		Stacks/ wastes		Party parapets		FEXRF2.. Fascias		Valley gutters/ flashings		Gutters/ down-pipes		Stacks/ wastes		Party parapets	
Present?	..PR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Faults?	..FL	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replace	..RN																				
Repair	..RP																				
Leave	..LV																				
Urgent?	..UR	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Replacement period	..TM																				

18. Exterior – of house/module (continued)

SPSS WALLSTRU

FRONT VIEW — FEXWS1..

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N

Wall structure (Tenths of area)

Net tenths of area	..TE
Age	..AG
Faults?	..FL
Rebuild/renew	..RN
Repair	..RP
Leave	..LV
Urgent?	..UR
Replacement period	..TM

BACK VIEW — FEXWS2..

Masonry cavity	Masonry single leaf	9" solid	>9" solid	In situ concrete	Concrete panels	Timber panels	Metal sheet
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N	Y N

SPSS WALLFIN

FEXWF1..

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N

Wall finish (Tenths of area)

Net tenths of ar	..TE
Age	..AG
Faults?	..FL
Render	..RE
Renew/repoint	..RN
Isolated repair	..RP
Paint	..PA
Leave	..LV
Urgent?	..UR
Replacement perio	..TM

FEXWF2..

Masonry pointing	Non-masonry natural	Rendered	Shiplap timber	Tile hung	Slip/tile faced	Wood/metal/plastic panels
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N

SPSS DORMERS

FEXDB1..

Dormers: Single storey	Dormers: Multi storey	Dormers: Standard	Dormers: Roof extension	Porches	Conservatories (Survey dwelling)	Balconies (Survey dwelling)
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N

Dormers and bays (Number)

Present?	..PR
Numbe	..NO
Age	..AG
Faults?	..FL
Rebuild roo and walls	..RW
Rebuild roof onl	..RO
Rebuild wall onl	..WO
Major repairs	..MJ
Minor repairs	..MN
Demolish	..DE
Leave	..LV
Urgent?	..UR
Replacement peri	..TM

FEXDB2..

Bays: Single storey	Bays: Multi storey	Dormers: Standard	Dormers: Roof extension	Porches	Conservatories (Survey dwelling)	Balconies (Survey dwelling)
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N
Y N	Y N	Y N	Y N	Y N	Y N	Y N

SPSS DAMPPC

FEXDP1..

Physical barrier	Injection DPC	None
Y N	Y N	Y N
Y N	Y N	Y N

Damp proof course (Tenths of length)

Tenths of length	..TE
Faults?	..FL
Replace/insta	..RN
Leave	..LV
Urgent?	..UR
Replacement perio	..TM

FEXDP2..

Physical barrier	Injection DPC	None
Y N	Y N	Y N
Y N	Y N	Y N

SPSS INTERIOR

For all conservatories

Closable door between conservatory and dwelling	FINCODOR
Footprint of conservatory (Sq m	FINCOSIZ
Conservatory window type	FINCOWIN
Conservatory roof	FINCOROF
Fixed radiator or other fixed heater present?	FINCORAD

18. Exterior – of survey dwelling

FEXWN1..

FRONT VIEW

SPSS WINDOWS

Single-glazed						Double-glazed							
Wood casement		Wood sash		UPVC		Metal		Wood		UPVC		Metal	
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N

Windows/frames to survey dwelling
(Number)

Number	..NO
Age	..AG
Faults?	..FL
Replace	..RN
Repair/replace sash/member	..RP
Ease sashes etc/reglaze	..EA
Repaint/reputty	..PA
Leave	..LV
Urgent?	..UR
Replacement period	..TM

BACK VIEW

FEXWN2..

Single-glazed						Double-glazed							
Wood casement		Wood sash		UPVC		Metal		Wood		UPVC		Metal	
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N	Y	N	Y	N

SPSS DOORS

FEXDF1..

Wood		UPVC		Metal	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

Doors/frames to survey dwelling
(Number)

Number	..NO
Age	..AG
Faults?	..FL
Replace	..RN
Repair/glaze	..RP
Ease/replace/adjust ironmongery	..EA
Paint	..PA
Leave	..LV
Urgent?	..UR
Replacement period	..TM

FEXDF2..

