



Housing Health and Safety Rating System (HHSRS)

Case Studies

Group D
Psychological
Requirements

Hazard D19
Entry by Intruders

Example D19.1
Pre-1920
Two-storey House
(HMO)

Vulnerable Group
Persons of all ages

Multiple Locations
Yes

Related Hazards
No



Dwelling

Description

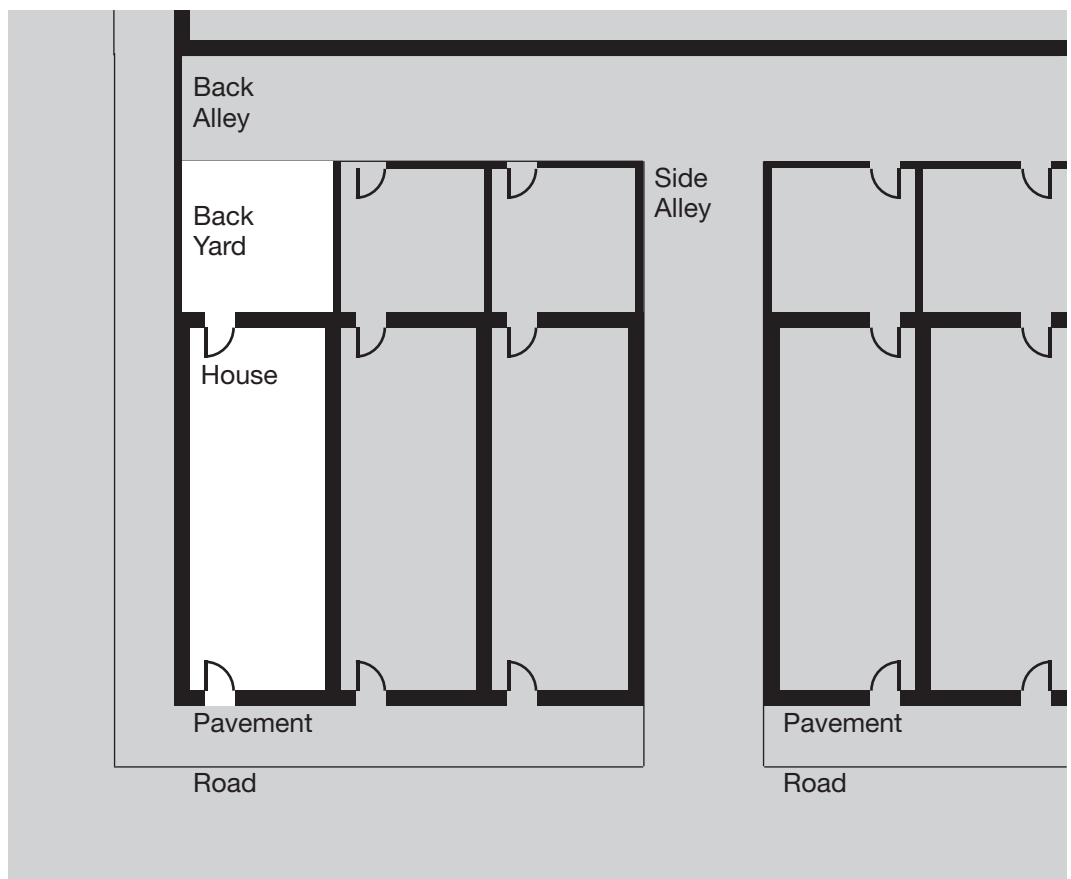
This is a pre-1920, mid-terrace two-storey house, occupied as a house in multiple occupation.

The house is built of solid brick walls with solid wall insulation to the front elevation, and has a slate roof. It has a mixture of original wood single-glazed windows to the ground floor, and some windows with secondary glazing to the first floor. Heating is by electric storage heaters.

The accommodation comprises a large entrance hall on the ground floor and an open staircase to the first floor. The kitchen/diner is to the right of the entrance door and the living room to the left. There is one bedroom to the ground floor and two to the first floor. Each individual bedroom has a FD30S fire door and thumb-turn lock.



1
Front of the property
showing the poor
condition of the original
windows



2
Floorplan

Deficiencies

Description

The front door of the property opens directly onto the street. There is unrestricted access to the side and rear of the house via an ungated alleyway that runs between the properties to the rear of the row. There is street lighting to the front of the property but no lighting to the rear.

Both the front and rear door have a thumb-turn lock and security chain, with single-glazed panels; however, the property has been broken into in the past and the rear glass door to the kitchen is boarded up. There is no burglar alarm.

The ground-floor wooden windows are in a state of disrepair, and the property has a generally rundown appearance.

Situated on the edge of the town centre, the property is within 200 metres of several pubs, clubs and restaurants. At the rear is a large development of flats that provides social housing. Local crime statistics record high levels of anti-social behaviour and burglaries in recent years.



3
Rear door boarded over
due to broken glass panel



4
Condition of the wood to
the windows

Relevant Baseline Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject		Score				BI	Baseline Indicators
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 300mm 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, accessways, security doors and lifts.
		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.
		0	1	2	3	11.2	Access doors to dwellings should have adequate locks. Doors must be solid external grade and fitted with a minimum of a mortice deadlock to BS 3621, openable from the inside without a key. There must be a means for occupiers to view visitors without opening the door, either by means of a viewer within the door or by a glazed pane adjacent or close to the entrance door. All rear doors should be fitted with a mortice dead lock to BS 3621 or 2 security bolts.
		0	1	2	3	11.3	Windows in accessible locations must be provided with suitable window locks.
11	Security	0	1	2	3	11.5	All door and window frames and furniture shall operate properly and be in a good state of repair, with no open joints or compromised seals between the windows/doors and adjacent walls.

