



Housing Health and Safety Rating System (HHSRS)

Case Studies

Group D
Psychological
Requirements

Hazard D19
Entry by Intruders

Example D19.2
1946–79
Semi-detached Bungalow
(Non-HMO)

Vulnerable Group
Persons of all ages

Multiple Locations
Yes

Related Hazards
No



Dwelling

Description

This is an early 1970s, one-bedroomed semi-detached bungalow with a flat roof. It has original-wood single-glazed doors and windows, which are in sound condition. It has a small, enclosed rear yard with an external light and gate that opens directly onto a throughfare footpath. It is situated on large suburban 'Radburn' design estate. The bungalow was purchased by its current occupants.



1

Front of the property showing the distance of the front door to the footpath

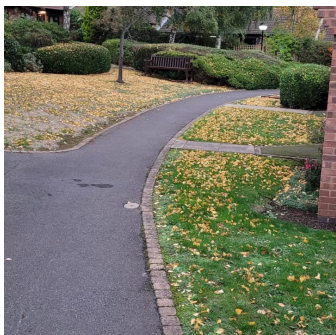
Deficiencies

Description

The bungalow is on a large estate designed mainly for pedestrian access with open, communal carparking areas at the rear of the properties. The front door of the bungalow, like most of the other properties on the estate, opens directly onto a public walkway, which for this dwelling also runs alongside the gable wall. There is little natural surveillance despite the properties being closely packed, as they have been designed not to overlook one another. Walkways through the estate dog-leg and pass under flats or balconies in places.

Poor lighting of the walkways is an issue (insufficient number of lights, leaving unlit spaces), giving rise to an intimidating feel to the area. Some hard-to-let properties are boarded up. There is a high proportion of private rented properties on the estate (acquired from the housing authority) and some social housing stock.

Local crime statistics record levels of anti-social behaviour and burglaries that are higher than elsewhere in the town. There is a spyhole and security chain on the front door. The rear door is a sliding patio door with its original lock and key, opening onto the small rear yard.



2
Open access footpath
along the front of the
properties



3
Rear of the property
showing patio doors



4
Open access walkway
that passes along the side
of the bungalow to the
rear

Relevant Baseline Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject	Score				BI	Baseline Indicator
9 External Space	0	1	2	3	9.1	External yards, paths, steps, access ways 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, access ways, security doors and lifts.
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.
	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.
	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		Local crime & poverty
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		Local crime & poverty
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
	1 in 3
	Example Dwelling 1 in 5
Likely	1 in 10
	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 5	

Justification of Scoring
Likelihood of Harm

There is poor surveillance on the estate due to the layout of the houses, the lack of adequate defensible space and generally poor level of external lighting. The dereliction in the area will also play a part in making residents feeling unsafe. These factors are considered alongside both the lack of locks to the windows for the bungalow and the fact that the patio door to the rear and the external front door do not meet current British Standards or baseline indicators around lock provision. Overall, the deficiencies significantly increase the risk of an event resulting in harm over the next 12 months.

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		National Average	
	20.0		20.0		20.0			
Likely	10.0	Likely	10.0	Example Dwelling + National Average	10.0	These scores are simply calculated as the sum of the other three harm outcomes subtracted from 100%		
	5.0		5.0		5.0			
	2.0		2.0		2.0			
Unlikely	1.0	Unlikely	1.0	Unlikely	1.0			
	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		Score		Score			Score	
0.0%		0.1%		10.0%			89.9%	

Justification of Scoring

Harm Outcomes

There is no justification to change the harm outcomes from the national averages.

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 5		
Extreme 0.0%	Severe 0.1%	Serious 10.0%
		Moderate 89.9%
Category	Band	Score
1 Legal duty to take action	High	10,000
2 Discretion to take action	Example Dwelling Medium	1,000 800
	National Average Low	100 80
Score		800

Scenario 2

After works meeting baseline indicators

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
1 Legal duty to take action	High	10,000
2 Discretion to take action	Medium	1,000
	Example Dwelling	400
	Low	100
	National Average	80

Score

400

Scenario 3

After further improvements

Likelihood of Harm
1 in 20

Extreme 0.0%	Severe 0.1%	Serious 10.0%	Moderate 89.9%
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Category	Band	Score
1 Legal duty to take action	High	10,000
2 Discretion to take action	Medium	1,000
	Example Dwelling +	200
	Low	100
	National Average	80

Score

200

Justification of Scoring

After works meeting baseline indicators

BIs would improve the locks to the doors and windows at the property and could improve the defensible space lighting to the rear of the property, which would reduce the likelihood of an occurrence from the original score, but baseline indicators couldn't improve the overall layout of the estate and general level of crime/anti-social behaviour and poverty, nor would they necessarily improve the lighting to the estate in general. Therefore, they don't reduce the score to the national average.

Justification of Scoring

After further improvements

Provision of security devices such as video doorbell and burglar alarm will reduce the likelihood of an occurrence, and it may be possible to add some fencing to provide the occupants with an improved feeling of defensible space. However, the risk to the property will remain higher than the national average due to the general level of anti-social behaviour and poverty in the area and the layout of the estate.

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 website.