Wood		UPVC		Metal	
Y	N	Y	N	Y	N
Y	N	Y	N	Y	N

18. Exterior – plot of survey dwelling (Not shared plots)

SPSS AROUND

Private plot exists	No private or shared plot	Shared plot / facilities only
Complete all this section	***Complete accessibility + HHSRS***	***Complete section 11 only***
1	FEXPLTYP	3

FEXPLOTF — Front plot — Width of plot FEXWIDTH (Same as module 88) — FEXPLOTR — Rear plot

Exists FEXP1FDP — Depth (m) — Exists FEXP2FDP — Depth (m)

SPSS PLOTLVL

	FEXPF..	Tenths hard	..TH
		Tenths soft	..TS
Y N		Faults?	..FL
Y		Bridged DPC	..BD
Y		Inadequate/reverse falls	..IN
		Excavation (m^3)	..EX
		Internal tanking (m^2)	..TA
		Repair/renew paving (m^2)	..RN
		Repair/renew retaining wall (m)	..RW
		Repair/renew steps (no.)	..RP
Y N		Install gully?	..GU

Accessibility FEXD...

Number of steps from gate/pavement to entrance
note: entrance maybe in either view ...STEP

Level Access	No step but slope > 1:20	1 step	2 step	3 or more steps
8	7	1	2	3

Space for ramp ...RAMP

Not applicable 8 — Yes 1 — No 2

Is path firm and even?	Y	N	...FIRM
Is path at least 900mm wide?	Y	N	...ESWI
Is gradient less than 1:12?	Y	N	...ESGR
Is entrance adequately lit?	Y	N	...ESFE
Is entrance covered?	Y	N	...COVR

HHSRS - of plot

note: include front and rear plots

FEXHS...

		Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc	..STR	1	2	3
Falling on level	..LVL	1	2	3
Falling between levels	..BTW	1	2	3
Damp and mould growth	..DAM		2	3
Entry by intruders	..ENT	1	2	3
Collision and entrapment	..CEN	1	2	3

If '3', score HHSRS in Section 22

SPSS PLOTWALL

FEXBW1..

Wall (high)		Wall (low)		Fence (wood)		Fence (metal)		Hedge	
Y	N	Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N

Boundary walls

Present?	..PR
Faults?	..FL
Replace (m)	..RN
Repair (m)	..RP
Demolish (m)	..DE
Urgent?	..UR
Replacement period	..TM

FEXBW2..

Wall (high)		Wall (low)		Fence (wood)		Fence (metal)		Hedge	
Y	N	Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N
Y	N	Y	N	Y	N	Y	N	Y	N

19. Around the house/module SPSS AROUND

Underground drainage

Drainage system FCUDRAIN

Mains	Septic tank	Cess pool	Private sewage system	Unknown
1	2	3	4	9

Faults? FCUFAULT

Blockage FCUBLOCK

Other (specify) FCUOTHER — FCUOTHSP

HHSRS FEXHSPHY

Personal hygiene sanitation and drainage

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe 'extreme risk' in Section 22

Rats and mice outside house/module FCU...

Evidence of mice? ..VERMC

Evidence of rats? ..VERAT

Pets/livestock kept outside? ..PETSL

Type of evidence:

Traps seen?	Chemicals?	Other visual evidence?	Told about it?
..TRAPS	..CHEMS	..VISUA	..TOLDA

Litter/rubbish around house/module ..LITTR

None	Minor	Major
1	2	3

HHSRS FEXHSDHY

Domestic hygiene pests and refuse

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe 'extreme risk' in Section 22

Parking provision of survey dwelling

ASK HOUSEHOLD

	..PR Present?		..LO On plot?		..SP Car spaces	..AC Action: None	Minor	Major	Renew	Demolish	..OW Who owns garage/parking: Household	Local authority	Other landlord	Other
Integral garage FCUINT...	Y	N	Y	N		1	2	3	4		1	2	3	4
Attached garage FCUATT..	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Detached garage FCUDET..	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Car port FCUPOR..	Y	N	Y	N		1	2	3	4	5	1	2	3	4
Designated parking space(s) FCUSPA..	Y	N	Y	N		1	2	3	4	5	1	2	3	4

Street parking FCUSTR

Adequate	Inadequate	None
1	2	3

Is there any off-plot parking located within 30 meters of the entrance to dwelling/module, with an even access route of less than 1:12 gradient? FCUOPP

Cavity wall insulation summary

FCWICH...

Evidence of cavity wall insulation:

- ..ME Area around meters (P5)
- ..LS Loft space (P7)
- ..OR Occupant response (P8)
- ..EF Elevation features (P14)
- ..AB Air bricks (P14)

Is there clear evidence that cavity wall insulation is present in the majority of the cavity walls? FCWIPRES

Exposure FCUEXPOS

Is the **dwelling** in an exposed position?

