



Training for the « Domiscore » evaluators





- A. Domiscore's principles**
- B. Filling process**
- C. Scores computation**

A. Domiscore's principles



➤ **The Domiscore is a tool that aims at:**

- **providing a basic and standardized** score to a housing
- **promoting health**, by contributing to the development of a healthy housing
- detecting at risk situations: it is an entrydoor to **complementary procedures** (in particular for a peril procedure)

- The **Domiscore** is an answer to a request from the General Directorate for Health (Ministry of Health) to the French High Council for Public Health (HCSP), a consultative entity that informs the government's decisions, to create a kind of « **Nutri-score** »* **for housing, that would allow to easily qualify a housing in terms of health and well-being.**
- The HCSP created a dedicated work group for this request.
- The work group first identified the main factors that are favorable or deleterious for health, including the accommodation itself as well as its close surrounding environment, through a report published in [2019](#). Based on this work, it created a multicriteria grid that allows to compute a housing's score.
- The grid exists under a PDF version, as well as online at the following address:
XXX

*<https://www.santepubliquefrance.fr/en/nutri-score>

- The Domiscore can be applied to individual houses as well as apartments, from the social and private sectors, whatever its location (in particular overseas).
- The Domiscore characterizes the housing itself, without considering its occupants' behaviour.
- **It does not aim at replacing existing diagnoses** (lead, energy performance certificate ...) but relies on them to collect information on the housing ; it can reveal the need for further diagnoses (insalubrity procedure ...).
- **The Domiscore provides harmonized information**, it is not a compulsory tool.
- The grid should be filled throughout a visit of the housing, that can be carried out by a variety of professionals that are not necessary « experts » of the housing field, such as municipal technicians, social workers or real estate professionals ... **The grid must not be filled by the occupants. However, the occupants should provide** complementary information and answer to the evaluator's questions if any.
- The filling process rests on visual observations, consultations of existing diagnostics or information available online, as well as exchanges with the occupants.

➤ The Domiscore comprises 16 categories, each category encompasses 1 to 6 variables:

- Physical protection
- Electricity
- Water
- Sanitation facilities
- Temperature conditions
- Lead risk and rooms' size
- Waste
- Indoor air
- Exposure to environmental airborne and soil pollution
- Noise
- Lighting
- Pests
- Accessibility and circulation
- Food supply
- Outdoor view
- Environment conducive to exercise and socialising

B. Filling process



GENERAL CONSIDERATIONS

- Each variable is associated to a scored scale **going from 0 to 3**: 0 being the best situation in terms of health and well-being and 3 being the worst situation.
- Each score is associated with a description of a **situation** (the elements that should be considered throughout the evaluation).
- Some variables require the **consultation of specific diagnoses or an exchange with the occupants** to be scored (**summary in slides 19-21**).
- Variables that require the consultation of specific websites should be filled before the visit is carried out (**see slide 12**).
- Variables that can't be filled for any reason **should not be scored** (this includes the cases where diagnoses are inaccessible).
- The Domiscore is **anonymous**: the evaluator should not collect any information that would allow to identify an occupant nor a housing's address.
- The evaluator should inform the occupant that the Domiscore is anonymous and should collect its oral agreement before starting the evaluation.



REPORTING AT RISK SITUATIONS

- Some housing situations carry **a risk** for the occupants (insalubrity, endangerment), or contribute to social, sanitary, medical situations that require to alert competent authorities.
- Thus, in case certain variables are scored 1, 2 or 3 (according to the variable; see the grid) the assessor must **alert the relevant authorities** on the at risk situation at the earliest possible opportunity:
 - **The city hall** for the following variables: 1 « Structural soundness of building », 2 « Structural soundness of components specific to the housing » and 3 « Safety of housing components », 6 « Fire protection », 7 « Presence of an electrical installation », 8 « Condition of the electrical installation », 9 « Wastewater evacuation system », 10 « Access to drinking water », 12 « Toilets (WC) », 14 « Heating »
 - **The Regional Health Agency (ARS)** for the variable 17 « Condition of surfaces: lead risk »
 - **The ARS or the Prefect** for the variable 18 « Rooms' size »

