

LANDLORD GUIDE · UPDATED FOR JUNE 2026

HHSRS: *A Practical Guide*

What landlords actually need to know

A clear, no-nonsense summary of the Housing Health & Safety Rating System — written for landlords, not enforcement officers. Covers the June 2026 changes, the 21 new hazard categories, the risks most likely to attract civil penalties, and the practical fixes that keep properties compliant.

What HHSRS actually is

The Housing Health & Safety Rating System (HHSRS) is the method councils use to check whether a rental property is safe. It is **not** a checklist and **not** a pass/fail test — it is a risk assessment.

If the council inspects your property, they look for hazards and score them. High-scoring hazards mean action is required. Lower-scoring hazards mean action is optional.

Why it matters

If a serious hazard (a **Category 1** hazard) is found, the council **must** take action. From June 2026 they can also issue **instant civil penalties of up to £7,000 per hazard** — before giving you a chance to fix it. Early identification and good documentation are how you avoid this.

What's changing in June 2026

- 01 New scoring bands**
 - High** (1,000+ points) — council must act
 - Medium** (100–999 points) — council may act
 - Low** (under 100 points) — council unlikely to act
- 02 Fewer hazard categories**

29 hazards reduced to **21 clearer categories**, grouped by the type of risk they create.
- 03 Clearer definitions**

Fire hazards, indoor air quality, hygiene, falls and ergonomics have been simplified and grouped.
- 04 Instant civil penalties**

Councils can now issue **£7,000 fines per hazard** immediately if they believe the landlord could reasonably have fixed the issue. Proactive compliance is now essential.

The 21 hazards — without the jargon

Physiological Things that affect health • Damp & mould • Excess cold • Excess heat • Asbestos • Lead • Radiation • Indoor air pollutants	Psychological Things that affect wellbeing • Overcrowding • Security • Lighting & views • Noise
Infection risks Contamination pathways • Hygiene • Water supply	Accident risks Physical injury hazards • Falls — level, stairs, between levels • Electrical hazards • Fire & explosions • Hot surfaces • Collisions & entrapment • Structural collapse

Every home has hazards. The goal is simply to **reduce risk** — not eliminate it.

The four hazards most likely to get landlords fined

National enforcement data shows **88% of serious hazards** come from just four sources. These are the areas JN Compliance focuses on first during every audit.

01 Falls on stairs or level surfaces

02 Excess cold

03 Damp & mould

04 Fire safety issues

How to reduce the most common risks

Falls • Fit secure handrails • Ensure stairs are carpeted and in good condition • Fit window restrictors • Keep floors even and well-lit	Excess cold • Good insulation • Modern heating system • No damp • Tenants able to control heating
Damp & mould • Fix leaks and guttering • Improve ventilation • Ensure heating works properly • Address structural damp early	Fire safety • Working smoke & heat alarms • Fire doors where needed • Safe electrics (EICR) • Enough sockets to avoid overloading • Safe appliances

What happens during an HHSRS inspection

A council officer walks through the property, notes hazards, and scores each one based on:

- How likely harm is
- How serious the harm would be
- Who is most vulnerable

A **high** score is a Category 1 hazard — the council **must** act. A **lower** score is Category 2 — the council **may** act.

Enforcement, explained simply

If a Category 1 hazard is found:

- The council must take action
- They can issue a **£7,000 fine immediately**
- They can serve an improvement notice
- You usually get **28 days** to fix the issue

If you don't fix it:

- They can prosecute
- They can prohibit use of part or all of the property

If the hazard is minor, they may issue a hazard awareness notice (advice only).

Where JN Compliance is different

Most companies use HHSRS as a way to sell fear. We use it as a way to **protect landlords**. JN Compliance & Safety Solutions Ltd supports landlords by identifying hazards early, giving clear practical fixes, preventing fines, organising documentation, preparing properties for inspection, providing ongoing monitoring and offering landlord-friendly pricing.

We don't just point out problems

→ we help you solve them.

We don't just sell reports

→ we support you year-round.

We don't just profit from issues

→ we prevent them.

Talk to JN Compliance

Book a free 20-minute HHSRS review and get a plain-English risk snapshot for your property or portfolio — before the council does it for you.