

Glossary of Terms

Private Sector Housing

Housing not owned by the local authority or a housing association.
This includes owner-occupied dwellings and private rented dwellings.

HHSRS-Housing Health and Safety Rating System

This is a risk assessment tool to help local authorities identify and protect against potential risks and hazards to health and safety related deficiencies in dwellings, covering 29 categories of hazards including excess cold, damp and mould, electrical hazards, etc.

Category 1 hazard

This is a major hazard where there is a score of greater than 1,000. A dwelling with Category 1 hazard is considered to fail the minimum statutory standard for housing and enforcement action would need to be considered by the Local Authority.

Fuel Poverty

The original definition of fuel poverty states that a household is in fuel poverty if it needs to spend more than 10% of their income on fuel to maintain an adequate level of warmth (10%) definition. The new definition now adopted by government is that a household is said to be in fuel poverty if they have fuel costs that are above average and were they to spend that amount they would be left with a residual income below the official poverty line (Low income High Costs definition).

SAP

Standard Assessment Procedure. The system for the measurement of the energy rating of residential buildings.

SimpleSAP

An estimate of a residual dwelling's likely SAP score, it is not based on the full required range of data for a SAP calculation or a reduced data SAP calculation (RDSAP), it should only ever be considered an estimate of the SAP score, and used as a guide.