HHSRS Baseline Indicators — Landlord and Agent Self-Assessment Checklist

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Self-assessment checklist combining Appendix A of the GOV.UK Landlord and Agent Guide to the Housing Health and Safety Rating System (HHSRS) with summaries of the corresponding baseline-indicator guidance in Appendix 1 of HHSRS Operating Guidance: Part 2 — A technical guide for assessors (MHCLG, June 2026).

Baseline indicators are key building measures designed to protect the health, safety and wellbeing of occupiers. Meeting them does not eliminate every risk, but anything below the baseline is generally a deficiency. There is no statutory obligation to complete this self-assessment, but it provides a useful means for landlords and agents to evidence property condition and give tenants confidence in the standard of accommodation.

Sources: GOV.UK Landlord and Agent Guide to the HHSRS — Appendix A; HHSRS Operating Guidance: Part 2 — Appendix 1 (Crown copyright, Open Government Licence v3.0).

HHSRS hazard numbering (Operating Guidance Part 2):
1. Falls on the Level 2. Falling on Stairs 3. Falling Between Levels 4. Fire and Explosions 5. Flames, Hot Surfaces, Etc. 6. Collisions, Entrapment and Ergonomics 7. Structural Collapse and Falling Elements 8. Electrical Hazards 9. Excess Cold 10. Radiation 11. Damp and Mould Growth 12. Lead 13. Indoor Air Pollutants 14. Excess Heat 15. Asbestos and Manufactured Mineral Fibres 16. Domestic Hygiene 17. Water Supply 18. Crowding and Space 19. Entry by Intruders 20. Noise 21. Lighting

Address of property	
Date of inspection	
Inspector	
Persons present	

Ref	Baseline indicator	Guidance summary	HHSRS hazards	Met? (Y / N / N/A)	Comments and observations
1. Structural condition					
1.1(a)	External components of the dwelling structure (foundations, roof, external walls, external doors, windows and glazing, chimneys, fences, accessory structures) in a proper state of structural repair and safe to use, capable of supporting design loads.	Check for any signs of recent or fresh movement which could indicate risk of partial or total collapse. Inspect roof structures and features, chimneys, external load-bearing walls, lintels, sills, mullions, wall ties and foundations.	3, 6, 7, 10, 15, 20		

1.1(b)	Internal components of the dwelling structure (internal load-bearing walls, floors, stairs, internal doors, internal glazing) in a proper state of structural repair and safe to use, capable of supporting design loads.	Check for any signs of recent or fresh movement which could indicate risk of partial or total collapse. Inspect internal load-bearing walls, lintels, floors, stairs, load-bearing beams and columns.	2, 6, 7, 10, 15, 20		
1.2	Asbestos-containing material free from holes, cracks, tears or looseness that could release fibres. Damaged asbestos to be removed.	Assess any material likely to contain asbestos (e.g. thermoplastic tiles, insulation, cement board, cement garages/sheds, cement roofing sheets, Artex ceiling plaster, service conduits) for condition, disturbance or damage.	15		
2. Drainage					
2.1	Every drainage fixture, stack, vent, water/waste/sewer pipe properly installed, safely maintained, functional, free from obstructions/leaks/defects, with rodding or access points for clearing blockages.	Visually inspect all accessible drainage and sewer connections to confirm seals and fixings are sound and in good condition. Activate the WC or run a wash-hand basin to confirm free flow through the system.	7, 11, 16		
2.2	Every waste pipe connected to a public sewer, approved private sewage system, or the dwelling's greywater system. No WC waste pipe connected to a greywater system.	Locate outlets where possible and confirm a properly sealed connection. WC waste must never discharge into a greywater system.	16		
2.3	Adequate provision and capacity for surface- and foul-water drainage for the size/occupancy of the dwelling. All drains and gullies covered by a suitable grille or cover.	Look for effluent in chambers or signs of overflowing. Drains/gullies need suitable grilles sized for the pipework. Provide adequate, inspection chambers and rodding eyes.	1, 11, 16		
2.4	All rainwater pipes connect and drain effectively into the drainage system or a soakaway, with rodding/access points to clear blockages.	Rainwater and greywater pipes must connect to a drain or gully with a suitable grate and trap.	1, 11, 16		
2.5	Access covers to drainage and other services flush-mounted, securely fixed and adequately marked to indicate purpose.	No raised lip or edge that could cause tripping or obstruction. Covers must be tightened to prevent accidental displacement.	1, 16		
3. Plumbing system					
3.1	An approved potable water supply, controllable by the household, providing adequate flow under pressure to all fixtures simultaneously.	Water must meet the relevant regulations. The first tap off the supply pipe (usually the kitchen) must fill a 4.5 litre bucket in 30 seconds. A working stop tap is required.	10, 12, 16, 17		