Not exposed	Slightly exposed	Exposed	Very exposed
1	2	3	4

20. Block SPSS AROUND

Number of houses/ modules in block

Detached house/module	Specify number	More than 50
01		75

FBLBLOCK

Approximate number of houses/modules in disrepair in block

Specify number

FBLDEFEC

Situation of block

Major trunk road	Main road	Side road	Cul de sac/ crescent	Private road	Unmade/ no road
1	2	3	4	5	6

FBLSITUA

21. Structural defects

SPSS STRUCTURE

Any structural defects present? Y | N

IF YES, DESCRIBE BELOW

IF YES OR NO, COMPLETE **HHSRS** ASSESSMENT AT BOTTOM OF PAGE

FST...	Defect ..DE	Action required? ..AC		Monitor/ examine further? ..MN		Action described elsewhere on form? ..EL		Action required on assumption problem is progressive Any additional action required that is not accounted for elsewhere Treatment?			Extent	
Roof sagging ..SAG..	Y	Y	N	Y	N	Y	N					
Roof humping ..HUM..	Y	Y	N	Y	N	Y	N					
Roof spreading ..SPR..	Y	Y	N	Y	N	Y	N	Tie-ing ..TI	Y	N	Number: ..NO	
								Other ..OT	Y	N	Specify ..SP	
Sulphate attack ..SUL..	Y	Y	N	Y	N	Y	N	Chimney-liner ..CL	Y	N	Linear metres ..LM	m
								Other ..OT	Y	N	Specify ..SP	
Unstable parapets ..PAR..	Y	Y	N	Y	N	Y	N					
Wall bulging ..BUL..	Y	Y	N	Y	N	Y	N	Tie rods ..TR	Y	N	Number: ..TN	
								Strapping ..ST	Y	N	Number: ..SN	
								Other ..OT	Y	N	Specify ..SP	
Differential movement ..MOV..	Y	Y	N	Y	N	Y	N	Movement-joint ..MJ	Y	N	Linear metres ..LM	m
								Other ..OT	Y	N	Specify ..SP	
Lintel failure ..LIN..	Y	Y	N	Y	N	Y	N	Replace lintels ..RN	Y	N	Number: ..NO	
Wall tie failure ..TIE..	Y	Y	N	Y	N	Y	N	Insert wall ties ..IN	Y	N	Wall area: ..WA	m²
Unstable floors, stairs or ceilings ..UNS..	Y	Y	N	Y	N	Y	N					
Dry rot/Wet rot ..ROT..	Y	Y	N	Y	N	Y	N	Wall & timber treatment ..TR	Y	N	Basement 1 / One room 2 / One floor 3 ..EX / Loft 4 / Most of building 5	
Wood-borer infestation ..BOR..	Y	Y	N	Y	N	Y	N	Timber treatment ..TR	Y	N	Basement 1 / One room 2 / One floor 3 ..EX / Loft 4 / Most of building 5	
Adequacy of balconies / projections ..BAL..	Y	Y	N	Y	N	Y	N	Replace fixings ..RN	Y	N	Total number: ..NO	
								Other ..OT	Y	N	Specify ..SP	
Foundation settlement ..FOU..	Y	Y	N	Y	N	Y	N	Underpin ..UN	Y	N	Linear metres ..LM	m
								Other ..OT	Y	N	Specify ..SP	
Integrity of structural frame ..ISF..	Y	Y	N	Y	N	Y	N	Making-good ..MG	Y	N	Wall area ..WA	m²
								Replace frame ..RN	Y	N		
Integrity of wall panels ..IWP..	Y	Y	N	Y	N	Y	N	Replace fixings ..RN	Y	N	Total number: ..NO	
								Other ..OT	Y	N	Specify ..SP	
Boundary wall - unsafe height ..BWH..	Y	Y	N	Y	N	Y	N					
Boundary wall - out of plumb ..BWP..	Y	Y	N	Y	N	Y	N					
Boundary wall - horizontal cracking ..BWC..	Y	Y	N	Y	N	Y	N					
Unstable retaining wall ..RET..	Y	Y	N	Y	N	Y	N					
Any other problems ..OTH..	Y	Y	N	Y	N	Y	N	Specify ..ST			Specify ..SE	

HHSRS

FSTHSSCO Structural collapse and falling elements

Significantly lower risk than average	Average risk	Significantly higher risk than average	Extreme risk
1	2	3	4

Describe 'extreme risk' in Section 22

22. Housing Health and Safety Rating System

Refer back to all the HHSRS flags. Consider each of the following hazards in turn in relation to the dwelling as a whole. Decide whether any hazards are significantly worse than average and need to be scored individually on pages 21 - 25. Decide if there are any other hazards listed below which represent an extreme risk. If yes, indicate below and describe risk. If there are no hazards to score move to the Local Area section on page 26.

