

SCHEDULE 1

Regulation 3(1)

Matters and Circumstances

Damp and mould growth

1. Exposure to house dust mites, damp, mould or fungal growths.

Excess cold

2. Exposure to low temperatures.

Excess heat

3. Exposure to high temperatures.

Asbestos and MMF

4. Exposure to asbestos fibres or manufactured mineral fibres.

Biocides

5. Exposure to chemicals used to treat timber and mould growth.

Carbon monoxide and fuel combustion products

6. Exposure to—
 - (a) carbon monoxide;
 - (b) nitrogen dioxide;
 - (c) sulphur dioxide and smoke.

Lead

7. The ingestion of lead.

Radiation

8. Exposure to radiation.

Uncombusted fuel gas

9. Exposure to uncombusted fuel gas.

Volatile organic compounds

10. Exposure to volatile organic compounds.

Crowding and space

11. A lack of adequate space for living and sleeping.

Entry by intruders

12. Difficulties in keeping the dwelling or HMO secure against unauthorised entry.

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Lighting

- 13. A lack of adequate lighting.

Noise

- 14. Exposure to noise.

Domestic hygiene, pests and refuse

- 15.—(1) Poor design, layout or construction such that the dwelling or HMO cannot readily be kept clean.
- (2) Exposure to pests.
- (3) An inadequate provision for the hygienic storage and disposal of household waste.

Food safety

- 16. An inadequate provision of facilities for the storage, preparation and cooking of food.

Personal hygiene, sanitation and drainage

- 17. An inadequate provision of—
 - (a) facilities for maintaining good personal hygiene;
 - (b) sanitation and drainage.

Water supply

- 18. An inadequate supply of water free from contamination, for drinking and other domestic purposes.

Falls associated with baths etc

- 19. Falls associated with toilets, baths, showers or other washing facilities.

Falling on level surfaces etc

- 20. Falling on any level surface or falling between surfaces where the change in level is less than 300 millimetres.

Falling on stairs etc

- 21. Falling on stairs, steps or ramps where the change in level is 300 millimetres or more.

Falling between levels

- 22. Falling between levels where the difference in levels is 300 millimetres or more.

Electrical hazards

- 23. Exposure to electricity.

Fire

- 24. Exposure to uncontrolled fire and associated smoke.

Flames, hot surfaces etc

25. Contact with—
- (a) controlled fire or flames;
 - (b) hot objects, liquid or vapours.

Collision and entrapment

26. Collision with, or entrapment of body parts in, doors, windows or other architectural features.

Explosions

27. An explosion at the dwelling or HMO.

Position and operability of amenities etc

28. The position, location and operability of amenities, fittings and equipment.

Structural collapse and falling elements

29. The collapse of the whole or part of the dwelling or HMO.

SCHEDULE 2

Regulation 2

Classes of Harm

Class I

1. A Class I harm is such extreme harm as is reasonably foreseeable as a result of the hazard in question, including—

- (a) death from any cause;
- (b) lung cancer;
- (c) mesothelioma and other malignant tumours;
- (d) permanent paralysis below the neck;
- (e) regular severe pneumonia;
- (f) permanent loss of consciousness;
- (g) 80% burn injuries.

Class II

2. A Class II harm is such severe harm as is reasonably foreseeable as a result of the hazard in question, including—

- (a) cardio-respiratory disease;
- (b) asthma;
- (c) non-malignant respiratory diseases;
- (d) lead poisoning;
- (e) anaphylactic shock;

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- (f) cryptosporidiosis;
- (g) legionnaires disease;
- (h) myocardial infarction;
- (i) mild stroke;
- (j) chronic confusion;
- (k) regular severe fever;
- (l) loss of a hand or foot;
- (m) serious fractures;
- (n) serious burns;
- (o) loss of consciousness for days.

Class III

3. A Class III harm is such serious harm as is reasonably foreseeable as a result of the hazard in question, including—

- (a) eye disorders;
- (b) rhinitis;
- (c) hypertension;
- (d) sleep disturbance;
- (e) neuropsychological impairment;
- (f) sick building syndrome;
- (g) regular and persistent dermatitis, including contact dermatitis;
- (h) allergy;
- (i) gastro-enteritis;
- (j) diarrhoea;
- (k) vomiting;
- (l) chronic severe stress;
- (m) mild heart attack;
- (n) malignant but treatable skin cancer;
- (o) loss of a finger;
- (p) fractured skull and severe concussion;
- (q) serious puncture wounds to head or body;
- (r) severe burns to hands;
- (s) serious strain or sprain injuries;
- (t) regular and severe migraine.

Class IV

4. A Class IV harm is such moderate harm as is reasonably foreseeable as a result of the hazard in question, including—

- (a) pleural plaques;
- (b) occasional severe discomfort;

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- (c) benign tumours;
- (d) occasional mild pneumonia;
- (e) broken finger;
- (f) slight concussion;
- (g) moderate cuts to face or body;
- (h) severe bruising to body;
- (i) regular serious coughs or colds.

Signed on behalf of the First Secretary of State

17th November 2005

Kay Andrews
Parliamentary Under Secretary of State
Office of the Deputy Prime Minister