3.2	Adequate supply of heated running water to sinks, baths and showers. Hot water storage tanks set to a minimum 60°C; bath taps/shower heads delivering a maximum 45°C to prevent scalding.	Check thermostatic controls on tanks, combi boilers, electric showers, mixer taps, thermostatic taps. Stored water must run an anti-legionella cycle above 60°C. Watch for calcification interfering with controls in hard-water areas.	5, 16, 17		
3.3	WC cistern overflow discharges externally unless manufacturer-designed to discharge internally through the cistern or pan.	Cistern should not continually fill; ballcock-and-valve must work and be maintained. Hidden cisterns need an emergency maintenance access point.	11, 16, 17		
4. Sanitary facilities — Bathroom					
4.1	Every dwelling has a private bathroom for sole use, equipped with WC (unless separate), wash-hand basin and bath or shower.	The bathroom must be private to the dwelling and contain the three core fittings.	16, 17, 18		
4.2	WC suitably located, in good working condition, sealed to the waste pipe, affixed to the floor or close-coupled, and properly connected to the water supply and an approved sewage or waste disposal system.	Flush the WC to confirm operation. Check the outlet seal to the waste pipe and confirm the pan is secure (no movement).	7, 16		
4.3	Dedicated wash-hand basin in the same room as the WC, in good working condition, secure, properly connected to heated and unheated potable water and a sealed trap.	Operate taps to confirm working order, check wall/floor fixings for movement, and check the trap for leaks when the tap is run without the plug.	7, 11, 16		
4.4	Fixed bath or shower in good working condition, not leaking, properly connected to heated/unheated potable water and a non-leaking waste pipe.	Run heated and unheated taps to confirm adequate flow and that water discharges into the drainage system without undue delay or leaks.	11, 16		
4.5	Where a shower is fitted separately to the bath, the step into the tray no greater than 150mm; all waste outlets and connections sealed and free from defects.	Measure step from finished floor level to lip of tray.	1, 16		
4.6	Constant heated and unheated water to all wash-hand basins, baths and shower facilities, with direct drainage and waste trap in good working order.	Operate taps to confirm adequate supply and that wastes/traps work as designed when water is discharged. Isolation valves required on feeds.	16		