HAZARDS WHICH MAY REQUIRE SCORING

Hazard FHS...	Review survey form	Significantly lower risk than average	Average risk	Significantly higher risk than average
Falling on stairs etc ..STAIR	Check flags on pages 3, 10, 12, 17	1	2	3
Falling on level surfaces ..ONLEV	Check flags on pages 3, 10, 12, 17	1	2	3
Falling between levels ..BTLEV	Check flags on pages 3, 10, 12, 17	1	2	3
Falls associated with baths etc ..FBATH	ck flag on page 4	1	2	3
Fire ..FIRE	Check flags on pages 3, 10	1	2	3
Flames, hot surfaces, etc ..HOTSF	Check flags on pages 3, 10	1	2	3
Damp and mould growth ..DAMP	Check flags on pages 3, 10, 17		2	3
Entry by intruders ..ENTRY	Check flags on pages 3, 10, 12, 17	1	2	3
Noise ..NOISE	Check flags on pages 3, 10	1	2	3
Collision and entrapment ..CENT	Check flags on pages 3, 10, 12, 17	1	2	3

Are any hazards significantly higher than average (code 3)?
If Yes, describe below and score hazard on pages 21-25

Y | N FHSAHWA

FHSMEAS

OTHER HAZARDS IDENTIFIED AS POSING AN EXTREME RISK

Hazard	Review survey form	Extreme risk?
Excess heat FHSEXHT	Check flag on page 3	Y
Lighting FHSLIGHT	Check flag on page 3	Y
Water supply for domestic purposes FHSWATER	Check flag on page 4	Y
Food safety FHSFOOD	Check flag on page 4	Y
Personal hygiene, sanitation and drainage FHSPHYG	Check flags on pages 4, 18	Y
Position and operability of amenities FHSPOA	Check flag on page 4	Y
Uncombusted fuel gas FHSUNGAS	Check flag on page 5	Y
Explosions FHSEXPLO	Check flag on page 5	Y
Electrical safety FHSELS	Check flag on page 5	Y
Carbon monoxide and fuel combustion products FHSCO	Check flag on page 6	Y
Domestic hygiene, pests and refuse FHSDHYG	Check flags on pages 3, 18	Y
Structural collapse and falling elements FHSSCOLL	Check flag on page 19	Y

If Yes, to any of the above, describe extreme risk below

FHSXRISK

SPSS HHSRS

Falling on stairs etc.

FHSST...

Likelihood of a person over 60 having a fall leading to harm ..LIK

FHSSTWA — Significantly higher than average: Y / N

		Average	Average Pre 1919								
1800	1000	560	320	180	100	56	32	18	6	2	

Likely outcome if a person over 60 should fall

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSSTHR

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%							E	D	C	B	A
0.2%						E-	E	D	C	B	A
0.5%						E	E	D	C	B	A
1.0%						E	E+	D	C	A-	A
2.2%				F	E-	E	D	C	B	A	A
4.6%				E-	E	D	C	B-	B	A	A
10.0%			E-	E	D	C	B-	B	A	A	A
21.5%		E	E	D	C	B	B	A	A	A	A
31.6%		E	D	C	C	B	A	A	A	A	A
46.4%	E	E	D	C	B	B	A	A	A	A	A
100%	D	C-	C	B	A	A	A	A	A	A	A

Action required

FHSST...	Action required?	Action		Coded elsewhere?		Quantity	
...IHA	Y	Install handrail	...IHD	Y	N	Metres:	...IHQ
...IBA	Y	Install balustrade	...IBD	Y	N	Metres:	...IBQ
...CVA	Y	Cover dangerous balustrade/guarding	...CVD	Y	N	Metres:	...CVQ
...RPA	Y	Repair/replace internal staircase (S5)	...RPD	Y			
...RDA	Y	Redesign internal, common or external staircase (design, not conditio	...RDD		N	Number:	...RDQ
...COA	Y	Repair/replace external/common staircase (S9)	...COD	Y			
...EXA	Y	Repair/replace external steps (S11, S18)	...EXD	Y	N	Number:	...EXQ
...CSA	Y	Cover slippery stairs	...CSD	Y	N	Flights:	...CSQ
...LIA	Y	Repair/replace/provide additional lighting (S5, S9, S11)	...LID	Y	N	Number:	...LIQ
...ROA	Y	Remove obstacle	...ROD		N	Number:	...ROQ

Falling on level surfaces etc.

FHSLV...

