

Housing Health and Safety Rating System (HHSRS)

Case Studies

Group D
Psychological
Requirements

Hazard D18
Crowding and
Space

Example D18.4
Pre-1920
Mid-terraced
House
(HMO)

Vulnerable Group
Persons of all ages

Multiple Locations
Yes

Related Hazard C16
Domestic Hygiene

Dwelling

Description

This dwelling is a mid-terrace three-storey house, built in 1909. It is of solid brick construction with modern electrics and double-glazed windows to front and rear. The property is in a reasonable standard of repair.

The house fronts directly onto the street and has a side passage leading to the enclosed rear yard (laid to patio slabs), which is also accessible via the back door.

There is a gas boiler providing central heating and hot water. Gas and electrical safety certificates have been provided.

There are no issues with the sizes of individual rooms:

- Bedroom 5 09.12m²
- Bedroom 4 10.17m²
- Bedroom 3 10.17m²
- Bedroom 2 15.80m²
- Bedroom 1 15.80m².



1
Front exterior



2
Ground Floor

3
First Floor

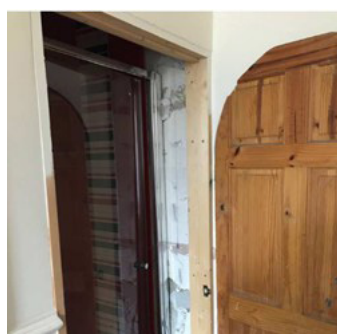
4
Second Floor

Deficiencies

Description

Occupation: The property is let to five migrant workers, all of whom work at the same local factory. These three men and two women each have their own room.

The ground-floor bathroom in the rear offshoot beyond the kitchen accommodates the only toilet in the house. This room also contains a bath and wash-hand basin. Just off the first-floor landing is a shower cubicle, comprising a shower tray, tiled walls and an electric shower, with a glazed shower-screen door that opens outwards and an outer wooden door that opens directly onto the landing; this wooden door cannot be shut securely by anyone using the shower.



5
shower room door that
doesn't shut

Relevant Baseline Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject		Score				BI	Baseline Indicator	
4	Sanitary Facilities: Bathroom	A1	0	1	2	3	4.1	Every dwelling/HMO shall have a private bathroom, equipped and provided for the sole use of that dwelling/HMO.
		A2	0	1	2	3		
5	Sanitary Facilities: Kitchen	A1	0	1	2	3	5.1	Every dwelling/HMO shall have a kitchen or dedicated adequate space for the storage, preparation and cooking of food equipped and provided for the sole use of that dwelling/HMO.
		A2	0	1	2	3		
7	Space	A1	0	1	2	3	7.1	A bedroom shall not be the only passageway to the only bathroom in a dwelling unit with more than one bedroom.
		A2	0	1	2	3		
		A1	0	1	2	3	7.2	A bathroom or toilet room shall not be the only passageway to any habitable room, hall, basement or the exterior of the dwelling.
		A2	0	1	2	3		
		A1	0	1	2	3	7.3	The floor area of any room in the dwelling used as sleeping accommodation by one person aged 10 years or over must not be less than 6.51m². The floor area of any room in the dwelling used as sleeping accommodation by two persons must not be less than 10.22m². The floor area of any room in the dwelling used as sleeping accommodation by one person aged under 10 years must not be less than 4.64m². Any room in the dwelling with a floor area of less than 4.64m² must not be used as sleeping accommodation. Depending on the gender of household members, their relationship, and the size of rooms, a dwelling containing one bedroom is considered suitable for up to two persons, irrespective of age. A dwelling containing two bedrooms is suitable for up to four persons. One containing three bedrooms is suitable for up to six persons and one containing four bedrooms suitable for up to seven persons.
		A2	0	1	2	3		
8	Internal	A1	0	1	2	3	7.4	The ceiling height of any habitable room shall be at least 2100mm. In a habitable room with a sloping ceiling, at least one-half of the floor area shall have a ceiling height of at least 2100mm. If any part of a habitable room has a ceiling height lower than 1500mm, its floor area shall be excluded when calculating the floor area. For the purposes of this requirement basement or subfloor rooms are excluded.
		A2	0	1	2	3		
								8.1

A1 Assessment of unoccupied dwelling

A2 Assessment of current occupation

Relevant Baseline Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject		Score				BI	Baseline Indicator
Doors	A1	0	1	2	3		must provide a sufficient barrier to the spread of smoke and fire (where appropriate), any glazing in doors must respond safely to collision, and must be designed for functionality to avoid strains or entrapment when in use, and must be maintained in good repair. All bathrooms and WC doors must be fitted with a suitable lock and must not contain clear glass.
	A2	0	1	2	3		

Other Relevant Matters

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Score					Matters affecting Likelihood of Harm
A1	0	1	2	3	Living area size
A2	0	1	2	3	
A1	0	1	2	3	Provision of amenities
A2	0	1	2	3	
A1	0	1	2	3	Bathroom/WC size
A2	0	1	2	3	
A1	0	1	2	3	Bathroom/WC door/lock
A2	0	1	2	3	
A1	0	1	2	3	Bedroom(s) number
A2	0	1	2	3	
A1	0	1	2	3	Bedroom(s) size
A2	0	1	2	3	
A1	0	1	2	3	Bedroom(s) location
A2	0	1	2	3	
A1	0	1	2	3	Recreational space size
A2	0	1	2	3	