4.7	Cleanable, non-absorbent, water-resistant material on bathroom floor and on walls at least 300mm above a bath and 1800mm above a shower tray, properly sealed.	Floor covering is normally vinyl or similar impervious material, properly sealed. Walls protected by ceramic tiles or similar, properly sealed.	1, 7, 11, 16		
4.8	Bathroom ventilation by mechanical extraction ducted to the outside of the building (per Baseline Indicator 16.1).	Mechanical extraction must duct externally, not into other internal spaces.	9, 11, 13, 14, 16		
5. Sanitary facilities — Kitchen					
5.1	Every dwelling/HMO has a kitchen or dedicated adequate space for the storage, preparation and cooking of food, for sole use, with a kitchen sink, sufficient work surfaces/food storage, and cooking facilities.	Confirm the kitchen contains the three core elements (sink, work surfaces/storage, cooking facilities) and is for the exclusive use of the dwelling.	6, 16, 17, 18		
5.2	Kitchen sink in good working condition, properly connected to heated/unheated water and waste pipes, with a draining area sealed to a waste outlet.	Operate taps and waste to confirm adequate supply, timely discharge to drainage, and seal of the sink with clean water-resistant sealant.	11, 16		
5.3	Sufficient work surface for food preparation, plus enough cabinets/shelves for food and equipment, of sound construction with smooth, water-impervious, cleanable surfaces and well-fitting cabinet doors.	Worktop of 1000×600mm minimum for up to two people, plus 1500×600mm per five sharing, securely fixed and ideally adjacent to the cooker. Each occupant needs a dry-goods cupboard of at least 0.24m^3.	5, 7, 16, 18		
5.4	4-ring hob (or 2-ring in bedsits) with oven and grill, properly installed with all necessary connections for safe and efficient operation and maintained in good working condition.	Provide a current electrical/gas safety certificate. Electric hobs on their own ring main; gas cookers fixed to the wall with a chain or bracket. Locate with work surface either side and not near doors or openable windows.	5, 6, 8, 13, 16		
5.5	Where an oven/hob is not provided, a dedicated space (minimum 650mm wide) with a suitable gas or electrical connection meeting the relevant regulations.	Provide a dedicated fused-spur electrical or gas connection. Not located near doors or openable windows.	5, 8, 13, 16		
5.6	Effective and safe removal of cooking fumes and moisture-laden air to the external air by a cooker hood or extractor fan (recirculating-only hoods not acceptable).	Mechanical extractor is the normal mechanism. Cooker hood must be over the cooking area with illumination and cleanable/replaceable filters to reduce grease build-up.	9, 11, 13, 14, 16		

5.7	If provided, fridge and freezer (or fridge-freezer) in good working condition, sized for occupants' food, maintaining the fridge below 6°C/above 0°C and the freezer below -18°C.	Visually inspect and record the freezer star rating.	16		
5.8	If a refrigerator is not provided, adequate space and connections for the occupants to install and operate one.	Allow for a standard floor-mounted free-standing fridge (845 × 560 × 635mm H×W×D) plus a 50mm clearance all round.	16		
5.9	Kitchen floor in good condition with a sealed, water-resistant, non-absorbent, cleanable surface.	Inspect perimeter and connections to cupboards/fixtures for sealing. Normally tiles or vinyl flooring.	1, 11, 16		
6. Clothes drying facilities					
6.1	Where there is no secure and private garden or yard for the exclusive use of the dwelling, provide a dryer (vented or recirculating), a dedicated space to install a dryer, or access to a communal dryer facility.	Provision required only where external drying space is not available for sole use of the dwelling.	9, 11		
7. Space					
7.1	A bedroom is not the only passageway to the only bathroom in a dwelling with more than one bedroom.	Failed where a person must enter another's bedroom to access the only bathroom.	18, 19		
7.2	A bathroom or WC room is not the only passageway to any habitable room, hall, basement, or the exterior of the dwelling.	Access to any habitable room, hall, basement or the exterior must not be solely via a bathroom or WC.	18		
7.3	Minimum sleeping-room floor areas: one person aged 10+ — 6.51m^2; two people — 10.22m^2; one person under 10 — 4.64m^2. Rooms below 4.64m^2 not to be used for sleeping. Maximum occupancy by bedroom count: 1 bed — up to 2; 2 beds — up to 4; 3 beds — up to 6; 4 beds — up to 7.	Measure from the facing edge of skirting boards, excluding chimney recesses, door arcs and ceiling heights below 1500mm. Large shared spaces do not usually mitigate undersized rooms. Provide space for recreation, study and personal privacy; outdoor play space should be visible from the dwelling and safely separated from public/neighbouring areas. Open-plan layouts are only suitable for very small households.	6, 18		