Likelihood of a person over 60 having a fall leading to harm ..LIK

FHSLVWA — Significantly higher than average: Y / N

			Average								
1000	560	320	180	100	56	32	18	6	2		

Likely outcome if a person over 60 should fall

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSLVHR

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%						E	D	C	B+	A
0.2%					E-	E	D+	C	A-	A
0.5%					E	D	D	C	A	A
1.0%					E	D	D	B	A	A
2.2%				E	D-	D	C	B	A	A
4.6%			E	E	D	C	B	B	A	A
10.0%		E	E	D	C	B	B	A	A	A
21.5%	E	E	D	C	B	B	A	A	A	A
31.6%	E	D	C	C+	B	A	A	A	A	A
46.4%	E+	D	C	B	B	A	A	A	A	A
100%	C-	C	B	A	A	A	A	A	A	A

Action required

FHSLV...	Action required?	Action		Coded elsewhere?		Quantity	
..RFA	Y	Repair floors (S5, S9)	..RFD	Y			
..RPA	Y	Repair paths/external surfaces (S11, S18)	..RPD	Y			
..RTA	Y	Remove trip steps (S5, S9)	..RTD		N	Number:	..RTQ
..RDA	Y	Redesign external pathways (S11, S18)	..RDD		N	Metres:	..RDQ
..CVA	Y	Cover slippery surfaces	..CVD	Y	N	Sq m:	..CVQ
..LIA	Y	Repair/replace/provide additional lighting (S5, S9, S11)	..LID	Y	N	Number:	..LIQ
..ROA	Y	Remove obstacle	..ROD		N	Number:	..ROQ

SPSS HHSRS

Falling between levels

FHSBT...

Likelihood of a child under 5 having a fall leading to harm

Significantly higher than average: Y / N — FHSBTWA

		Average										
..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2

Likely outcome if a child under 5 should fall

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	

Look-up table — FHSBTHR

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%				H	H	G	F	E-	E	E	E	B	A
0.2%			J	H	H	G	F	E	E	E	E	B	A
0.5%			I	H	H	G	F	E	E	D	D	B	A
1.0%			I	H	G	F	F	E	D-	D	D	A-	A
2.2%		I	H	H	G	F	E	E	D	D	B	A	A
4.6%	I	H	H	G	F	E	E	D	D	B-	B	A	A
10.0%	H	H	G	F	E	D	D	C	B	B	A	A	A
21.5%	H	G	F	E	D	D	C	B	B	A	A	A	A
31.6%	G	F	F	E	D	C-	C	B	A	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A	A

Action required

	Action required?	Action		Coded elsewhere?		Quantity	
..WCA	Y	Install window safety catches	..WCD	Y	N	Number:	..WCQ
..LIA	Y	Repair/replace/provide additional lighting (S5, S9, S11)	..LID	Y	N	Number:	..LIQ
..BUA	Y	Brick-up dangerous opening / raise cill height	..BUD		N	Number:	..BUQ
..BAA	Y	Repair/replace balconies (S9, S18)	..BAD	Y			
..PLA	Y	Repairs to plot (S11, S18)	..PLD	Y			
..GBA	Y	Repair/replace existing guarding/balustrading (S5, S9, S11, S18)	..GBD	Y			
..GIA	Y	Install new guarding/balustrading/cover	..GID		N	Metres:	..GIQ
..ROA	Y	Remove obstacle	..ROD		N	Number:	..ROQ

Falls associated with baths etc.

FHSFB...

Likelihood of a fall occurring if occupied by a person over 60

Significantly higher than average: Y / N — FHSFBWA

		Average										
..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2

Likely outcome if a person over 60 should fall and be injured

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	

Look-up table — FHSFBHR

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%					I	H	G-	G+	F	E	D-	C	A
0.2%				I-	I	H	G	F+	F	E	D	C	A
0.5%				I	H	H	G	F	E	E	D	B	A
1.0%			I-	I	H	G-	F-	F	E	D	C-	B	A
2.2%		J	I	H	G-	G+	F	E	D	D+	C	A-	A
4.6%		I	H	G	G+	F	E	D	D+	C	B	A	A
10.0%	I+	H	G	F	F+	E	D	C	C+	B	A	A	A
21.5%	H	G	F	E	E	D	C	B	B	A	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	A	A	A	A	A
46.4%	G	F	E	E+	D	C	B	B+	A	A	A	A	A
100%	F	E	D	C	C	B	A	A	A	A	A	A	A

Action required

	Action required?	Action		Coded elsewhere?		Quantity	
..RPA	Y	Repair/replace bath/shower (S5)	..RPD	Y	N	Number:	..RPQ
..GRA	Y	Provide additional grabrail	..GRD		N	Number:	..GRQ
..RAA	Y	Rearrange bathroom (S5)	..RAD	Y	N	Number:	..RAQ
..RSA	Y	Re-site bathroom	..RSD		N	Number:	..RSQ
..AHA	Y	Provide additional heating (S5)	..AHD		N	Number:	..AHQ
..RLA	Y	Repair/replace/provide additional lighting (S5)	..RLD		N	Number:	..RLQ
..ROA	Y	Remove obstacle	..ROD		N	Number:	..ROQ

SPSS HHSRS

Fire

FHSFR...