Nb: The above repartition is given in December 2020; it may be changed according to the modifications of regulatory texts that may occur in the future



SPECIFIC VOCABULARY

- Living areas: bedroom, living room, library
- Water rooms: kitchen, bathroom, washroom



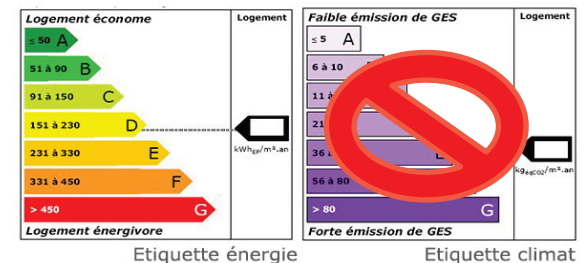
VARIABLES TO FILL BEFORE THE VISIT

- **Natural risk protection (flooding or land instability) (variable 4):** required information is available on the following website: <https://www.georisques.gouv.fr/mes-risques/connaitre-les-risques-pres-de-moi>
 - 1) press « une adresse » and enter the housing's address in the search section
 - 2) look at the « Inondations » and « Mouvements de terrain » tabs within the « risques naturels » section
 - 3) fill the variable when possible, otherwise complete it during the visit.
- **Technological risk protection (variable 5):** on the same website, consult the tab « Installations industrielles » within the section « risques technologiques », then fill the variables when possible, otherwise complete it during the visit.
- **Outdoor soil (variable 28):** on the same website, consult the tab « Pollution des sols, SIS et anciens sites industriels » within the section « risques technologiques », then fill the variable.
- **Radon (variable 23):** the map is available at the following address: <https://www.irsrn.fr/FR/connaissances/Environnement/expertises-radioactivite-naturelle/radon/pages/5-cartographie-potentiel-radon-commune.aspx#.XVqrJeMzb4Y>; information needs to be collected during the visit to distinguish scores 2 and 3. If the radon concentration of the housing has been measured, the values need to be used to score the variable.
- **Outdoor air pollution (variable 26):** the following website redirects to the regional air quality control entity : <https://atmo-france.org/la-qualite-de-lair-dans-votre-region/>. Once on the regional website, consult the daily ATMO index at the departmental or city level (enter the city's name in the search section when possible). Some regions provide a mean annual index; **when available, this annual index must be used instead of the daily index.**

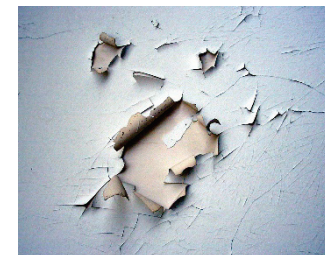
Those diagnoses are provided in the technical diagnoses folder (DDT) and must be consulted during the visit. The diagnoses should be asked to the occupant or to the landlord when possible.

- **Asbestos** (*variable 5*): the presence of asbestos can be identified through several diagnoses. The relevant diagnoses that should be used to score the variable are the following ones: the **Dossiers Amiante Parties Privatives (DAPP)**, the **Diagnostics Techniques Amiante (DTA)**, the **diagnostics amiante vente**, the **periodical check up**, as well as the **asbestos diagnosis before works**, or the **visual inspection after works**.
- **Electrical installation's condition** (*variable 8*): refer to the diagnosis mandatory for every housing whose indoor electrical installations are older than 15 years (« état des installations intérieures électriques de plus de 15 ans »). The risk level mentioned in the diagnosis should be identified to score the variable.

- **Thermal insulation** (*variable 16*): within the Energy Performance Certificate (EPC), refer to the energy score (not to the climate one). *Nb: the EPC measures the housing's energetic performance, of which thermal insulation is an important contributor. The energy score is then considered as a fair approximation of the thermal insulation.*



- **Condition of surfaces: lead risk** (*variable 26*): when the building was built before 1949, it must be subject to a diagnosis called « CREP partie privée » in case of lease. The evaluator should check whether the diagnosis is positive or negative, and complete the evaluation with the inspection of the paintwork during the visit.