7.4	Habitable rooms have a ceiling height of at least 2100mm; for sloping ceilings, at least half the floor area must reach 2100mm. Floor area below 1500mm head height is excluded from the room area. Basement and subfloor rooms are excluded from this requirement.	Measure ceiling height directly; exclude areas with head height under 1500mm from the room area calculation.	6, 18		
8. Internal doors					
8.1	Internal doors between areas of a single dwelling provide a sufficient barrier to smoke and fire (where appropriate), with glazing that responds safely to collision, designed to avoid strains/entrapment in use, and maintained in good repair. Bathroom and WC doors have locks and do not contain clear glass.	Glazing must comply with Approved Document K. Non-fire doors should still be well-fitting and of solid construction to provide a sufficient barrier.	1, 4, 6, 9, 13, 14, 16, 18, 20, 21		
9. External space					
9.1	External yards, paths, steps, accessways and surrounds within the curtilage in good repair, even and well drained. Accessways with suitable non-slip surfaces, adequate lighting, and no slopes presenting a falls risk. Guarding required where drops exceed 300mm and high risks of falling exist. Boundaries clearly defined by well-maintained walls/fences.	Inspect for tripping/falling hazards from raised edges or unevenness on paths, ramps, thresholds. Check stability of boundaries, accessways, security doors and lifts.	1, 2, 3, 4, 19		
10. Noise					
10.1	All new flats and flat conversions must comply fully with current building regulations on sound insulation. Older conversions should comply as fully as possible.	Cross-check against Approved Document E and any building regulations completion notice.	20		
10.2	Internal noise level from steady external sources must not exceed: 07:00–23:00 — 40 dB L(Aeq,16hr) in living room/bedroom and 45 dB L(Aeq,16hr) in dining room/area; 23:00–07:00 — 35 dB L(Aeq,8hr) in the bedroom.	Smartphone sound-level apps give an indicative reading only; if limits look exceeded, arrange measurement by a competent person using equipment conforming to BS EN ISO 140/10140 or BS 4142 (Class 2 or better — BS EN 61672-1/-2, BS EN 60942). Rooms should be ventilated normally (e.g. trickle vents open) during assessment. If exceeded, implement reasonable noise-control measures.	14, 20		

11. Security					
11.1	Adequate external lighting to all means of access (including external refuse stores) providing good visibility when there is no daylight; controllable by the householder; not nuisance to neighbours.	Designed to allow outdoor visual tasks at night, controlled to avoid daytime operation, and located for easy maintenance. Public or street lighting may suffice.	1, 2, 4, 16, 19, 21		
11.2	Access doors solid external grade with at least a BS 3621 mortice deadlock openable from the inside without a key; a means to view visitors without opening the door (smart doorbell, viewer, or glazed pane); rear doors with a BS 3621 mortice deadlock or two security bolts.	Solid external-grade doors with mortice deadlocks to BS 3621 throughout.	1, 4, 9, 16, 19		
11.3	Windows in accessible locations provided with suitable window locks, key-operated and free from defect.	Open, close and lock each window to confirm operation.	19		
11.4	Dwellings with a common entrance door have a door-entry system letting a visitor ring the selected dwelling and hold a two-way simultaneous conversation, with the occupant able to see and identify the visitor.	Operate the system to confirm two-way audio and visitor identification. Video is not necessary where the occupant can clearly see the visitor (e.g. through a window or internal door viewer).	19		
11.5	All door and window frames and furniture operate properly and are in good repair, with no open joints or compromised seals to adjacent walls. Glass in good repair with no cracks or holes.	Operate to confirm free movement and check hinges, ironmongery and glass units.	3, 6, 9, 14, 19, 20, 21		
12. Walking surfaces					
12.1	Every interior and exterior stairway, ramp, deck, porch, balcony walkway, terrace, landing and hall structurally sound, in good repair, properly anchored, and capable of supporting imposed loads.	Visually inspect; check fixings/anchoring for movement. No signs of instability under normal use.	1, 2, 3, 4, 7		
12.2	Internal and external stairs safe, secure, sound, free from defects/projections, well maintained; external stairs designed so water drains away.	Inspect handrails, treads, risers, balustrading for defects, loose fixings, rot or infestation damage.	2, 4, 6, 7		