Significantly higher than average: Y / N — FHSFRWA

Likelihood of a fire occurring leading to harm if occupied by a person over 60 — ..LIK

	Average	Ave flat										
..LIK	5600	3200	1800	1000	560	320	180	100	56	32	18	6	2

Likely outcome if occupied by a person over 60

Class 1 Extreme % ..EX	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	

Look-up table — FHSFRHR

Likelihood Class 1 Outcome	1 in 5600	1 in 3200	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%							G	F-	F	E	E	C	A
0.2%							G	F	E-	E	D	C	A
0.5%						H	G	F	E	E	D	B	A
1.0%						G	F-	F	E	D	C	B	A
2.2%					G	G	F	E	D	C	C	A-	A
4.6%	I	H	H	G	F-	F	E	D	C	C	B	A	A
10.0%	H	H	G	F-	F	E	D	C-	C	B	A	A	A
21.5%	H	G	F	E	E	D	C	B-	B	A	A	A	A
31.6%	G	F-	F	E	D	C-	C	B	B	A	A	A	A
46.4%	G	F	E	E	D	C	B	B	A	A	A	A	A
100%	F	E	D	C+	C	B	A	A	A	A	A	A	A

Action required

	Action required?	Action		Coded elsewhere?		Quantity	
..ELA	Y	Repair/replace electrical system (S5)	..ELD	Y			
..SOA	Y	Provide additional sockets	..SOD		N	Number:	..SOQ
..HTA	Y	Repair/replace or reposition heater (S5)	..HTD	Y	N	Number:	..HTQ
..RCA	Y	Relocate cooker	..RCD		N	Number:	..RCQ
..RKA	Y	Re-fit, extend, re-site kitchen (S5)	..RKD	Y	N	Number:	..RKQ
..CAA	Y	Repair/Install precautions to common areas (S9)	..CAD	Y	N	Sq m:	..CAQ
..PSA	Y	Replace non fire resistant/smoke permeable structure/poly. tiles	..PSD	Y	N	Sq m:	..PSQ
..USA	Y	Upgrade stairway to protected route	..USD	Y	N	Flights:	..USQ
..HSA	Y	Replace inadequate heating system	..HSD		N		
..FWA	Y	Provide fire stop wall to loft space	..FWD		N	Number:	..FWQ
..SCA	Y	Provide self-closing doors	..SCD	Y	N	Number:	..SCQ
..IDA	Y	Install smoke detection measures	..IDD	Y	N	Number:	..IDQ
..OWA	Y	Provide suitable openable windows/doors for MOE (S5, S9)	..OWD		N	Number:	..OWQ
..FEA	Y	Provide fire escape	..FED		N	Flights:	..FEQ
..ROA	Y	Remove obstacle	..ROD		N	Number:	..ROQ

Flames, hot surfaces etc.

FHSHS...

Significantly higher than average: Y / N — FHSHSWA

Likelihood of a child under 5 being burnt/scalded — ..LIK

				Average								
..LIK				1000	560	320	180	100	56	32	18	6	2

Likely outcome if a child under 5 is burnt/scalded

Class 1 Extreme % ..EX	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	Must not add up to >100.2%
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100	

Look-up table — FHSHSHR

Likelihood Class 1 Outcome	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%				H	F	E-	E	D	C	A
0.2%				G	F	E	E	D	C	A
0.5%				G	F	E	D-	D	B	A
1.0%				F	E-	E	D	C	B	A
2.2%			F-	F	E	D	D+	C	A	A
4.6%		F-	F	E	D	D	C	B	A	A
10.0%	F-	F+	E	D	C	C+	B	A	A	A
21.5%	E-	E	D	C	B	B	A	A	A	A
31.6%	E	D	C-	C	B	A	A	A	A	A
46.4%	E+	D	C	B	B+	A	A	A	A	A
100%	C-	C	D	A	A	A	A	A	A	A

Action required

	Action required?	Action		Coded elsewhere?		Quantity	
..RHA	Y	Repair, replace or reposition heater, heating or hot water pipes, or cover	..RHD	Y	N	Number:	..RHQ
..RCA	Y	Relocate cooker	..RCD		N	Number:	..RCQ
..RKA	Y	Re-fit, extend, re-site kitchen (S5)	..RKD	Y	N	Number:	..RKQ
..ROA	Y	Remove obstacle	..ROD		N	Number:	..ROQ

SPSS HHSRS

Damp and Mould Growth

Significantly higher than average: Y / N — FHSDAWA

FHSDA...

