

Housing Health and Safety Rating System (HHSRS)

Case Studies

Group A
Protection Against
Accidents

Hazard A1
Falls on the Level

Example A1.4
Post-1979
Mid-terraced
House

Vulnerable Groups
All persons aged
60 years and over

Multiple Locations
Yes

Related Hazard A2
Falling on
Stairs etc.

Dwelling

Description

This is a three-storey, mid-terraced house built in 1987. The house comprises a living room and kitchen/diner on the ground floor and two bedrooms and a bathroom on the first floor.

The front and rear external doors both have low-level thresholds and there are no other matters relevant to falling on the level within the house.

The lawn directly abuts the concrete slabs that form the patio. There is a single exterior light that illuminates the patio area.



1

Front elevation of property

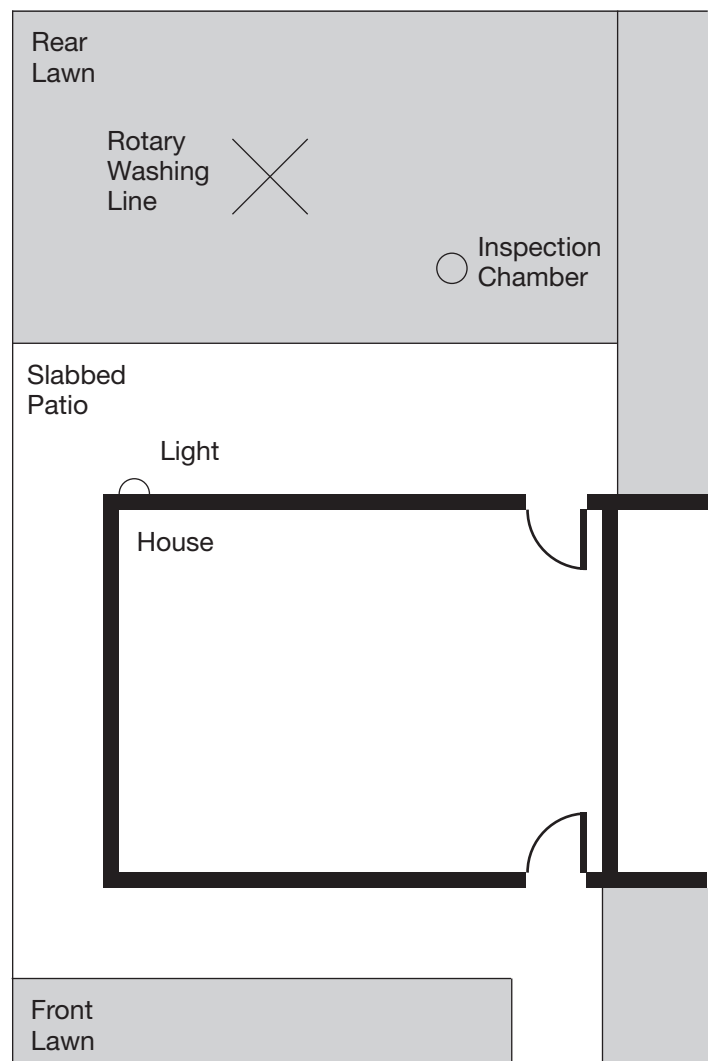
Deficiencies

Description

The enclosed rear garden, mainly laid to lawn, slopes steeply over the rear quarter of the overall garden depth, dropping some 920mm vertically over a horizontal distance of around 1.85 metres. In addition, there is a raised inspection chamber cover, projecting around 70mm above the level of the lawn, some 600mm beyond the edge of the patio at the rear of the house.