12.3	Stair coverings securely and safely fastened. Treads on external stairways with non-slip surfaces, firmly fixed, covering at least 75% of each tread.	Use proprietary fixings (carpet gripper or rods). Non-slip surfaces on exterior treads, firmly fixed, covering ≥75% of useable surface.	2		
12.4	Every interior and exterior stairway with four or more risers has at least one structurally sound continuous handrail, firmly fastened, able to support a load of 140kg, and in good condition.	Measure handrail height from pitch line.	2		
12.5	Minimum staircase headroom of 1900mm (measured from the line of the staircase).	Measure headroom from the staircase pitch line.	2, 6		
12.6	Landings at the top and bottom of all internal and external flights of stairs, minimum width 750mm and length 500mm.	Measure each landing.	2		
13. Guards					
13.1	Every stairway, porch, patio, landing, balcony walkway, terrace and hall more than 600mm above an adjacent area has a structurally sound guard, firmly fastened, in good condition.	Measure guard height vertically from the floor. Check baluster thickness and gap, and that there are no climbable cross-pieces.	2, 3, 6, 7		
13.2	Windows with an opening section greater than 100mm through which a person could fall a single storey or more (particularly where the floor-to-sill height is less than 800mm) have a fall-prevention device that restricts opening to under 100mm — easily overridable where the window is an escape window under building regulations.	Measure opening section and floor-to-sill height; check the release operates easily when the window is required for escape.	3, 4, 6		
13.3	Open fires/flames adequately guarded against accidental contact. Where there is a risk of prolonged contact with hot surfaces, adequate guarding to prevent contact.	Provide a sturdy fireguard that stays in place during a trip or fall but is removable for maintenance.	1, 5		
14. Lighting and services					
14.1	Every habitable room has adequate natural lighting.	Adequate natural light is enough to read a newspaper during daylight hours without strain or artificial lighting.	1, 6, 21		

14.2	Suitable, adequate, controllable and accessible artificial lighting throughout the dwelling.	Every hall, stairs, landing and every room used or intended for use by the occupant needs controllable, safely accessible artificial lighting.	1, 2, 3, 4, 6, 16, 21		
14.3	Light switches located conveniently in each room for safe use; two-way switching to any internal staircase.	Place ceiling/wall light switches conveniently in each room.	1, 4, 6, 21		
14.4	All electrical installations, fixtures and fittings maintained in good repair, with an up-to-date and satisfactory EICR.	Check installations and fittings for looseness, deterioration, discolouration and signs of overload. Hold a current satisfactory EICR.	8, 9, 19, 21		
14.5	Gas appliances and flues safe for continued use, evidenced by a current Gas Safe certificate.	Provide an up-to-date gas safety certificate from a competent person.	4, 5, 9, 13		
14.6	Every habitable room has at least two separate, suitably located, remote double sockets; kitchens have at least four.	Sockets located on opposite or adjacent walls; kitchen sockets located in convenient relation to worktops and food-preparation areas.	1, 4, 5, 8, 16		
15. Heating and insulation					
15.1	Where there is a loft space, a minimum 250mm of loft insulation (assumed mineral wool or similar) is provided, with the loft hatch insulated and sealed against draughts.	Insulation should achieve a U-value of 0.16 W/m^2K.	9, 11, 14		
15.2	Hot water cylinder, if present, insulated with a minimum 50mm jacket (if not pre-insulated) and fitted with a tank thermostat.	Confirm 50mm jacket (where not factory-insulated) and presence of a working tank thermostat.	5, 14		
15.3	Where walls are cavity construction, the cavity is insulated unless professional examination confirms this is technically unfeasible (condition, wind-driven rain exposure, or cavity less than 40mm).	Look for insulation-insertion holes on the external leaf. Cavities also need weep holes or airbricks to allow the structure to breathe and prevent interstitial damp.	9, 11, 14		
15.4	A properly installed heating system in good and safe working condition capable of heating the main living area to 21°C and the remaining habitable rooms to 18°C when the external temperature is -1°C, and not allowing any room to exceed 25°C. Bathrooms and WC rooms adequately heated.	Confirm capability across all habitable rooms, bathrooms and WC rooms.	1, 2, 4, 5, 9, 11, 13, 14		