Likelihood of a person under 15 suffering illness — ..LIK

Likely outcome if a person under 15 should fall ill

		Average										
..LIK		560	320	180	100	56	32	18	6	2		
..EX	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
..SV	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
..SR	Class 3 Serious %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSDAHR

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%			I-	I	H	G	F-	F	E	D+	A
0.2%											
0.5%											
1.0%											
2.2%											
4.6%											
10.0%											
21.5%											
31.6%											
46.4%											
100%											

Action required

	Action required?	Action		Coded elsewhere?		Quantity		
..RDA	Y	Treat rising damp (S5, S18)	..RDD	Y				
..PDA	Y	Treat penetrating damp, leaking pipes and services (S5, S18)	..PDD	Y	N	Number:		..PDQ
..EXA	Y	Condensation - extractor fans to install/repair (S5)	..EXD		N	Number:		..EXQ
..WIA	Y	Condensation - repair/provide opening window (S9, S18)	..WID	Y	N	Number:		..WIQ
..HTA	Y	Repair/replace/improve heating system (S5)	..HTD	Y	N	Number:		..HTQ
..INA	Y	Improve Insulation (S5, S6, S16, S18)	..IND	Y				

Entry by intruders

Significantly higher than average: Y / N — FHSENWA

FHSEN...

Likelihood of a person being affected — ..LIK

Likely outcome if a person is affected

		Average										
..LIK									32	18	6	2
..EX	Class 1 Extreme %	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
..SV	Class 2 Severe %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
..SR	Class 3 Serious %	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSENHR

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%								F	E	D+	A
0.2%											
0.5%											
1.0%											
2.2%											
4.6%											
10.0%											
21.5%											
31.6%											
46.4%											
100%											

Action required

	Action required?	Action		Coded elsewhere?		Quantity		
..DOA	Y	Make doors to dwelling secure (S5, S18)	..DOD	Y	N	Number:		..DOQ
..WIA	Y	Make windows to dwelling secure (S5, S18)	..WID	Y	N	Number:		..WIQ
..LTA	Y	Provide additional (security) lighting	..LTD		N	Number:		..LTQ
..IAA	Y	Install alarm system/CCTV to dwelling	..IAD		N			
..COA	Y	Provide concierge or entry phone system to block of flats	..COD		N			
..DSA	Y	Repair/provide defensible space to dwelling	..DSD		N	Sq m:		..DSQ
..NPA	Y	Neighbourhood problems which require measures other than improvements to dwelling security						

SPSS HHSRS

Noise

FHSNO...

Significantly higher than average: Y / N — FHSNOWA

Likelihood of a person being affected — ..LIK

	Average									
	1000	560	320	180	100	56	32	18	6	2

Likely outcome if a person is affected

Class 1 Extreme % ..EX	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSNOHR

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%		J	I-	I	H	G	F-	F	E	D+	A
0.2%											
0.5%											
1.0%											
2.2%											
4.6%											
10.0%											
21.5%											
31.6%											
46.4%											
100%											

Action required

	Action required?	Action		Coded elsewhere?		Quantity		
..FLA	Y	Soundproof floors	..FLD		N	Sq m:		..FLQ
..CEA	Y	Soundproof ceiling	..CED		N	Sq m:		..CEQ
..NMA	Y	Soundproof / move noisy machinery / equipment	..NMD		N	Number:		..NMQ
..PTA	Y	Soundproof partitions	..PTD		N	Sq m:		..PTQ
..PWA	Y	Soundproof party walls	..PWD		N	Sq m:		..PWQ
..SGA	Y	Install secondary glazing to windows/repair windows	..SGD	Y	N	Number:		..SGQ
..MVA	Y	Provide mechanical ventilation	..MVD		N	Number:		..MVQ

Collision and entrapment

FHSCE...