Picture of a chipped paintwork

VARIABLES THAT REQUIRE A SPECIFIC EVALUATION

- **Airing** (*variable 20*) / **Ventilation** (*variable 21*)

The « *Airing* » variable refers to the possibility to **occasionally** renew the indoor air by opening the windows and doors; while the « *ventilation* » variable refers to the system, mechanical or not, that allows the **ongoing** air renewal: air vent, mechanical ventilation etc.

- **Indoor noise pollution** (*variable 29*), **Outdoor noise pollution** (*variable 30*), **Outdoor light pollution** (*variable 31*): **observations** carried out during the visit should be cross-checked with the information given by the **occupant**.

→ For those variables, the discomfort perceived by the occupant prevails, even when the nuisance was not confirmed by the evaluator during its inspection.

- **Rooms' natural lighting** (*variable 32*): refers to the room's capacity to be lightened during daytime without artificial lighting input. This variable should be evaluated in every room through:

- Exchanges with the **occupants**
- **Inspection** during the visit

- **Presence of pests** (*variable 35*): to identify or note the presence of pests, the assessor should pay attention to potential access routes and sources (waste storage nearby, breeding place etc.). This **inspection** should be completed and cross checked by an **exchange** with the occupant: perceived discomfort, previous pests outbreaks, previous works carried out to fight against outbreaks...



Picture of a room where natural lighting is sufficient



VARIABLES THAT REQUIRE A SPECIFIC EVALUATION

- **Rooms' size (variable 18):** room measurement is not required, the evaluator should visually estimate whether the housing comprises at least one living area that displays a minimal surface of 9m² and a minimal ceiling height of 2.20m (7.2 foot) or 2.50m (8.2 foot).

A few references are given to ease the evaluation:

- A standard door is 2.04m (6.7 foot) high and 83cm (2.7 foot) wide.
- A 9m² room can measure 2.70m x 3.40m for example.

- **Access to basic services (variable 39):** the evaluator should check whether basic services (physician, drug store, school, post office) are accessible by 10, 20 or 30 minutes from the housing. To fill this variable, it is possible to:

- **exchange with the occupant**
- **consult maps** that inform on the local offer (Google Maps, Plans, telephone directory, Doctolib)
- **inspect** the surrounding environment

- **Access to varied food supplies nearby (variable 40):** the evaluator needs to assess the food supply offer by checking whether access points to fruits and vegetables exist around the housing or whether poor quality food only is available. To fill this variable, it is possible to:

- **exchange with the occupant**
- **consult maps** that inform on the local food supply offer (Google Maps, Plans, telephone directory)
- **inspect** the surrounding environment

VARIABLES THAT REQUIRE A SPECIFIC EVALUATION

- **Green spaces** (*variable 42*): the assessor should distinguish a « small green space » (square, green space alongside roads or pavements, garden, or shared green space) from a « wide-open green space » (park, forest, natural space). To fill this variable, it is possible to:
 - **exchange with the occupant**
 - **consult maps** (Google Maps, Plans)
 - **inspect** the surrounding environment



Picture of a « small green space »



Picture of a « wide-open green space »

VARIABLES THAT REQUIRE A SPECIFIC EVALUATION

- **Recreational or sports areas, communal spaces (variable 43):** this variable refers to spaces that allow social interactions (cafés, esplanades, public squares, playgrounds, etc.). Its evaluation can rely on the same methodology used as for green spaces :
 - **exchange with the occupant**
 - **consult maps** (Google Maps, Plans)
 - **inspect** the surrounding environment
- **Cultural activities and entertainment (variable 44):** this variable refers to the socio-cultural events and equipments (cinema, theatre, library, community feast, music events, book days...) available around the housing. This variable should be graded mainly through the **exchange with the occupant**.
- **Pavement (variable 46):** the evaluator should refer to the notion of security (shared ways, traffic intensity, defined pavements or absence of pavements) as well as accessibility (presence of benches, ease of movement for individuals in wheeling chairs) through the **inspection of the surrounding environment**.