Score					Matters affecting Harm Outcomes
A1	0	1	2	3	Living area size
A2	0	1	2	3	
A1	0	1	2	3	Provision of amenities
A2	0	1	2	3	
A1	0	1	2	3	Bathroom/WC size
A2	0	1	2	3	
A1	0	1	2	3	Bathroom/WC door/lock
A2	0	1	2	3	
A1	0	1	2	3	Bedroom(s) number
A2	0	1	2	3	
A1	0	1	2	3	Bedroom(s) size
A2	0	1	2	3	
A1	0	1	2	3	Bedroom(s) location
A2	0	1	2	3	
A1	0	1	2	3	Recreational space size
A2	0	1	2	3	

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
	1 in 20
	1 in 30
A1 + A2	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
National Average	1 in 5,000
Score 1 in 50	

Justification of Scoring
Likelihood of Harm

A1
Assessment of unoccupied dwelling
This assessment disregards occupation (but is based on a dwelling being intended for use as an HMO). Comprising two double rooms and three single rooms: this dwelling is suitable for a maximum of seven persons; however, the HMO has only a single bathroom, restricting suitability of occupancy to five. The location of the bathroom on the ground floor is two floors distant from the second-floor bedrooms. The shower cubicle located on the first floor has no space in which to change and affords little privacy given that anyone using the shower is unable to secure the wooden door. There is a higher standard of privacy required in an HMO, which, in practical terms, is likely to render this amenity redundant. The likelihood has therefore been adjusted to reflect the inadequacies of toilet and washing facilities.

A2
Assessment of current occupation
This score based on occupancy: there are five adults in the property, one in each room, so there is no gender-based or spatial overcrowding. The number of occupants included in this stage of the assessment is the same as the maximum number considered appropriate for the dwelling, meaning there is no difference in the likelihood values for the two stages.

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	A1 + A255.0		
	30.0		30.0		A1 + A2 + National Average30.0	National Average55.0		
	20.0		20.0		20.0			
A1 + A2 + National Average10.0	5.0	Likely	10.0	Likely	10.0		These scores are simply calculated as the sum of the other three harm outcomes subtracted from 100%	
	2.0		A1 + A2 + National Average5.0		5.0			
	1.0		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	Very Unlikely	0.1	Very Unlikely	0.1			
	0.0		0.0		0.0			
Score10.0%		Score5.0%		Score30.0%		Score55.0%		

Justification of Scoring

Harm Outcomes

Assessment 1: There is no reason to alter the harm outcomes from the national average scores.

Assessment 2: There is no reason to alter the harm outcomes from the national average scores.

Safety Ratings

Scenario 1
As described in this document

A1 Assessment of unoccupied dwelling
A2 Assessment of current occupation

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 50			
Extreme 10.0%	Severe 5.0%	Serious 30.0%	Moderate 55.0%
Category	Band	Score	
1 Legal duty to take action	High	10,000	
	A1 + A2	2,291	
2 Discretion to take action	Medium	1,000	
	Low	100	
	National Average	23	

Score
2,291

Scenario 2

After works meeting baseline indicators

Likelihood of Harm

1 in 50

Extreme
10.0%

Severe
5.0%

Serious
30.0%

Moderate
55.0%

Category	Band	Score
1 Legal duty to take action	High	10,000
Example Dwelling		2,291
2 Discretion to take action	Medium	1,000
	Low	100
National Average		23

Score

2,291

Justification of Scoring

After works meeting baseline indicators

Baseline Indicator 8.1 ensures the shower door is secured, but the issues of insufficient room to store dry clothes and change remain. There is already compliance with the other BIs so the likelihood of harm remains unchanged.

Scenario 3

After further improvements

Likelihood of Harm 1 in 5,000			
Extreme 10.0%	Severe 5.0%	Serious 30.0%	Moderate 55.0%
Category	Band	Score	
1 Legal duty to take action	High	10,000	
2 Discretion to take action	Medium	1,000	
	Low	100	
	Example Dwelling + National Average	23	
Score 23			

Justification of Scoring

After further improvements

The existing shower room should be removed; instead, an ensuite comprising WC, wash-hand basin and shower should be installed to each first- and second-floor bedroom, in accordance with building regulations.

Other Relevant Legislation and Guidance

HMO licensing

If the HMO is in England and is rented to 5 or more people who form more than 1 household, an HMO licence will be required. The local housing authority may impose conditions relating to the management, use and occupation of a licensed HMO based on locally adopted standards. Under the Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 these locally adopted standards may include minimum space and facilities requirements, for example the minimum floor area for a kitchen based on the number of persons using it. Other requirements may be the number and size of food storage cupboards, waste storage facilities, fire precautions etc.

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.

Crowding and Space enforcement

Local Authorities have a statutory duty to take enforcement action to tackle category 1 overcrowding and lack of living space hazards. However, the use of enforcement action, particularly prohibition orders, can lead to occupiers becoming displaced from their homes creating a homelessness situation which results in a statutory duty to arrange suitable alternative accommodation. Priority need cases will be provided with temporary accommodation, however, there is a risk these may also suffer overcrowding (case law does not prohibit overcrowding of temporary accommodation as short-term solutions are not bound by the same standards as permanent settlement). Councils are advised to adopt a holistic approach by involving their homelessness team and where appropriate Early Help/ Children's Social Care at the earliest opportunity to identify a course of action aimed at mitigating the effects of overcrowding, facilitating a managed move, and ultimately avoiding displacement which results in homelessness.

Where there are high levels of overcrowding in the local housing stock, local authorities may choose to prioritise action, through consideration of the severity of the hazard, with high scoring assessments reflecting those households living in the worst crowding conditions, where adverse health effects will be most pronounced. Cases can also be assessed according to the Statutory Overcrowding tests of the Room Standard or Space Standard defined by the Housing Act 1985, which can add further categorisation. Dwellings failing these tests and containing category 1 hazard are likely to present a higher priority for action.

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.