



Level 4 Certificate in Understanding Hazards in Housing

Qualification **Specification**

610/6621/7
CertUHHL425

October
2025

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1. ABBE

1.1 Introduction

ABBE, the Awarding Body for the Built Environment, is a forward-thinking organisation that offers a range of qualifications, benefits and support.

ABBE is regulated by Ofqual for the delivery of a range of qualifications. Our qualifications are nationally recognised helping learners to achieve their full potential and ambitions.

The full range of qualifications can be found on our website at www.abbqa.co.uk

1.2 Mission Statement

Our Values - Quality through Standards: Our aim is to provide a high-quality experience by building a strong community of mutual support and trust. We can use our collective talents to build meaningful partnerships to help us all to achieve our goals. ABBE is a recognised Awarding Organisation with strong professional integrity.

Our Vision: Is that every learner is confident, successful and has the opportunity to achieve their full potential.

Our Mission: ABBE Educates, inspires and empowers learners

1.3 Qualification Specification

The aim of this specification is to provide learners and centres with information about the content of this qualification. This specification is a live document and, as such, will be updated when required.

1.4 Enquiries

Any enquiries relating to this qualification should be addressed to:

ABBE

Birmingham City University

Curzon Building

4 Cardigan Street

Birmingham

B4 7BD

Tel: 0121 331 5174

Email: abbeenquiries@bcu.ac.uk

Website: www.abbqa.co.uk



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2. Qualification Information

2.1 Qualification Purpose

Successful achievement of this qualification gives the learner knowledge and understanding relating to hazards in housing. Learners should be able to understand the principles and practice of law and health and safety relating to residential property, as well as damp and condensation in residential buildings. Furthermore, learners will have the opportunity to choose further understanding units in understanding gas and electricity, hot and cold water including drainage and ventilation in residential properties.

Learners wishing to complete this qualification to may have some experience within the residential housing industry.

2.2 Who could take this Qualification?

The ABBE Level 4 Certificate in Understanding Hazards in Housing is aimed at those seeking to update their knowledge and understanding within residential building industry.

2.3 Qualification Number

ABBE Level 4 Certificate in Understanding Hazards in Housing: 610/6621/7

2.4 Qualification Level

This qualification has been listed on the Regulated Qualifications Framework (RQF) at: Level 4

2.5 Total Qualification Time

This qualification is allocated Total Qualification Time (TQT) this includes Guided Learning (GL) expressed in hours, which indicates the number of hours of supervised or directed study time and assessment. Credit has also been allocated to this qualification.

- The Total Qualification Time (TQT) for this qualification is: 130 hours
- Guided Learning (GL) for this qualification is: 80 hours
- Credit Value: 13 - 21 credits

2.6 Age ranges

Pre 16	No
16-18	No
18+	Yes
19+	Yes



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2.7 Structure of the Qualification

To achieve this qualification learners must achieve **four** mandatory units and a minimum of 2 credits and a maximum of 10 credits from the optional units

Mandatory Unit(s)				
Unit No.	URN	Unit name	Credit value	Level
1	D/651/2266	Introduction to the Principles and Practice of Health and Safety in Residential Property	2	4
2	K/651/1865	Introduction to Understanding Law	2	4
3	R/651/0480	Understanding the Principles and Practice of Fire Safety Management in Residential Property	4	4
4	J/651/0071	Understand Damp and Condensation in Residential Buildings	3	4

Optional Unit(s)				
5	T/651/7926	Understanding Electricity in Domestic Buildings	2	4
6	A/651/2265	Understanding Gas in Domestic Buildings	2	4
7	T/651/2353	Understanding Cold Water and Drainage in Domestic Buildings	2	4
8	L/651/1866	Understanding Hot Water in Domestic Buildings	2	4
9	M/651/1867	Understanding Ventilation in Domestic Buildings	2	4

2.8 Grading

This qualification is: Pass/Fail.



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3. Qualification Unit(s)

Unit 1 – Introduction to the Principles and Practice of Health and Safety in Residential Property

Unit reference Number: D/651/2266

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand how health and safety considerations impact housing professionals in their role managing residential properties within their workplace
2. Understand the principles of risk assessment and how to assess, monitor and minimise health and safety risks
3. Be able to identify the primary dangers present in residential properties and understand their potential effects on various individuals



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Unit 2 – Introduction to Understanding Law

Unit reference Number: K/651/1865

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand the characteristics of English Law
2. Know the primary sources of English Law
3. Understand how legal rights can be enforced



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Unit 3 – Understanding the Principles and Practice of Fire Safety Management in Residential Property

Unit reference Number: R/651/0480

Level: 4

Credit: 4

GLH: 30

Learning outcomes:

1. Understand the basic legal framework and the roles and powers of enforcement agencies
2. Understand the basic principles of combustion, fire growth and fire spread
3. Understand the basic control measures used to mitigate the risk posed by the threat of fire
4. Understand the principles of occupant safety and means of escape
5. Understand why human behaviour and management is important in fire safety
6. Understand the basic principles of fire protection in building design and construction
7. Understand the principles and practice of fire risk assessment
8. Understand the principles of due diligence as they apply to fire prevention and mitigation



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Unit 4 – Understand Damp and Condensation in Residential Buildings

Unit reference Number: J/651/0071

Level: 4

Credit: 3

GLH: 20

Learning outcomes:

1. Understand the different forms of water and how it behaves and affects residential buildings
2. Understand sources of water in residential buildings
3. Understand damp and condensation in residential buildings
4. Understand the process of collecting physical information about a dwelling to assess damp and moisture
5. Understand the implications for property owners who fail to manage moisture in the building



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Unit 5 – Understanding Electricity in Domestic Buildings

Unit reference Number: T/651/7926

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand the purpose of the key components of a domestic electrical circuit
2. Understand electrical circuits and the key principles of capacity in the home
3. Understand the potential risks to property and people that could be attributed to domestic electrical systems
4. Understand the current legal requirements and regulations in place for domestic electrical systems
5. Know the dangers and risk of DIY installations within domestic electricity



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Unit 6 – Understanding Gas in Domestic Buildings

Unit reference Number: A/651/2265

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand the key components of a domestic gas system
2. Understand the importance of ventilation for a domestic gas system
3. Understand the potential risks associated with domestic gas systems
4. Understand the legal requirements and regulations in place for gas systems
5. Understand basic faults of a domestic gas system
6. Understand the legal requirements and regulations in place for competent persons



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Unit 7 – Understanding Cold Water and Drainage in Domestic Buildings

Unit reference Number: T/651/2353

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand the key components of a domestic cold water and drainage systems
2. Understand the potential risks associated with domestic cold water and drainage systems
3. Understand the legal requirements and regulations in place for cold water systems and drainage systems
4. Understand basic faults of a domestic cold water and drainage systems
5. Understand the role of the competent persons scheme



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Unit 8 – Understanding Hot Water in Domestic Buildings

Unit reference Number: L/651/1866

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand the key components of domestic hot water systems, their purpose and how they function
2. Understand the hazards linked to hot water systems
3. Understand the potential risks associated to domestic hot water systems and how these risks can be mitigated



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Unit 9 – Understanding Ventilation in Domestic Buildings

Unit reference Number: M/651/1867

Level: 4

Credit: 2

GLH: 10

Learning outcomes:

1. Understand why ventilation is important in residential properties for building component and occupant health
2. Understand the key components of domestic ventilation
3. Understand the possible consequences for building components and occupant health resulting from ventilation that has been compromised, failed or has been inadequately installed
4. Understand the legal requirements and regulations in place for ventilation
5. Understand common faults within domestic ventilation



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