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# Housing health and safety rating system

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The housing health and safety rating system is a new tool to assess potential risks to the health and safety of occupants in residential properties.

It focuses on the most likely potential hazards in houses and tackles them to make homes healthier and safer.

If the council discovers serious hazards in a property, it has a duty to take the most appropriate action.

## Notices

If a notice is issued the owner or landlord could be charged for this and failure to comply with a statutory notice could lead to a fine of up to £5,000.

Further information and [downloadable documents](#) about the housing health and safety rating system is available from the Department for Communities and Local Government.

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