

## A Professionally recognised qualification **The Upkeep/ABBE Certificate in Housing Health & Safety Rating Systems (HHSRS)**

**The Housing Health & Safety Rating System (HHSRS) is a risk-based evaluation tool that helps housing associations and local authorities identify and protect against potential hazards to health and safety from deficiencies in their residential properties.**

**A workforce with up-to-date skills and knowledge of the HHSRS is essential because all social landlords are expected to understand and apply it during property inspections.**

**Our ABBE accredited HHSRS qualification is a two-day course leading to a nationally recognised qualification confirming that candidates have successfully demonstrated competence in assessing properties using this system.**



### **Cost of no action**

The HHSRS covers a range of issues from heating, insulation, condensation, falls and fire to electrics, carbon monoxide, noise and asbestos. Staff undertaking repair inspections need good HHSRS know-how to identify potential hazards.

Just one category 1 hazard is enough to ensure a property will fail the 'Decent Homes' standard, and local authorities can take enforcement action.

Landlords and letting agents have a duty to make sure that a property they rent out is 'fit' at the time of letting. If it is not fit, you can be prosecuted.



**More information overleaf...**





## Day 1

- Introducing the Housing Health & Safety Rating System
- Main points of the HHSRS
- Why properties fail the HHSRS
- Inspecting properties using the HHSRS
- Practical work – identifying deficiencies
- Linking deficiencies to hazards
- Assessing the likelihood of harm
- Calculating the hazard score
- Case studies and examples

## Day 2

- Applying the HHSRS to key hazards – cold, falls on steps and stairs, entry by intruders and fire
- Government's worked examples and practical case studies
- How the decisions of the Residential Property Tribunal are influencing the application of the system
- How different organisations apply the HHSRS to determine the impact of their stock on their tenants
- Experiences of delegates with the inspection and hazard rating of chosen dwellings

Day 2 concludes with a controlled practical assessment in exam conditions.

## Who Should Attend?

- Housing Officers or Managers
- Estate Managers
- Environmental Health Officers
- Private Building Managers

It is also for Managers who need to supervise staff who are assessing properties.

## Why Upkeep?

Upkeep has been delivering property maintenance and management courses for over 25 years.

Over this time we have developed an in-depth understanding of the housing, property and facilities management sectors and a strong reputation for delivering quality, useful and practical training courses.

All of our tutors are experts in the specific courses they deliver for Upkeep - some also still work in the sector - ensuring that the content we deliver and examples we use are always relevant and totally up to date.

If you can't make it to our training venues, we can come to you with a bespoke training package tailored to meet your needs and those of your organisation – contact us for more details.