Significantly higher than average: Y / N — FHSCEWA

Likelihood of a child under 5 being injured — ..LIK

	Average low headroom			Average							
	180	100	56	32	18	6	2				

Likely outcome if a child under 5 is injured

Class 1 Extreme % ..EX	<0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 2 Severe % ..SV	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100
Class 3 Serious % ..SR	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4	100

Must not add up to >100.2%

Look-up table

FHSCEHR

Likelihood Class 1 Outcome	1 in 1800	1 in 1000	1 in 560	1 in 320	1 in 180	1 in 100	1 in 56	1 in 32	1 in 18	1 in 6	1 in 2
0.1%								F	F+	D	A
0.2%								F	E	D	A
0.5%								E	E	C	A
1.0%							E	E	D	B-	A
2.2%						E	E	D	C	B	A
4.6%					E	E+	D	C	B	A	A
10.0%					D	C-	C	B	A	A	A
21.5%					C	B-	B	A	A	A	A
31.6%					C	B	A	A	A	A	A
46.4%					B	B+	A	A	A	A	A
100%					A-	A	A	A	A	A	A

Action required

	Action required?	Action		Coded elsewhere?		Quantity		
..WIA	Y	Repair/replace windows (S9, S18)	..WID	Y	N	Number:		..WIQ
..DOA	Y	Repair/replace doors (S5, S9, S18)	..DOD	Y	N	Number:		..DOQ
..SLA	Y	Signpost low headroom	..SLD		N	Number:		..SLQ
..ROA	Y	Remove obstacle	..ROD		N	Number:		..ROQ

24. Local area

Clearly define an area of manageable size before completing this page.

Nature of area
FARNATUR

Urban			Rural		
Commercial City/town centre 1	Urban 2	Suburban residential 3	Rural residential 4	Village centre 5	Rural 6

Number of dwellings in area
FARDWELL

Under 25	25-49	50-99	100-299	300-499	500+	Isolated	If isolated go to visual quality
1	2	3	4	5	6	7	

Predominant age
FARPRAGE

Pre 1919	1919-1944	1945-1964	1965-1980	Post 1980	None
1	2	3	4	5	6

Predominant residential building type
FARTYPES

Houses				Flats				Mixed houses and flats
Terraced 1	Semi-detached 2	Detached 3	Mixed houses 4	Converted flats 5	Low rise flats 6	High rise flats 7	Mixed flats 8	9

Predominant tenure as built
FARTENUR

Privately built	Local authority built	Housing association built	Mixed tenure	Impossible to ascertain
1	2	3	4	9

Estate

Number of dwellings on estate
FARESTAT

Not on estate	Same as area	Under 25	25-49	50-99	100-299	300-499	500+
8	1	2	3	4	5	6	7

If area is L.A. estate, % of RTB dwellings
FARRTB

Not on L.A. estate	None (0%)	1-10%	11-25%	26-50%	51-75%	76-99%	100%
8	1	2	3	4	5	6	7

Visual quality of local area FARQUALI

Best						Worst
1	2	3	4	5	6	7

Problems in local area

		No problems				Major problems
Litter/rubbish/dumping	FARLITTR	1	2	3	4	5
Graffiti	FARGRAFF	1	2	3	4	5
Vandalism	FARVANDA	1	2	3	4	5
Dog/other excrement	FAREXCRE	1	2	3	4	5
Condition of dwellings	FARCOND	1	2	3	4	5
Vacant sites	FARSITES	1	2	3	4	5
Intrusive industry	FARINDUS	1	2	3	4	5
Non-conforming uses	FARNOCON	1	2	3	4	5
Vacant/boarded-up buildings	FARVACNT	1	2	3	4	5
Ambient air quality	FARAIRQU	1	2	3	4	5
Heavy traffic	FARTRAFF	1	2	3	4	5
Intrusion from motorways/main roads	FARMOTOR	1	2	3	4	5
Railway/aircraft noise	FARRAILS	1	2	3	4	5
Nuisance from street parking	FARPARKS	1	2	3	4	5
Scruffy gardens/landscaping	FARGRDNS	1	2	3	4	5
Scruffy/neglected buildings	FARBLDGS	1	2	3	4	5
Condition of road, pavements and street furniture	FARROADS	1	2	3	4	5

English Housing Survey - Backup Sheet

Only use the backup sheet when the normal label barcode will not work or for additional surveys where the barcode is not available.

1) **Mark the 'Edit form' box on page one of the survey form, but do not mark 'Activate scan' box**
2) Write the correct barcode in the blank boxes at the top of the grid [this is for your reference only]
3) Put a mark into the corresponding blue [numbers] active boxes
4) If the green light appears the pen should now be ready for use. Please note the pen will not buzz 3 times as it would when normally scanning the barcode.

If the red light shows, the procedure must be repeated from 1) again.

Finally please **do not** forget to enter any leading zeros in the survey number boxes.

Please mark Surveyor ID followed by Survey Code in the relevant box below the written number

Surveyor ID			Survey Code		
0	0	0	0	0	0
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9

Mark the 'Edit form' box on page one of the survey form, but do not mark 'Activate scan' box

Notes: