



Housing Health and Safety Rating System (HHSRS)

Case Studies

Group A
Protection Against
Accidents

Hazard A1
Falls on the Level

Example A1.2
Pre-1920
Mid-terrace Bungalow
(Non-HMO)

Vulnerable Group
All persons aged
60 years and over

Multiple Locations
Yes

Related Hazards
No

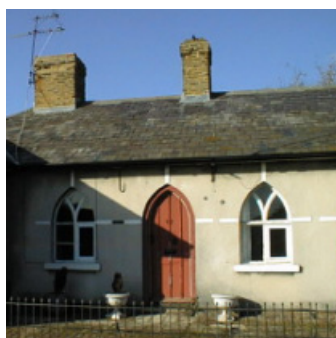
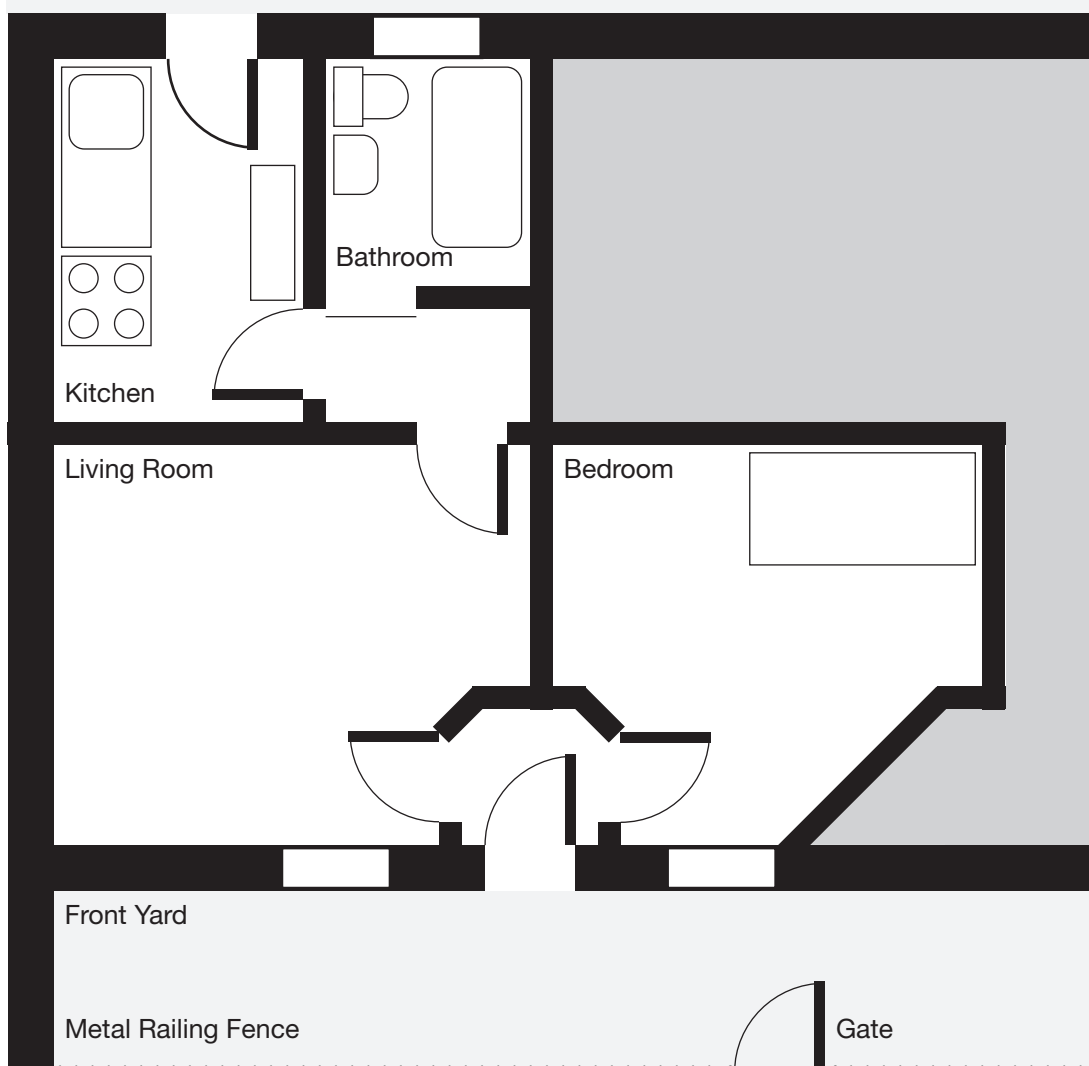


Dwelling

Description

This is a mid-terrace bungalow, formerly an alms-house, run by a housing charity, dating from the 1880s. There are four bungalows in the terrace, situated in a secluded area and not directly visible from a public road. The exterior of the bungalow is in reasonable repair. There are no leaks from the gutters, downpipes or drains. The bathroom has non-slip flooring and there are grab handles next to the bath. The EPC rating is E and the EICR is satisfactory.

Rear Yard



1
Front exterior

2
Floorplan showing access
to front and rear yards

Deficiencies

Description

Front yard

Access to the front door is via a gate and step, then across the common yard. This has no artificial lighting despite being located on a poorly lit service road. The yard surface comprises uneven stone slabs and brick paving. The spiked iron railings and spiked front gate are about 600mm high.

