

Mr David Percy Beaumont
Flat 1
Whitehouse,
Church Street,
KINGTON
HR5 3BE

Your Ref:
Our Ref: U/002823
Please ask for: Dr J. O'Mahony
Direct Line / Extension: 01432 261914
Fax: 01432 261982
E-mail: jomahony@herefordshire.gov.uk

23rd July 2018

Dear Mr Beaumont,

**HOUSING ACT 2004 – SECTION 28 HAZARD AWARENESS NOTICE
PREMISES: THE BANK HOUSE, COOMBES MOOR, PRESTEIGNE, LD8 2HY**

Following my inspection of the above property, at which you were present, I now enclose a Hazard Awareness Notice (HAN). We discussed this during our meeting on 10th July in Elgar House in Hereford. This Notice is to inform you of the presence of Hazards in your property. The accompanying Schedule 1 advises you of remedial action you can take to remove/reduce the hazards. At the time of the inspection the property was unoccupied.

There is no provision for an appeal against a HAN and there is no requirement to register these notices as a local land charge. The advisory nature of a Hazard Awareness Notice means that there will be no follow-up to determine whether the advice has been acted upon. In other words, as the owner of the property, you have been given information regarding hazards at the property, **but it is entirely up to you whether or not you take any action to fix these hazards. You can do nothing if you so wish.**

If you need any further information, or would like to discuss this further, please do not hesitate to contact me at this office.

Yours sincerely,



**J. O'MAHONY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL HEALTH & TRADING STANDARDS**

Enclosures

Housing Act 2004: Part 1 Section 28 Hazard Awareness Notice Enforcement of Housing Standards

Reference: U/002823

Date: 23rd July 2018

To: Mr David Percy Beaumont

of: Flat 1, Whitehouse, Church Street, KINGTON, HR5 3BE.

Regarding the property: The Bank House, Coombes Moor, Presteigne LD8 2HY

Following an inspection of the following Hazard(s) was/were discovered:

1. EXCESS COLD : Category 1 Hazard

No fixed heating in the property

Rayburn in living room not functioning

All windows in very poor condition

No insulation apparent to the property

Cold exacerbated by the dampness and leaks.

2. PERSONAL HYGIENE, SANITATION & DRAINAGE: Category 1 Hazard

No bathroom/toilet facilities noted to the property. Informed by owner that only bedrooms to the first floor.

No personal washing facilities noted other than a Belfast sink in the kitchen with a cold water tap.