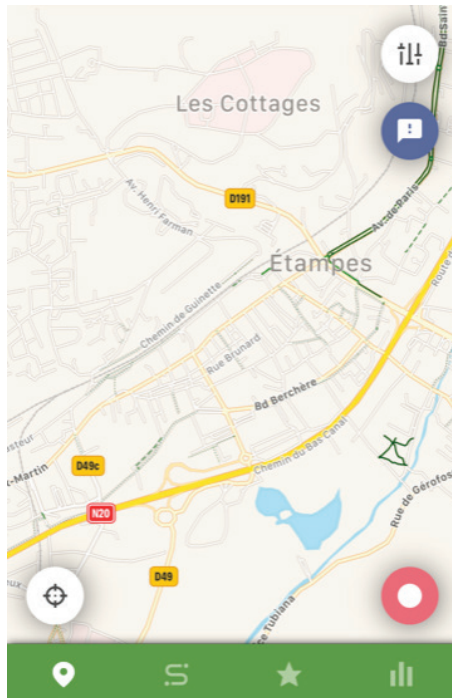
Picture of an accessible (benches, lowered portion for wheeling chairs) and secure (elevated pavement, road in good condition) pedestrian way.



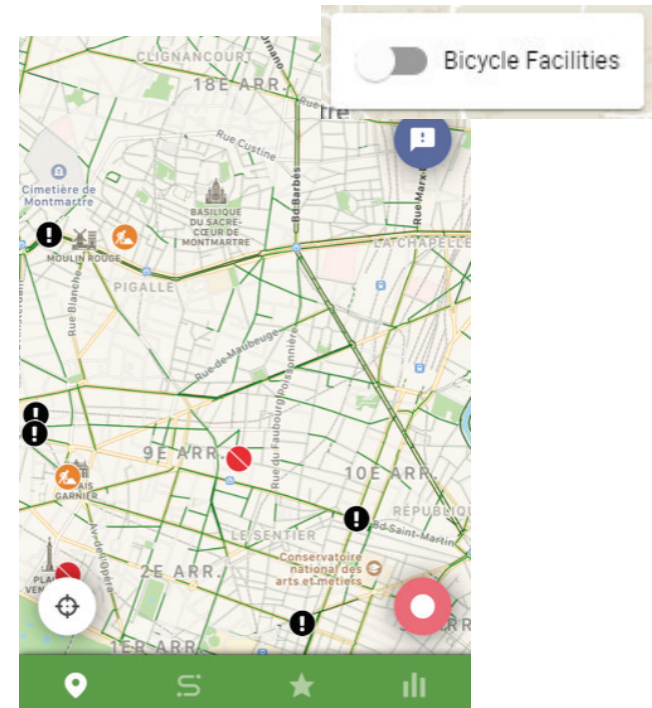
Picture of an unsecure and poorly accessible (lack of pavement) pedestrian way.

VARIABLES THAT REQUIRE A SPECIFIC EVALUATION

- **Cycle paths (variable 45):** this variable fits both rural and urban settings. In rural area, the evaluator should identify whether roads are safe for cycling (good visibility, wide roads, cars passing through low speed). If so, the variable should be scored 0, otherwise 3. In urban settings, the evaluator should identify the presence of cycling paths. It is possible to refer to the « Geovelo » website (<https://www.geovelo.fr/france/route?b=54.418930,21.665039,37.230328,-17.270508>) which georeferences cycling paths and allows to quickly identify the equipment of the environment. On the website, the housing's address could be entered, then the « Bicycle facilities » box ticked. « Shared roads » refer to ways that are shared with pedestrians, skates, skateboards ... and bikes. These informations can be cross-checked with the occupant's appreciation and the inspection of the surrounding environment.



Geovelo website extract: according to the housing place, the offer in cycling path can be quickly identified.