2
Raised inspection
chamber in lawn



3
Floorplan

Relevant Baseline Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject	Score	BI	Baseline Indicator
2 Drainage	0 1 2 3	2.3	There shall be adequate provision for surface- and foul-water drainage for the size and maximum occupancy of the dwelling. All drains and gullies shall be covered by a suitable grille or cover to prevent the build-up of debris restricting the natural operation of the system.
	0 1 2 3	2.4	All rainwater pipes shall discharge properly into the drainage system or soakaway. Rodding or access points shall be available to allow the clearance of any blockage.
	0 1 2 3	2.5	All access covers to drainage and other services shall be fitted with suitable flush-mounted covers adequately marked to indicate purpose.
4 Sanitary Facilities: Bathroom	0 1 2 3	4.5	Where a shower is fitted separate to the bath, a purposely designed shower tray must be fitted so that the step into the tray is no greater than 150 mm. All waste outlets and connections shall be sealed and free from defects.
	0 1 2 3	4.7	There must be a cleanable, non-absorbent water-resistant material on floor surfaces and extending on bathroom walls at least 300 mm above a bath and 1800 mm above the floor of a shower or shower tray. Such materials on walls and floors shall form a watertight joint with each other and with the bathtub or shower tray. Any shower shall have a shower screen, curtain or return wall that prevents water spillage to the floor.
5 Sanitary Facilities: Kitchen	0 1 2 3	5.9	A kitchen floor in good condition, with a sealed, water-resistant, non-absorbent and cleanable surface.
9 External Space	0 1 2 3	9.1	External yards, paths, steps, accessways and surrounds within the curtilage of the dwelling shall be in good repair, even and well drained. Accessways must be suitable non-slip surfaces, have adequate lighting, and should not have slopes of sufficient gradient to present a falls risk. This includes consideration to unevenness, trip risks and poor slip resistance, to any steps or surfaces within external space that is provided, to the front door, yard and garden. Where there are drops of more than 300 mm from paths, patios, steps, terraces or garden areas, guarding will be necessary where there are high risks of falling. All boundaries should be clearly defined and enclosed by well-maintained and suitable walls or fences. This also applies to structure, access ways, security doors and lifts.

Relevant Baseline
Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject		Score				BI	Baseline Indicator
11	Security	0	1	2	3	11.1	Adequate external lighting shall be provided to all means of access including entrances and external refuse stores providing good visibility when there is no daylight.
12	Walking Surfaces	0	1	2	3	12.1	Every interior and exterior stairway, ramp, deck, porch, balcony walkway, terrace, landing and hall shall be maintained structurally sound, in good repair, properly anchored and capable of supporting the imposed loads.
14	Lighting and Services	0	1	2	3	14.1	Every habitable room shall have adequate natural lighting.
		0	1	2	3	14.2	Every hall, stairs and landing within the house, and every room used, or intended for use, by the tenant of the house shall have a suitable and adequate means of artificial lighting that is controllable and accessible which can allow lighting to be turned on and off and bulbs/fixtures to be changed and maintained safely. Two-way or PIR-activated lighting shall be provided to any internal staircase.
		0	1	2	3	14.3	Light switches that control ceiling- or wall-type electric light fixtures shall be located conveniently in each room for safe use.

Other Relevant Matters

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Score				Matters affecting Likelihood of Harm
0	1	2	3	Drainage
0	1	2	3	Space
0	1	2	3	Lighting
0	1	2	3	Raised thresholds
0	1	2	3	Friction
0	1	2	3	Siting of taps, controls, etc.
0	1	2	3	Handles, grab rails, etc.
0	1	2	3	Appliance stability

Score				Matters affecting Harm Outcomes
0	1	2	3	Hard surfaces
0	1	2	3	Projections, edges, etc.
0	1	2	3	Nature of area, activities, etc.
0	1	2	3	Space

Likelihood of Harm

Scale Points

Likelihood of harm from this hazard over the next twelve months

Very Likely	1 in 1	
	1 in 2	
	1 in 3	
	1 in 5	
Likely	1 in 10	
	Example Dwelling	1 in 20
		1 in 30
	National Average	1 in 50
Unlikely	1 in 100	
	1 in 200	
	1 in 300	
	1 in 500	
Very Unlikely	1 in 1,000	
	1 in 2,000	
	1 in 3,000	
	1 in 5,000	

Score

1 in 20

Justification of Scoring

Likelihood of Harm

The protruding inspection chamber cover in the lawn poses a clear trip risk. Occupants are likely to encounter this on a regular basis when gardening, hanging out washing or socialising. They are likely to be distracted by the activity they are involved in, and potentially carrying something (e.g. washing basket) that obstructs their view of the ground. Notably, a member of the vulnerable group is more likely to spend more time in the garden if retired. There is an external light (but only one), which is unlikely to light the rear garden adequately.