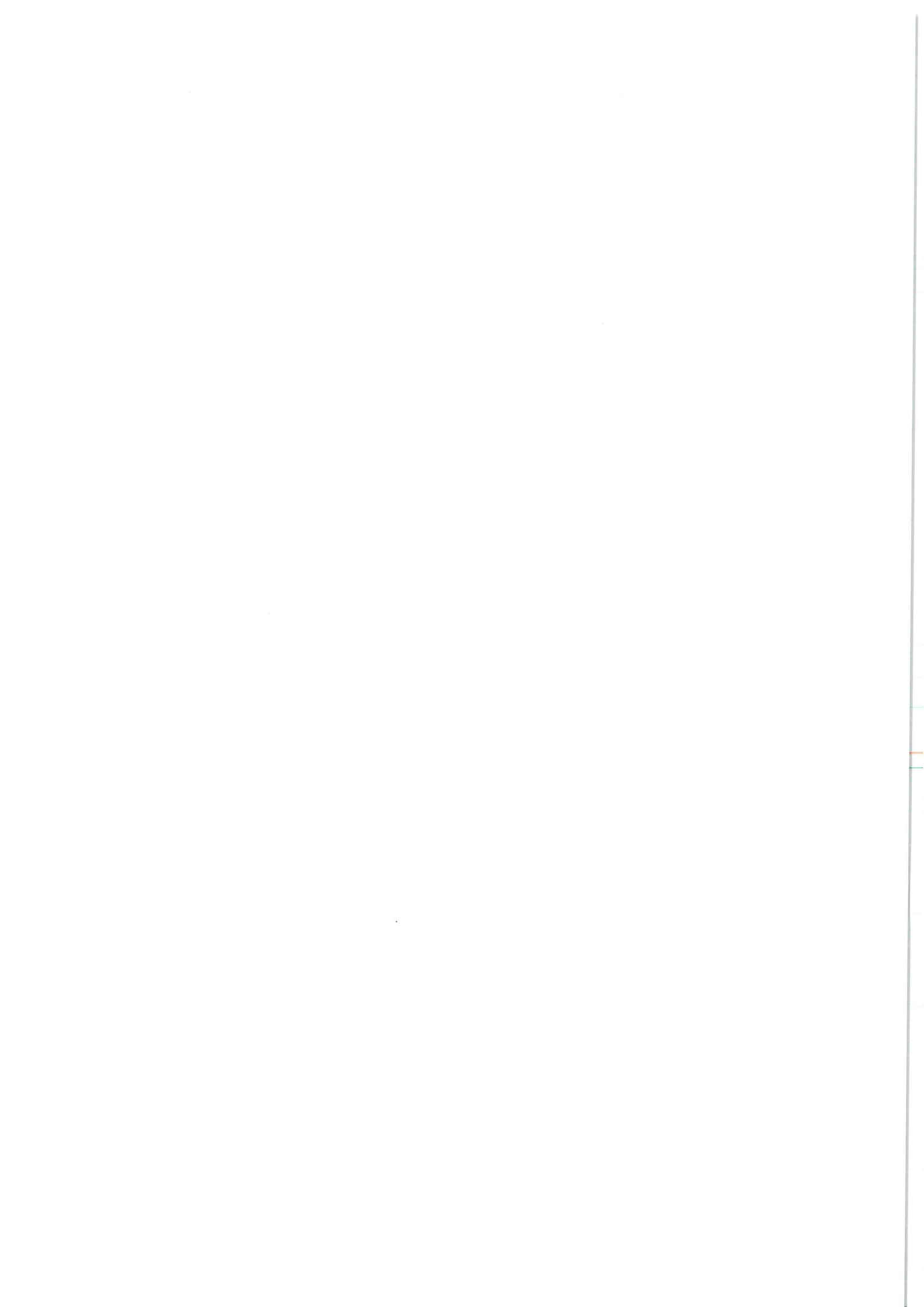
No means of boiling water as electricity not functioning.

3. DAMP & MOULD: Category 1 Hazard

Leaking water to ceiling in the living room

Water dripping from the external walls to the front of the house

Flooring on ground floor appeared to be flagstones over rammed earth.



No rainwater goods (gutters/downpipes) noted to the property

4. FOOD SAFETY : Category 1 Hazard

Lack of a functioning kitchen including:

No worktops,

No cooking facilities, no fridge,

lack of electrical sockets,

no hot water,

inadequate flooring.

5. STRUCTURAL COLLAPSE AND FALLING ELEMENTS : Category 1 Hazard

Entrance porch to house partially collapsed

Brick side addition roof has collapsed

Sagging ceiling to the living room, possible water leaks from above.

Category 2 Hazards:

6. FIRE

Many combustible accumulations to the property

Old electricity supply - however, not functioning during inspection.

1 smoke detector noted in the living room, appeared to be smoke damaged.

Appeared to be fire damage around rayburn - non functioning at the time of my inspection.

7. FALLING ON STAIRS

Steps to access entrance uneven, broken

no handrail present

8. ELECTRICAL HAZARDS

Electricity not working at the time of my inspection.

Braided cabling noted to pendant lights

Bakelite light switch noted to living room wall,

Indicative of old supply, possibly not up to current Wiring regulations.

9. FALLING ON LEVEL SURFACES

Access to the property is via a deeply rutted rough track.


Uneven ground all round the property,

Property on a north facing slope.

Many accumulations to the curtilage of the property - a tripping hazard.