SUMMARY TABLE OF THE EVALUATION MEANS

Categories	Variables	Means of evaluation				
		Technical diagnosis	Internet/App	Inspection of the surrounding environment	Inspection of the housing	Exchange with the occupant
Physical protection	Structural soundness of building (building exterior/structure)				X	
	Structural soundness of components specific to the housing				X	
	Safety of housing components				X	
	Natural risk protection (flooding or land instability)		X			
	Technological risk protection		X			
	Fire protection				X	X
Electricity	Presence of an electrical installation				X	
	Electrical installation's condition	X			X	
Water	Wastewater evacuation system				X	X
	Access to drinking water				X	
	Access to hot water				X	
Sanitation facilities	Toilets (WC)				X	
	Bathroom				X	
Temperature conditions	Heating				X	
	Air conditioning				X	
	Thermal insulation	X				
Lead risk and rooms dimension	Condition of surfaces: lead risk	X			X	
	Room sizes				X	



SUMMARY TABLE OF THE EVALUATION MEANS

Categories	Variables	Means of evaluation				
		Technical diagnosis	Internet/App	Inspection of the surrounding environment	Inspection of the housing	Exchange with the occupant
Waste	Waste storage and collection				X	
Indoor air	Airing				X	
	Ventilation				X	
	Mould and humidity				X	
	Radon		X			
	Asbestos	X				
	Carbon monoxide				X	X
	Exposure to environmental airborne and soil pollution	Outdoor air pollution		X		
Pesticides						X
Outdoor soil			X			
Noise	Indoor noise pollution				X	X
	Outdoor noise pollution			X	X	X
Lighting	Outdoor light pollution				X	X
	Rooms' natural lighting				X	X
	Rooms' artificial lighting				X	
	Lighting of the housing's access areas				X	X



SUMMARY TABLE OF THE EVALUATION MEANS

Categories	Variables	Means of evaluation				
		Technical diagnosis	Internet/App	Inspection of the surrounding environment	Inspection of the housing	Exchange with the occupant
Pests	Presence of pests				X	X
Accessibility and circulation	Housing's accessibility from the outside				X	
	Ease of movement + condition of surface areas				X	
	Accessibility inside the housing				X	
	Access to basic services		X	X		X
Food supplies	Access to varied food supplies nearby		X	X		X
Outdoor view	View outside				X	
Environment conducive to exercise and socialising	Green spaces		X	X		X
	Recreational or sports areas, communal spaces		X	X		X
	Cultural activities and entertainment		X	X		X
	Cycle paths		X	X		X
	Pavements			X		X

C. Scores computation

- Computation of each variable's score:
 - Corresponds to the score associated to the observed situation
 - To which a **penalty** can be added according to the potential factors of vulnerability that display the occupants (see next slide)

- Computation of each category's score:
 - Corresponds to the **worst score** obtained by at least one of the variables the category contains
 - Each category's score can be associated to a color: 0=green, 1=yellow, 2=orange and 3 or +=red

- Computation of the overall score:
 - Corresponds to the **sum** of each category's score
 - To which a **penalty** is added if one category has not been filled: scores of the remaining categories should be summed and divided by the number of filled categories; the penalty corresponds to the **closest rounded number**
 - The overall score can be associated to a color: 0-7=green, 8-15=yellow, 16-23=orange et 24-64=red

Although the overall score is instructive, it can be interesting to display the score of each category. It could be displayed as follows: a-b-c-d(x), with a=nb of categories graded 0, b=nb of categories graded 1, c=nb of categories graded 2, d=nb of categories graded 3 or +, and x=nb of unfilled categories.



SCORES COMPUTATION

➤ Penalties to be applied to variables according to the occupants' vulnerabilities

Variables	Young children (<4 years old)	Elderly (from 70 years old)	People with a physical disability	People with a visual disability	People with a hearing disability
10. Access to drinking water	2				
17. Condition of surfaces: lead risk	2				
20. Airing	3				
21. Ventilation	3				
22. Mould and humidity	2	2			
32. Rooms' natural lighting		2	2	2	2
33. Rooms' artificial lighting		3	3	2	3
34. Lighting of the housing's access areas		3	3	2	3
36. Housing's accessibility from the outside		2	2	2	2
37. Ease of movement + condition of surface areas		1	1	1	1
38. Accessibility inside the housing		3	1	1	1
43. Recreational or sports areas, communal spaces	2				
44. Cultural activities and entertainment	2				
46. Pavements		1	1	1	1

One penalty point should be applied to the variable:
 - from a certain score initially applied to the variable (1, 2 or 3)
 - according to the occupant's profile

**Thank you for your
attention**