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	Location
0	1	2	3	Defensible space
0	1	2	3	Lighting
0	1	2	3	Pedestrian routes
0	1	2	3	Housing layout
0	1	2	3	Door chains
0	1	2	3	Burglar alarms
0	1	2	3	Construction

Score				Matters affecting Harm Outcomes
0	1	2	3	Location
0	1	2	3	Defensible space
0	1	2	3	Lighting
0	1	2	3	Pedestrian routes
0	1	2	3	Housing layout
0	1	2	3	Door chains
0	1	2	3	Burglar alarms
0	1	2	3	Construction

Likelihood of Harm

Scale Points

Likelihood of harm from this hazard over the next twelve months

Very Likely		1 in 1
		1 in 2
	Example Dwelling	1 in 3
		1 in 5
Likely	National Average	1 in 10
		1 in 20
		1 in 30
		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 3

Justification of Scoring

Likelihood of Harm

The property is an HMO, therefore known to be at higher risk of theft/break-in generally. The specific location along with the general locality will mean many people are attracted to the pubs, clubs, etc. nearby. The area has high levels of crime and anti-social behaviour, and the property itself has a rundown appearance, perhaps emboldening those looking to gain entry.

The property lacks defensible space. Although being on a pedestrian route may offer some deterrent at the front, it also increases the likelihood of an opportunistic attempt to enter. In addition, the lack of barriers to the sides or rear of the property allows anyone to gain unauthorised access to any part of the exterior. The rear door is currently not secured and access to the property would be relatively easy to gain via this route.

As the property is an HMO, there is also potential for occupiers to experience intruder entry and theft from people living in the same building. This will be accounted for in the national averages; however, its cumulative impact on fear of crime is still relevant.

In addition to its position and status, the property is also in disrepair, not solely due to the broken rear door but also by entry points provided by the single-glazed windows in poor condition at ground-floor level. The compromised structures will be easier to overcome, and the presence of glazing within the doors provides a further opportunity. This disrepair and poor design will reduce an occupier's sense of security.

The property has already been broken in to once, and given the numerous deficiencies, its location and its overall rundown appearance, there is a significantly increased risk of further burglary in the next 12 months. Repeat burglaries are quite commonplace: thieves have a tendency to return to take what they couldn't manage the first time around.

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 +	89.9		
	30.0		30.0		30.0				
	20.0		20.0		20.0				
Likely	10.0	Likely	10.0	Example Dwelling + National Average	10.0	National Average	89.9		
	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				
Very Unlikely	0.1	Example Dwelling + National Average	0.1	Very Unlikely	0.1				
Example Dwelling + National Average	0.0		0.0		0.0				
Score 0.0%		Score 0.1%		Score 10.0%				Score 89.9%	

Justification of Scoring

Harm Outcomes

There is nothing to suggest that the spread of harms would differ from the national 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 3		
Extreme 0.0%	Severe 0.1%	Serious 10.0%
		Moderate 89.9%
Category	Band	Score
1 Legal duty to take action	High	10,000
	Example Dwelling	1,333
2 Discretion to take action	Medium	1,000
	National Average	400
	Low	100

Score
1,333

Scenario 2

After works meeting baseline indicators

Likelihood of Harm
1 in 5

Extreme 0.0%	Severe 0.1%	Serious 10.0%	Moderate 89.9%
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Category	Band	Score
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1 Legal duty to take action	High	10,000
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2 Discretion to take action	Medium	1,000
Example Dwelling		800
National Average		400
	Low	100

Score
800**Scenario 3**

After further improvements

Likelihood of Harm
1 in 10

Extreme 0.0%	Severe 0.1%	Serious 10.0%	Moderate 89.9%
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Category	Band	Score
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1 Legal duty to take action	High	10,000
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2 Discretion to take action	Medium	1,000
Example Dwelling + National Average		400
	Low	100

Score
400**Justification of Scoring**

After works meeting baseline indicators

The above BIs would ensure that the boundaries and approach to the property are well lit, all doors and windows are secure and that an occupier is able to engage with visitors in a secure and controlled manner; however, BIs would not go far enough to reduce the likelihood of an occurrence to the national average.

Justification of Scoring

After further improvements

There are factors affecting the likelihood that cannot be alleviated, namely, the location in a busy urban area with a high rate of crime/ anti-social behaviour therefore, further work in addition to those necessary to meet the BIs would be required. Installing a security gate to the alleyway to prevent unrestricted access to the rear of the property and fitting a burglar alarm inside the property would serve to counteract these factors enough to bring the likelihood of an occurrence down to that of the national average.

Other Relevant Legislation and Guidance

HMO Management Regulations

The Management of Houses in Multiple Occupation (England) Regulations 2006 apply to all HMOs. Under these regulations, among other matters, the manager must ensure:

- That the water supply and drainage system serving the HMO is maintained in good, clean, and working condition.
- That the gas and electric supply must not be interrupted and must be regularly tested.
- That means of escape are kept clear and well maintained.
- That all common parts of the HMO are maintained in good and clean decorative repair and maintained in a safe and working condition.
- That all windows and other means of ventilation within the common parts are kept in good repair.

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.