Schedule 1 attached to this document specifies remedial action that you could complete in order to remedy the deficiency found

Dated: 23rd July 2018

Signature:.....
(Authorised Officer)

This matter is being dealt with by Dr J. O'Mahony, Environmental Health Officer (who can be contacted at:

The Herefordshire Council,
Environmental Health & Trading Standards
8 St Owen Street
Hereford
HR1 2PJ
Tel. No. 01432 261914 Fax: 01432 261982

Housing Act 2004: Part 1 Section 28

Schedule 1

Works to remedy hazard(s)

Reference: U/002823

Date: 23rd July 2018

Premises: The Bank House, Coombes Moor, Presteigne, Herefordshire LD8 2HY

Remedial action, which if carried out in relation to the premises, would remedy the deficiencies found.

All references to left hand and right hand are to be regarded as when facing the front of the premises from the garden.

These works may require Building Regulations and/or Planning Permission. If the property is a listed building or is in a conservation area the work may require listed building or conservation area consent. This should be established without delay and before work commences. For further information contact the Planning services on 01432 260000.

Within this schedule the works specified include the making good of all disturbed work and the removal of all waste material.

NOTE :

1. **An initial independent engineer's full survey of the property is strongly recommended.** Major works need to be undertaken to most parts of the property.
2. **Any survey report should address most of the items detailed below, and possibly provide outline costings for these works.**
3. **The works below are recommendations only. This is an informative Schedule only.**

WORKS:

1. Structural Report

As recommended above.

The works below are not listed in any priority order. The works below are to give the owner an indication of works needed

2. Guttering - Eaves gutter (replace complete)

Ensuring that the existing fascia board(s) and adjacent brickwork is sound and suitable for fixing
Install Replace guttering with integrated system to suit size and pitch of existing roof and existing rainwater downpipes including all necessary stop ends, outlets, offsets, shoes and adaptors set to suitable fall to discharge via rainwater downpipes without nuisance and secured with matching brackets at 1.00m (max) centres.

5. Pitched Roof - Overhaul (slate)

Inspect the pitched roof and strip the covering from any structurally unsound section as necessary. Examine exposed structural timbers and replace all weak, broken or decayed members with sound treated timbers of suitable section properly positioned and correctly inserted into roof carcass. Re-cover exposed sections and replace any broken, spalled, laminating or missing slates with sound whole slates of similar dimensions. Re-fix any sound slipped slates with zinc nails and clips. Hack off any existing cement fillets, take up abutting slates and lay 14 gauge zinc flashings and soakers. Re-fix abutting slates and rake out points in hip and/or ridge tiles and repoint using suitable mortar and finished flush. On completion leave whole sound and watertight.

Note: Where second hand slates are to be used, the slates must be inspected and approved by the relevant officer of the Environmental Health Housing or Building control team before laying – they must be in a sound condition and free from cracks and imperfections.

6. Chimney Stack - Overhaul

Overhaul the chimney stack(s) to the roof. Repair or renew as necessary any defective brickwork / stonework, flaunching, flashings, gutters, etc. and leave the whole sound and weatherproof.

7. Fascia/Barge Boards & Soffits - Renew fascia (include gutter overhaul)

Remove rotten, defective or broken fascia boards and replace with new fascia boards securely fixed and protected all round with minimum three coat paint system. Fix rainwater gutters to original specification using new gutter sections to match original as necessary and recommended type unions and brackets at maximum 1.00 m centres. Ensure adequate falls for complete drainage and property integration with the downpipe system.

8. Rainwater Downpipes - Provide

Install a rainwater downpipe system to the property complete; replace with a united rainwater downpipe system, including off-sets, junctions, angles and shoes, set to a configuration to discharge without nuisance, secured at 2.00m (max) centres with matching brackets and integrated with rainwater gutters at outlets.

9. Waste Disposal - Soakaway (provide)

Properly construct a soakaway in a suitable location in discussion with the relevant officer from the Private Sector Housing team and the Council's Building Control section where none previously existing. Ensure that all gutters and rainwater pipes drain to new soakaway and are set to discharge without nuisance.

