

What is it?

...in one line...

A unique product that combines a survey of the property condition with a review of the health and safety matters affecting property in the Private Rented Sector (PRS)

Report has two parts:-

- a) A level 2 (Home Buyer type) report of the property condition in plain English, with multiple photographs and minimum caveats.
- b) A review of the 29 hazards profiles identified by the Housing Health & Safety Rating System (HHSRS), the system used by local authorities to assess the safety of properties in the PRS

Part (b) is a separate DASH (Decent & Safe Homes) review included in the main report and provided additionally as a separate report.

Health & Safety hazards are often associated with condition related defects
e.g. black mould on walls could be due to occupier lifestyle or failure of external brickwork or render.

Specialist residential surveyors have the skills to identify the primary cause of defects and Hazards.

Not an assessment under HHSRS, but a review of all 29 hazards profiles.

Includes the facility for annual property safety reviews.

Why is it necessary?

Over 60% of landlords are private individuals with limited building pathology knowledge and interest to protect their investment

Landlords must comply with more than 140 pieces of legislation and more 400 regulations

Letting agents, many of whom are unregulated and untrained, often take the responsibility for property management from the landlord.

The Home (Fitness for Habitation) Bill received Parliamentary Royal Assent in 2018 and will require landlords to make sure their homes are fit for human habitation at the start of, and throughout, a tenancy.

Landlords can face fines up to £30,000 per infringement of enforcement notices served by local authorities.

Key benefits

Helps landlords and letting agents mitigate their responsibility in ensuring properties within the PRS are fit for human habitation and provide decent homes for tenants.

Protects the landlord's investment by ensuring that the fabric of the building is maintained and defects identified.

Demonstrates a "caring landlord", sending positive messages to tenants and helping to reduce complaints.

Regular review of the property highlights emerging issues which can be dealt with at an early stage.

Landlords can off-set the cost as a business expense, significantly reducing the financial impact of the survey.

Early identification of defects results in lower repair costs than experienced with untreated defects.