Rear door

The rear access door has a threshold which rises about 160mm above the kitchen floor and 200mm above the rear yard surface. A cooker and folding worktop are each under 1 metre away.

Rear yard

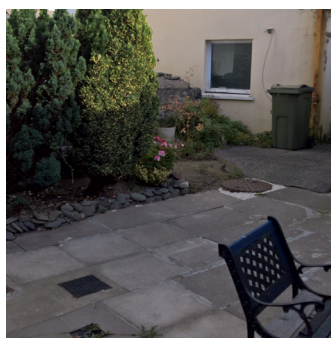
Access to the rear door is via a side gate and along the common rear yard, which is lit only by individual outside lights to each dwelling and operated only by individual occupants. The yard surface is uneven concrete. It has a central drainage channel that is cracked and distorted so tends to hold water in places.



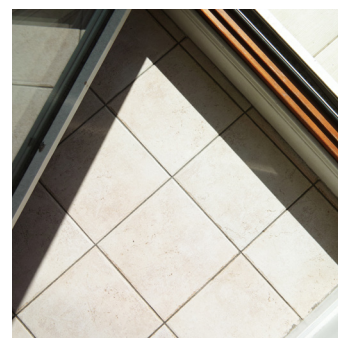
3
Front yard
metal railing fence



4
Front yard
uneven slabs



5
Rear yard of property



6
Rear door threshold

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 150mm. 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 300mm above a bath and 1800mm 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 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.

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 occupant 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	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 risk of falls is increased due to the poorly lit approach to the main entrance across uneven stone slabs. The proximity to spiked metal railings and a spiked metal front gate exacerbates the likelihood of a fall requiring medical intervention. In the kitchen, there is greater risk of someone tripping over the step when coming in from the rear yard and then falling onto the cooker or folding worktop, with associated sharp edges and hot surfaces. Risk of falls in the rear yard is increased due to the cracked and uneven yard surface and restricted lighting. In winter, water pooling in and around the uncovered concrete drainage channel could freeze, leading to slips and falls.

The non-slip flooring and grab handles in the bathroom together with a small room size reduces the probability of a fall associated with bathing.

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	Example Dwelling	50.0	Example Dwelling	29.0
	30.0		30.0		National Average		National Average
	20.0		20.0		20.0		59.5
Likely	10.0	National Average	10.0	Likely	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		
Example Dwelling +	1.0	Unlikely	1.0	Unlikely	1.0		
National Average	0.5		0.5		0.5		
	0.2		0.2		0.2		
Very Unlikely	0.1	Very Unlikely	0.1	Very Unlikely	0.1		
	0.0		0.0		0.0		
Score		Score		Score		Score	
1.0%		20.0%		50.0%		29.0%	

Justification of Scoring

Harm Outcomes

The risk of extreme, severe and serious harms occurring is increased due to number and location of hard and sharp objects on the property. There are several hard, uneven stone and concrete surfaces in the front and rear yards, with adjacent low-level spiked metal railings. The cooker (with a potentially hot surface) is located just inside the back, opposite a folding worktop.

If a fall were to occur, the resulting injuries could include fractured hip, puncture wound causing internal organ damage, or serious head injury in the most vulnerable age group (over 60 years of age).

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 1.0%	Severe 20.0%	Serious 50.0%	Moderate 29.0%
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Category	Band	Score
1 Legal duty to take action	High	10,000
Example Dwelling		2,265
2 Discretion to take action	Medium	1,000
National Average		492
	Low	100

Score
2,265

Scenario 2

After works meeting baseline indicators

Likelihood of Harm			
1 in 100			
Extreme	Severe	Serious	Moderate
1.0%	20.0%	50.0%	29.0%
Category	Band		Score
1 Legal duty to take action	High		10,000
2 Discretion to take action	Medium		1,000
	National		492
	Example Dwelling		450
	Low		100
Score			
450			

Justification of Scoring

After works meeting baseline indicators

Baseline indicators would require the drainage gulley to the rear yard to be repaired and fitted with a suitable grate and external PIR lighting added. This would reduce the likelihood of an accident occurring but not the harm outcomes, as the baseline indicators would not require removal of the low-level spiked railings, improvements to the entrance-door steps or rearrangement of the kitchen.

Scenario 3

After further improvements

Likelihood of Harm			
1 in 100			
Extreme	Severe	Serious	Moderate
0.5%	10.0%	30.0%	59.5%
Category	Band		Score
1 Legal duty to take action	High		10,000
2 Discretion to take action	Medium		1,000
	National Average		492
	Example Dwelling		246
	Low		100
Score			
246			

Justification of Scoring

After further improvements

The risk of harm occurring could be reduced to that of the national average by carrying out the following: removal of the metal spikes to the front; evening out surfaces to front and rear, together with provision of better lighting in both areas; lowering of the threshold to the rear entrance doorway; and improvement to the kitchen layout.

Other Relevant Legislation and Guidance

Building/area status

The assessment of risk and the calculation of the hazard rating score should be unaffected by a property being a listed building or located in a conservation area. However, advice is likely to be needed from the conservation officer within the local authority planning team as to whether planning permission/listed building consent is needed for certain works. All external works are likely to need planning permission in a conservation area. A listed building is likely to need consent for any works that alter the character of the building, which may include internal works where there are specific characteristics. The listed building/conservation area status has to be taken into account when determining the most appropriate course of enforcement action and what reasonably practicable improvements can be made to the property, whilst retaining its character and appearance.

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.