10. Waste Disposal - Septic Tank (provide)

Where connection to a public sewer or private sewer communicating with a public sewer is not reasonably practicable, properly construct a septic tank/cess pit in a suitable location to serve the rainwater/waste from the dwelling-house. All works shall be undertaken in accordance with the requirements of the relevant officer from the EH-Housing team AND the Council's Building Control section and current Codes of Practice. Ensure that all rainwater and waste pipes drain to the new septic tank/cess pit and discharge without nuisance. On completion of works a notice shall be fixed in the house in a suitable location giving maintenance and health risk avoidance information.

11. **Waste Disposal - Cesspool (provide)**

Where local conditions do not lend themselves to the construction of a septic tank, properly construct a cesspool to current BS:6297 to store waste water from the dwelling. Ensure that there is suitable access to the cesspool to enable it to be emptied. All works to be undertaken in accordance with the requirements of the relevant officer from the EH-Housing team AND the Council's Building Control section. On completion of works a notice shall be fixed in the house in a suitable location giving maintenance and health risk avoidance information.

12. **Steps (renew)**

Lift up existing steps to the entrance and cart away broken ones, saving any steps in good condition. Consolidate exposed ground, provide and lay concrete steps or equivalent to originals, mix 1:3:6 with equal treads and risers, finished with a wooden float, reinforced as necessary. Allow for formwork and protection and include making good to spandrel and balustrade on completion.

13. **Replace Poor Quality Ceilings**

Take out and cart away the existing ceiling /fibre board from the living room ceiling complete. Inspect the ceiling and undertake all necessary remedial repairs. OR

14. **Install New Ceiling**

Provide and fit ceiling joists and noggins as necessary ensuring that joist sizes comply with current Building Regulations. Line joists with 12.5mm plasterboard incorporating a loft hatch, scrim joints and set with finishing plaster to give a smooth and even surface. Relocate wiring and lighting facilities as necessary. NB. Where practicable and relevant, the ceiling area shall be insulated with 200mm loft insulation and the loft space adequately ventilated.

15. **Rising/Penetrating Dampness**

There is evidence of rising and penetrating dampness to the property. **Obtain a survey and specification for remedial works** from a specialist damp surveyor (not a damp proof contractor) and make a copy available to the Environmental Health Housing (EHH) team. In consultation with the relevant officer from EHH, undertake all remedial works to remedy the dampness in strict accordance with the Codes of Practice adopted by the British Wood Preservation and Damp-proofing Association. Ensure the following:

- a) All building defects which may be contributing to the dampness are remedied.
- b) Wherever possible, **the ground level is a minimum of 150mm below the internal floor level** or the damp proof course level, whichever is the lower.
- c) Any external rendering bridging the damp course must be hacked off and a bell-mouth formed above the level of the damp proof course. On completion of works a copy of the contractor's guarantee shall be made available to the Private Sector Housing team.

16. **Soil Stacks/Waste Pipes - Soil/Vent pipe (replace complete/renew part)**

Erect a new soil/ventilation pipe in approved materials complete with matching couplings, branches and fittings allowing clearing access on branch intersections and termination in a balloon type grating all secured and carried to a sufficient height to allow discharge of foul air, without nuisance at least one metre above any window within three metres laterally and above eaves level.

17. Casement Windows - Cill (renewal)

Take out the rotted timber cill(s) to casement window(s). Supply and scarf into frame new hardwood cill(s) complete, pattern as original; form weatherproof joint with sub-cill(s).

18. General Window Repairs - Ease and adjust

Ease and adjust the all the windows and leave in sound working order.

19. Electrics - Test and Repair

Obtain a periodic test and inspection report to B.S.7671 from a competent electrical engineer and provide a copy to the EH-Housing team.

In agreement with the relevant officer from EH-Housing undertake all remedial works to those items identified as urgent on the periodic test and inspection report and provide the appropriate electrical report on completion.

All works to be undertaken in strict accordance with current I.E.E. Regulations and Codes of Practice.

