



What the 23 June 2026 HHSRS changes mean for letting agents

The hazard system was simplified this summer. Here's what actually changed, what didn't, and what to do about it — in plain English.

On **23 June 2026** the Housing Health and Safety Rating System (HHSRS) for **England** was simplified by the **HHSRS (England) (Amendment) Regulations 2026 (SI 2026/571)**. If you let or manage property in England, here's what actually changed — and, just as importantly, what didn't.

The five changes that matter

- 1. 29 hazards became 21.** The old list of 29 prescribed hazards has been amalgamated into 21, broadly grouped under themes such as protection against accidents, physiological and psychological requirements, and protection against infection. Several old hazards were merged — for example, several air-quality hazards have been combined into a single "indoor air pollutants" grouping.
- 2. Harm classes were renamed.** The old Classes I–IV are now **Extreme, Severe, Serious and Moderate**. Same idea, plainer words.
- 3. There's now a High / Medium / Low rating.** Instead of the old A–J band letters, a property gets an overall rating of **High, Medium or Low**. A **High rating is a Category 1 hazard** — the serious end, where the council can compel action.
- 4. The fire hazard was broadened.** "Fire" now expressly covers fumes from fire or explosion, explosion itself, and structural collapse of a building caused by fire or explosion.
- 5. Timing.** The new method applies to council inspections **commenced on or after 22 June 2026**. Inspections already under way finish on the old rules.

What did NOT change

- **The Category 1 threshold is the same.** "High" still means a score of 1,000+ — exactly where Category 1 sat before. The line between serious and less serious hasn't moved.
- **Your duties haven't changed.** You still have to keep rented homes free of serious hazards and keep evidence you've done so.
- **The council still does the scoring.** HHSRS is a statutory assessment carried out by the local authority. You don't calculate a score — your job is to spot, act on and evidence hazards.
- **Wales is unaffected.** SI 2026/571 amends the England system only. Welsh properties run under the Renting Homes (Wales) fitness regime and Wales's own HHSRS — the "29 matters" in Wales is a different thing entirely and stays as it is.

What to actually do this quarter

- 1. Re-walk your worst properties** for the things councils score "High" most often — damp and mould, excess cold, and fire risk.
- 2. Date everything.** When you spotted an issue and when you acted on it is what protects you. "I'm sure it was fine" isn't evidence; a dated record is.

3. Tidy your references. If your inspection notes or templates still say "the 29 HHSRS hazards," update them to 21 so your paperwork isn't internally contradictory.

4. Keep the trail in one place — certificates, photos, repair records and any council correspondence per property — so that if a request comes, you can produce it in an afternoon, not a scramble.

Where HouseComply fits

HouseComply guides the inspection on the app, organises every property's evidence in one place, and produces the pack at the click of a button. Our England rule library is current to SI 2026/571 — the 21-hazard set, the new rating language, the amended citations. We organise and evidence what was considered at inspection; the statutory assessment stays with the council. No "compliant" promises — just records that are ready when you need them.

Apply for a founding slot or book a look — housecomply.co.uk

Sources: The Housing Health and Safety Rating System (England) (Amendment) Regulations 2026 (SI 2026/571), legislation.gov.uk; MHCLG HHSRS operating guidance (2026); Propertymark guidance on the 23 June 2026 HHSRS changes. General information only — not legal advice; the statutory HHSRS assessment is carried out by the local authority.