In addition, the steeply sloping section of lawn towards the boundary fence is not a stable area and would rapidly facilitate loss of balance. If an older person trips, they are more likely to sustain an injury requiring medical intervention due to bones becoming more brittle with age.

The protruding inspection chamber means that over a 12-month period there is an above-average risk of the vulnerable group tripping and falling.

Harm Outcomes

Extreme		Severe		Serious		Moderate	
Death, permanent paralysis, etc.		Heart attack, serious fractures, etc.		Chronic stress, severe concussion, etc.		Broken fingers, moderate cuts, etc.	
Very Likely	50.0	Very Likely	50.0	Very Likely	50.0	Example Dwelling	59.9
	30.0		30.0		Example Dwelling + National Average		30.0
	20.0		20.0				20.0
Likely	10.0	Example Dwelling + National Average	10.0		10.0	National Average	59.9
	5.0		5.0		5.0		
	2.0		2.0		2.0		
Unlikely	1.0	Unlikely	1.0	Unlikely	1.0	These scores are simply calculated as the sum of the other three harm outcomes subtracted from 100%	
	0.5		0.5		0.5		
	0.2		0.2		0.2		
Example Dwelling + National Average	0.1	Very Unlikely	0.1	Very Unlikely	0.1		
	0.0		0.0		0.0		
Score		Score		Score		Score	
0.1%		10.0%		30.0%		59.9%	

Justification of Scoring

Harm Outcomes

There is no reason to think the spread of harm outcomes will be any different from the national average for this age and type of property. Whilst someone tripping on the inspection chamber could hit their head on the nearby concrete paving slabs, it is more likely that they would fall onto the lawn. Also, any fall down the sloping lawn will result in collision with the timber fence. There are no sharp or protruding edges that would aggravate any injury more than the average.

Safety Ratings

Scenario 1
As described in this document

Key

Category	Band	Score
1 Legal duty to take action	High	10,000
2 Discretion to take action	Medium	1,000
	Low	100

Likelihood of Harm 1 in 20		
Extreme 0.1%	Severe 10.0%	Serious 30.0%
		Moderate 59.9%
Category	Band	Score
1 Legal duty to take action	High	10,000
2 Discretion to take action	Example Dwelling	1,030
	Medium	1,000
	National Average	412
	Low	100

Score
1,030

Scenario 2

After works meeting baseline indicators

Likelihood of Harm			
1 in 50			
Extreme	Severe	Serious	Moderate
0.1%	10.0%	30.0%	59.9%
Category	Band		Score
1 Legal duty to take action	High		10,000
2 Discretion to take action	Medium		1,000
Example Dwelling + National Average			412
	Low		100
Score			
412			

Justification of Scoring

After works meeting baseline indicators

The baseline indicators address the deficiencies present: BI 2.5 requires the inspection chamber cover to be flush with the surrounding surfaces, and BI 11.1 requires adequate external lighting to be provided. Complying with these indicators would return the likelihood to the national average.

Scenario 3

After further improvements

Likelihood of Harm 1 in 50			
Extreme		Severe	
		Serious	
		Moderate	
Category		Band	
Score			
1 Legal duty to take action		High 10,000	
2 Discretion to take action		Medium 1,000	
		Low 100	
Score			

Justification of Scoring

After further improvements

N/A

Other Relevant Legislation and Guidance

Updates

Matters for consideration listed in this section were correct at the time of publication. For the most up-to-date legislation and guidance in these areas, please visit the [gov.uk](https://www.gov.uk) website.