On completion of rewiring a copy of an Electrical Installation Certificate providing written confirmation that the installation complies with B.S.7671 shall be provided to the EH-H team.

AMENITIES - KITCHEN AND BATHROOM**20. New Kitchen - General**

Install a new kitchen

Sink & Drainer

Take out and cart away the existing sink/drainage and base unit serving the Provide and fit a new 1000mm x 600mm stainless sink with drainer and 1000mm x 600mm base unit. Include for all necessary levelling up, plugging and screwing to walls and doors. Provide and fit taps and supply hot and cold water. The water to be fed direct through the main. Provide and fix uPVC seal combined 'P' trap and overflow with cleaning eye to sink waste. Connect new 38mm waste pipe, run and connect to waste pipe.

Worktop

Provide and fit a 1500mm x 600mm worktop of suitable impervious material set either on a base unit or with appropriate supports. Include for all necessary levelling up, plugging and screwing to walls.

Prepare a true and level backing for and provide and fit a splashback to the worktop, minimum 300mm high glazed ceramic tiles, fixed with waterproof adhesive and grouting with junction filled with mastic.

Electric Sockets

Provide and fit two double 13 amp electric socket outlets in suitable positions 150mm above the worktop(s) and properly connect to the electricity supply. On completion, a copy of a Minor Electrical Installation Works Certificate shall be provided to the Private Sector Housing team.

(NB. The engineer must either be N.I.C.E.I.C. registered or a satisfactory and periodic test and inspection report to B.S. 7671 be provided by a N.I.C.E.I.C. registered contractor on completion of works).

Provide and fit a double electric socket outlet at a low level to supply the refrigerator, properly connected to the electricity supply. On completion, a copy of a Minor Electrical Installation Works Certificate shall be provided to the Private Sector Housing team.

(NB. The electrical engineer must either be registered with a recognised national professional organization or a satisfactory and periodic test and inspection report to B.S. 7671 be provided by a properly registered contractor on completion of works).

Cooker Point (electric)

Provide and fit a 30 amp cooker point to a fused spur in a suitable location to serve a fully sized cooker, properly connected to the electricity supply. On completion, a copy of a Minor Electrical Installation Works Certificate shall be provided to the Private Sector Housing team.

Cooker Point (gas)

Provide and fit a gas cooker if relevant point in a suitable location to serve a fully sized gas cooker. All works shall be undertaken by a C.O.R.G.I. registered gas installer and a copy of a relevant satisfactory gas safety certificate provided to the Private Sector Housing team on completion.

OR

Cooker (fully sized)

Provide and fit a fully sized domestic electric cooker with four burners, oven and grill, properly connected to the electricity supply via a suitable fused spur.

Floor Covering

Provide and fit a suitable sheet vinyl or linoleum floor covering adjacent to the cooking area/to the kitchen on 3mm plyboard nailed at maximum 150mm centres as appropriate. Secure floor covering with suitable spirit based adhesive and edging strips as necessary.

Hot Water (new separate heater)

Provide and fit a suitable wall mounted instantaneous electric water heater of adequate output to serve the sink. The heater is to be properly connected to the electricity supply via a fused spur.

Hot Water (connect to existing supply)

Properly connect the hot water tap to the kitchen sink to the existing hot water supply.

NEW BATHROOM/WC

21. General

Provide plans for a bath/shower room. Isolate services as necessary. Remove all electric sockets from the rooms as necessary: lifting floorboards, disconnect and remove sockets, pull through cables and properly disconnect. Adapt the artificial lighting to the room as necessary. The lighting point to the room shall be operated by a ceiling pendant pull switch.

Bath

Provide and fit a new bath, complete with taps supplied with hot and cold water, and plug and chain. The bath to have side and end panels on new 38mm x 38mm softwood framing. Provide and fix uPVC seal combined 'P' trap and overflow with cleaning eye to bath waste. Connect 38mm uPVC waste, run and connect to waste pipe. Include for all cutting away and making good as necessary.