15.5	Heating and hot water can be controlled effectively and timed by the occupiers, with heating and hot water operable independently.	Confirm presence of a timing/control system and independent operation.	5, 9, 11, 14, 16, 20		
15.6	Combustion-burning fuel devices vented to the outside in an approved manner. Chimney swept and inspected per manufacturer requirements.	Evidence the installation with a certificate from a suitably competent person under the Building Regulations.	13		
15.7	A hard-wired CO detector with battery back-up installed in every room containing a fossil-fuel-burning appliance.	Burning fossil fuels can release carbon monoxide, which can cause serious harm or death — install CO detectors in every appliance room.	13		
16. Ventilation					
16.1	Air exhausted from a bathroom, WC, kitchen, clothes dryer or basement is provided by mechanical ventilation or a correctly designed natural system.	Vent externally directly through the wall or via ducting meeting manufacturer requirements.	9, 11, 13, 14, 16		
16.2	All habitable rooms have at least one window, door or skylight that opens to the outside and can be fixed open in a secure manner. Trickle vents, airbricks or passive stack ventilation may also contribute.	Inspect and confirm a suitable proprietary means of fixing windows/doors/skylights in the open position.	10, 11, 13, 14, 19, 21		
16.3	In each habitable room, the combined openable area of windows, doors and skylights exceeds 5% of the floor area of the room.	Measure openable areas, sum them, and compare against the room's floor area.	10, 11, 13, 14, 21		
16.4	All means of ventilation maintained in good repair and working order.	Operate the ventilation system to confirm working order, check for grease/dust/debris build-up, and confirm airbricks and passive ventilation have not been removed, sealed or blocked.	6, 9, 10, 11, 13, 14, 16, 20		
17. Moisture and contaminant control					
17.1	Every foundation, roof, roofing component, exterior wall, floor, door, skylight and window watertight, weathertight, free of persistent dampness/moisture, and in good condition.	Visually inspect each element for defects and any signs of moisture penetration.	7, 8, 9, 10, 11, 16, 19		

17.2	The building's drainage system (footing/foundation drains, gutters, downspouts, rainwater collection containers) directs water away from the structure.	Activate the WC, wash-hand basins and kitchen sink to confirm water runs away through the drainage system.	11		
17.3	No single room has observable damp or mould growth or deterioration of internal finishes exceeding 5% of any wall or ceiling surface.	Assessed room by room, not cumulatively across the dwelling.	8, 9, 11, 16		
17.4	Dwellings must not have radon concentrations greater than 200 Bq/m^3.	200 Bq/m^3 is the government action level.	10		
17.5	Only biocidal products approved under the GB Biocidal Products Regulation may be used in the dwelling, used in accordance with the manufacturer's instructions.	Each biocidal product must be authorised for its specific formulation, intended use and user category.	13		
18. Pest management					
18.1	The property and all structures and areas within the curtilage are free of pest infestation,.	Inspect to confirm a pest-free environment and provide adequate pest-proofing.	7, 8, 16, 17		
19. Fire safety					
19.1	Any furniture or soft furnishings provided by the landlord comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988, correctly labelled for fire resistance.	Confirm labelling on all landlord-provided furniture and soft furnishings.	4		
19.2	Electrical equipment supplied by landlords is safe and compliant with current UK requirements.	Hold testing records aligned with the IET 5th-edition Code of Practice for all landlord-supplied appliances over one year old.	4, 8		
19.3	An annual gas safety check undertaken within the last 12 months with a satisfactory result.	Retain current annual gas/LPG safety records.	4, 13		
19.4	Electrical installation inspected and tested within the last five years.	Hold an up-to-date EICR (within five years).	4, 8		
19.5	Sufficient, properly designed and appropriately sited smoke and heat detectors with alarms, properly maintained and regularly tested.	Detector grade and category depend on building type and size — see Appendix 2 of Operating Guidance Part 2.	4, 13		

19.6	Escape routes from bedrooms through other rooms should be avoided	Use of escape windows creates inclusivity issues and should not be a preferred solution.	4		
19.7	Egress through doors/windows required for means of escape does not require a key or code.	Confirm key-free/code-free operation on all means-of-escape routes.	4		
19.8	Management of premises with common parts: a competent fire risk assessment has been undertaken, the assessor's competence verified, and any action-plan items completed within indicated timescales.	For higher-risk premises (e.g. high-rise residential), the most practicable competence check is for the assessor to be on the National Listing of Fire Risk Assessors hosted by the Fire Sector Federation.	4		