



Housing Health and Safety Rating System (HHSRS)

Case Studies

Group B
Physiological
Requirements

Hazard B15
Asbestos and
Manufactured
Mineral Fibres

Example B15.3
1946–1979
Terraced
House

Vulnerable Group
Persons of all ages

Multiple Locations
Yes

Related Hazards
No



Dwelling

Description

This is a three-bedroomed terraced house built in the 1960s, clad in timber, with brick party walls (called cross-wall construction), and timber-framed front and rear elevations. The frame is sheathed in plywood and nailed or stapled to the members of the frame to provide extra rigidity.

On the ground floor there is a porch leading to a small entrance hall, off which leads the front living room that provides access to a rear kitchen/dining room. Upstairs, accessed from the entrance hall, there are three bedrooms and a bathroom

The property is rented to a family of 4. generally well maintained, has gas central heating and an EPC rating of D. The electrical installation is satisfactory.



1

Front exterior

Deficiencies

Description

In the kitchen, the panelling/boxing-in around the soil vent pipe from the bathroom is asbestos sheet that has been damaged around the four screws that secure the access panel, exposing some fibres.

The floor tiles covering the dining room/kitchen and entrance hall on the ground floor and the bathroom upstairs all appear to be of a type and age to have some asbestos content (no test results are available to confirm this). The tiles appear in good condition and are securely stuck to the floors.

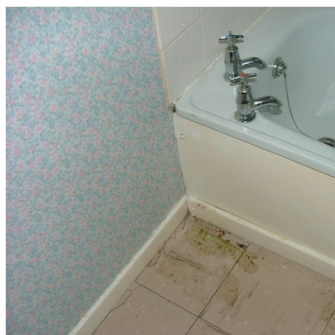
The living room and kitchen/dining room ceilings have an Artex finish that probably contain asbestos. These ceilings are in sound condition: the only cracks or damage is to the ceiling roses, evident when the light fittings are removed.

The bath panel also contains asbestos.

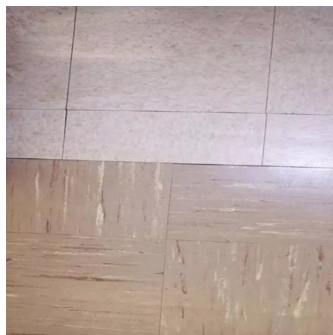
None of the items thought to contain asbestos is labelled and there is no asbestos register for the property. The ceilings, panelling and bath panel have been painted over several times.



2
Artex ceiling



3
Bath panel
Photo credit: UKATA.



4
Floor tiles with possible
asbestos content



5
Damaged asbestos
boxing-in

Relevant Baseline
Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject		Score				BI	Baseline Indicator
1	Structural Condition	0	1	2	3	1.2	All asbestos-containing material shall be maintained non-friable and free from any defects such as holes, cracks, tears, and/or looseness that may allow the release of fibres into the environment. Any friable or damaged asbestos identified shall be removed. An asbestos register for each dwelling shall be created and kept up to date.

Other Relevant Matters

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

ScoreMatters affecting Likelihood of Harm

0123Date of construction

Asbestos

0123Accessibility

0123Sealing

0123Labelling

0123State of repair

Manufactured Mineral Fibres

0123Accessibility

ScoreMatters affecting Harm Outcomes

0123Date of construction

Asbestos

0123Accessibility

0123Sealing

0123Labelling

0123State of repair

Manufactured Mineral Fibres

0123Accessibility

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
	1 in 50
Unlikely	1 in 100
	1 in 200
	Example Dwelling 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 300

Justification of Scoring
Likelihood of Harm

Unlabelled asbestos-containing materials have been found in the bathroom, living room and dining room/ kitchen. Most of the materials are in good condition and are unlikely to be disturbed, except during building or maintenance work.

The main concern relates to the panelling in the kitchen, particularly that used for access. The corners of this panel have broken off and asbestos fibres are exposed. The main exposure risk is that if removing the panel, its condition is such that it would continue to present an elevated risk to occupants, through inhalation of asbestos fibres, made more likely on account of kitchen being a frequent-use room.

The risk of contracting lung disease within 12 months is low, although exposure to asbestos fibres throughout the year could cause disease to occur later in life as there is no safe level of exposure.

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	79.0
	30.0		30.0		30.0		
Example Dwelling + National Average	20.0	Likely	20.0	Likely	20.0	National Average	79.0
	10.0		10.0		10.0		
Unlikely	1.0	Example Dwelling + National Average	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	Very Unlikely	0.1	Very Unlikely	0.1		
	0.0		0.0		0.0		
Score		Score		Score			Score
20.0%		1.0%		0.0%		79.0%	

Justification of Scoring

Harm Outcomes

There is no reason to think the spread of harm outcomes will be any different 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 300		
Extreme 20.0%	Severe 1.0%	Serious 0.0%
Moderate 79.0%		
Category	Band	Score
1 Legal duty to take action	High	10,000
2 Discretion to take action	Medium	1,000
	Low	100
Example Dwelling		673
National Average		40

Score
673

Scenario 2

After works meeting baseline indicators

Likelihood of Harm
1 in 3,000

Extreme 20.0%	Severe 1.0%	Serious 0.0%	Moderate 79.0%
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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
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Low	100
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Example	67
National Average	40

Score

67**Scenario 3**

After further improvements

Likelihood of Harm
1 in 5,000

Extreme 20.0%	Severe 1.0%	Serious 0.0%	Moderate 79.0%
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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
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Low	100
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Example Dwelling + National Average	40
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Score

40**Justification of Scoring**

After works meeting baseline indicators

A full asbestos survey should be carried out, including sampling of the floor tiles. Once the type of asbestos is confirmed, a licensed contractor should be employed to prepare and undertake a suitable remedial action plan, including removal of any friable or damaged asbestos-containing materials and making good areas disturbed. Any remaining asbestos must be listed in an asbestos register which is provided to the building owner.

Justification of Scoring

After further improvements

If all the asbestos containing materials are removed completely and no other ACMs are present there is no longer a hazard.

Other Relevant Legislation and Guidance.

Asbestos legislation

There are no specific laws covering asbestos and domestic property. The Control of Asbestos Regulations 2012 place a duty on landlords to manage the risks of asbestos of generally non-domestic property but does apply to the common areas of residential property such as stairwells in blocks of flats or houses in multiple occupation. Other legislation that may cover asbestos in domestic property includes the implied contractual rights under the Landlord and Tenant Act 1985 (keeping in repair the structure and exterior of the property applicable if asbestos is present in the roof or some other part of the building structure and is not maintained), and the obligation on landlords to keep tenants and visitors safe from personal injury or disease that might reasonably be caused by a breach of the landlord's repairing obligations under the Defective Premises Act 1972. Whilst these provisions exist, for domestic property, enforcement action would usually be taken under the Housing Act 2004 or Environmental Protection Act 1990.

Asbestos safe practice

Safe practice for removal: In a notice schedule it is appropriate to draw attention to the need for landlords to carry out a risk assessment due to the health risks associated with asbestos. Contractors undertaking works have a responsibility under the Health and Safety at Work etc. Act 1974 to provide a safe system of work. They should be advised that all possible care must be taken to minimise dust when cutting or drilling asbestos insulating board; this work must be carried out in the open air using hand tools with the product dampened. The operator should wear suitable respiratory protection. All waste should be sealed in labelled, dust-proof bags and must be disposed of at an authorised disposal site. Landlords should also be advised that there may be a requirement for such work to be carried out by licensed contractors only.

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.