Splashback to Bath

Provide and fit a splashback to the bath, minimum 300mm high ceramic tiles, fixed with waterproof adhesive and grouting and with junction to bath sealed in mastic.

And/or

Shower

Provide and fit a shower:

Supply and fix a new ceramic or high density composite resin shower tray, minimum size 800mm x 800mm, properly supported on softwood framing. Provide and fit moulded front and end panels and fix uPVC waste pipe, run and connect to waste pipe. Include for cutting away and making good as necessary.

Provide a splashback to the wall partitions to the shower tray using glazed ceramic tiles to a height of a minimum of 2000mm above the shower tray, set in waterproof fixative and grouting with junction fillet to the tray run in mastic.

Provide and fix a suitable thermostatically controlled instantaneous electric water heater minimum 8Kw to the shower. Connect to a 15mm swivel mounted shower head supported on a 15mm angled shower arm. Allow to extend cold water supply to water heater and to properly connect to the electricity supply. Provide a 25mm diameter curtain rail complete with bend where appropriate and fixing flanges. Hang a heavy duty shower curtain complete with hooks and rings.

Wash Hand Basin

Provide and fit a new 560mm x 410mm glazed vitreous china wash hand basin to the bathroom mounted on a vitreous china pedestal or wall mounted brackets complete with taps and hot water and cold water supply. Supply and fix uPVC seal combined 'P' trap and overflow with cleaning eye to basin. Connect 32mm uPVC waste, run and connect to waste.

Provide and fit a splashback minimum 300mm high glazed ceramic tiles to the wash hand basin set in waterproof adhesive and grouting and with junction sealed in mastic.

Water Closet

Provide and fit suitable new vitreous china w.c. pan. Provide and fix 100mm uPVC waste to w.c. pan and connect to soil and vent pipe or underground drainage. Include for necessary cutting away and making good as necessary. Fix seat/lid and fix new low level flushing cistern, complete with internal fittings, uPVC flush pipe and overflow. Connect cistern to 15mm copper cold water feed and to w.c. pan.

Hot water tank heater (replace)

Isolate, drain down, disconnect and take out the corroded or otherwise defective, hot water storage tank. Provide and fit new factory insulated hot water storage tank, complete with immersion heater and thermostat. Adapt pipework as necessary and properly connect service pipes, properly connect electrics, (connecting to Economy 7 as well as peak time electricity if possible). Test and leave watertight and in proper working order. On completion a copy of a Minor Electrical Installation Works Certificate shall be provided to the EH-Housing team.

(NB. The engineer must either be N.I.C.E.I.C./NAPIT/ELECSA registered or a satisfactory and periodic test and inspection report to B.S. 7671 be provided by a nationally registered contractor on completion of works).

22. Water Supply - Inspect Water Supply

Provide a copy of report on the bacteriological and chemical quality (and quantity) of drinking water provided to the premises, should it be from a **private water supply**. Should the quality of the water be substandard either:

- a) provision shall be made for the property to be connected to mains water.
- b) in agreement with the relevant officer from the Local Authority undertake all recommended forms of remedial action so as to ensure a safe drinking water supply.

HEATING

22A: Provision of Full Gas Central Heating

Provision of Full Gas Central Heating

Supply and install a whole house gas fired central heating system to the premises to satisfy the design and installation requirements of British Standard 5449: 1990 and in accordance with Part L of the current Building Regulations.

The system shall be capable of maintaining the following internal temperatures when the external temperature is -1°C :

Living room and dining room 21°C

Bathroom 22°C

Elsewhere 18°C

Sizing of the boiler and radiators shall be determined using an approved Domestic Central Heating Calculator and approved radiator manufacturer's sizing tables.

Radiators shall be so sited as to ensure even distribution of heat whilst minimising heat loss through walls and windows.

(Single family dwelling)

[The following controls shall be provided:

- A room thermostat suitably positioned and wired so as to provide boiler interlock

- A programmer
- Thermostatic Radiator Valves on all radiators except on the one in the room containing the room thermostat (usually the hall). Installation and testing (including for soundness and sizing of the gas casing under normal operating conditions) should be carried out in strict accordance with the manufacturer's instructions, the Gas Safety (Installation and Use) Regulations 1994 (as amended) and the relevant British Standards/Codes of Practice applicable to domestic gas installations.

A copy of the Manufacturer's instructions should be left with the occupier and the Benchmark document completed by the installer, a copy of which should be provided to the Council.

Note : Prior to installation of a combination boiler, the water pressure available in the dwelling at peak time should be tested to confirm that it is capable of providing the maximum hot water flow rate specified in the chosen boiler manufacturer's schedule. Where it is established that there is insufficient water pressure for a combination boiler, a conventional boiler shall be used, coupled with an indirect high performance hot water cylinder. As a guide a combination boiler shall be capable of providing domestic hot water at a draw off rate of at least 9.5 litres per minute at a temperature rise of 35 °C.

Work shall not commence on the installation until the design has been agreed with the supervising Officer (WCC)]

OR if no gas supply to the area :

22B: Provide Full Electric Heating

Provide Full Electric Heating

(Single family dwelling (Storage heaters, off peak dual immersion))

Design and install a full electric heating system for the dwelling using off peak storage heaters.

The system shall be capable of maintaining the following internal temperatures when the external temperature is -1 °C:

Living room and dining room 21 °C

Bathroom 22 °C

Elsewhere 18 °C

The system shall include the following:

The living room shall be provided with a fan assisted combination storage heater with thermostatically controlled top up convector heater.

The main bedroom, kitchen, hallway, and any other bedroom with a design heat-loss of 600w or over shall be provided with storage heaters. Small bedrooms where storage heating is deemed inappropriate shall be provided with wall mounted electric panel heaters with timers and electronic thermostats. In addition a wall mounted electric panel heaters with timers and electronic thermostats are to be provided in the main living room (and kitchen/diner) in addition to storage heaters.

Bathrooms where practicable shall be provided with storage heaters or otherwise with on peak down flow heaters.

All storage heaters shall have automatic charge control and a thermostatically controlled damper outlet.

For sizing and positioning of storage heaters regard shall be had to the method set out in DOM 8: Guide to the Design of Electric Space Heating Systems, The Electrical Heating and Ventilation Association, 2006. In particular the system shall be designed so that 90% of the annual heat requirement is available at the off peak rate.

All works to comply with the latest edition of the IEE Regulations and Part P of the current Building Regulations.

INSULATION

23. Loft Insulation pitched roofs

Provide and fit loft insulation to B.S.5803 so as to achieve a minimum of 200mm. Prior to the commencement of installation ensure that any defects to the roof covering allowing for water penetration are remedied and ensure that there is adequate ventilation to the loft space.

As necessary, the loft space shall be vented with a proprietary unit at the eaves fascia or soffit with a ventilation area equivalent to a 25mm continuous gap where the pitch is less than 15° and a minimum 10mm gap where the pitch is more than 15°. An air path shall be provided to the roof space from the eaves or soffit equivalent to a continuous 25mm gap using a ventilation tray. (Where the roof span is more than 10 metres or the pitch greater than 35°, additional ventilation openings equivalent to a 5mm continuous gap at the ridge shall also be provided).

Where roof spaces are not cross ventilated eaves to eaves, provide ventilation openings equivalent to a 5mm continuous gap at high level.

Keep electrical cables above the insulation to avoid overheating.

Loft Insulation Associated Works - Water tank

Where loft insulation is installed, cold water storage tanks shall be fitted with a lid and sides and top insulated omitting insulation to the underside of the cistern if less than 300mm above insulation. Insulate gap below the cistern base by turning up the loft insulation. Include the rising main within the insulated enclosure of the tank.

Pipes

Insulate all hot and cold water pipes within the loft excluding overflows with materials conforming to B.S.5803 and B.S.5422. Pipe insulation shall be continuous over all pipes and fittings including junctions.

Loft Hatches

All loft hatches shall be insulated to the same standard as the loft floor and draught sealed together with a bolt or catch to ensure it is compressed.

Ventilation ducts

24. Ventilation ducts serving extract fans in kitchens or bathrooms which pass through unheated roof spaces shall be insulated using a material that gives a thermal resistance of at least 0.6wmk. Ensure that any vertical ventilation duct has a condensation trap and pipe and any condensation duct and pipe has an adequate fall to ensure the safe dispersal of any condensate.

25. Preparation

Properly knot, stop and prime all new woodwork. Apply one undercoat and one top coat of good quality oil based paint and leave in good decorative order.

26. Clear Away Debris

Make good all works disturbed, clear away debris and leave the premises clean and tidy on completion

27. Alternative Works

Alternative works may be agreed in discussion with the relevant Officer from the Private Sector Housing team.

or

Carry out any other works to reduce or remove the hazards in compliance with this order as agreed by an authorised officer of The Herefordshire Council.

Housing Act 2004: Part 1 Section 28 Statement Of Reasons

STATEMENT OF REASONS FOR SERVICE OF A HAZARD AWARENESS NOTICE

Reference: U/002823

Date: 23rd July 2018

Premises: The Bank House, Coombes Moor, Presteigne, LD8 2HY

The Authority is satisfied that hazards exist at the above premises and that action should be taken in respect of those hazards.

The factors that have been considered in reaching this decision are:

1.	The significance of the hazard(s) – the rating score & band	✓
2.	The extent and location of the hazard(s) within the premises	✓
3.	The range of hazards identified within the premises	✓
4.	Whether the Council is under a duty or has a power to take formal action in respect of the hazard(s) identified	✓
5.	The hazard(s) is/are considered sufficiently serious to warrant a local land charge	
6.	The level of risk posed to the current occupiers, including whether there is an imminent risk of serious harm <i>- not occupied</i>	n/a
7.	The views and intentions of the occupier(s) (or occupiers representative(s))	n/a
8.	The risk of social exclusion of a vulnerable group or individual	✓
9.	The availability of alternative accommodation	✓
10.	The views and intentions of the owner(s) (or owners representative(s))	✓
11.	The compliance record of the person(s) in control of the premises	
12.	Whether the chosen option is practical, reasonable and proportionate in reducing the hazard(s) to an acceptable level	✓
13.	The building is listed or located within a conservation area	
14.	The potential for alternative use of the premises or site	
15.	The physical impact on adjoining buildings	
16.	The longer term viability of the [premises] [land] [area]	✓
17.	The impact on the local community and on the appearance of the local area	
18.	The extent of hazards within neighbouring premises and the general condition of the neighbourhood	
19.	The views of the Hereford & Worcester Fire & Rescue Service	

The following actions (in bold) were considered before the Authority made its decision:

It is considered that the service of a **Hazard Awareness Notice** is the most appropriate action to deal with the Category 1 hazard identified in the premises because it will notify all parties with an interest in the property of the existence of the hazards and works necessary to reduce its impact.

It is considered that the service of an **Improvement Notice** is not the most appropriate action to deal with the Category 1 hazard identified in the premises because the property is currently unoccupied by the owner or anyone else.

It is considered that a Category 1 hazards exist at the premises but it is unreasonable to prohibit the use of part, or all, of the premises for occupation with immediate effect as the property is unoccupied. Therefore, the making of a **Prohibition Order** is not considered the most appropriate action in this case.

The hazards encountered do not pose an imminent risk to the health and safety to occupiers and visitors to the property, so the taking of **Emergency Remedial Action** or making an **Emergency Prohibition Order** is not appropriate in this case.

The high values of property in Herefordshire and the demand on available units of accommodation within the area would deem that **Demolition or Clearance** is not the most appropriate course of action.

Decision:

The decision is to serve a **Hazard Awareness Notice**, which is considered to be the most effective and appropriate means for dealing with the hazard(s) identified in the premises, which is unoccupied.