



Housing Health and Safety Rating System (HHSRS)

Case Studies

Group D
Psychological
Requirements

Hazard D18
Crowding and
Space

Example D18.5
1946–79
Mid-terraced House
(Non-HMO)

Vulnerable Group
Persons of all ages

Multiple Locations
Yes

Related Hazard C16
Domestic Hygiene



Dwelling

Description

This is a three-storey mid-terrace house, built in the mid-1970s.

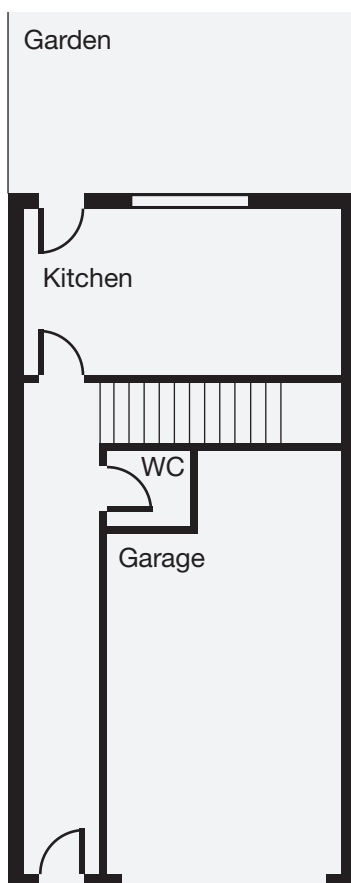
On the ground floor is a kitchen and toilet room (both with extractor fans) and an integral garage. On the first floor there is a large reception room and a bedroom. The second floor has two further bedrooms and a family bathroom (with extractor fan and opening window). The property is in a good state of repair.

There is gas-fired central heating, with radiators in all the rooms. The bedrooms are of a typical size for this type of town house, the smallest bedroom being 9.9m² and all the other rooms being over 10.22m². There is an enclosed garden to the rear.

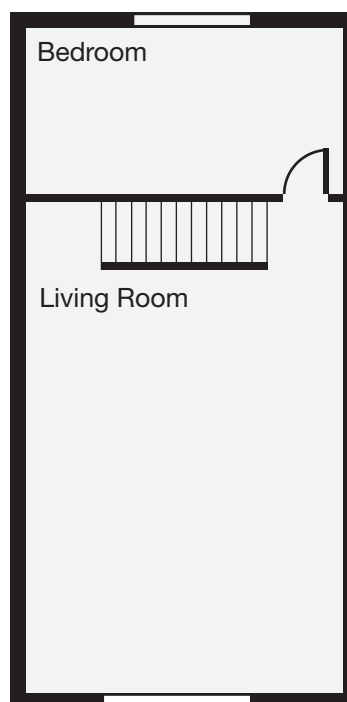
The EPC rating is D, and there are both gas and electrical safety certificates for the property.



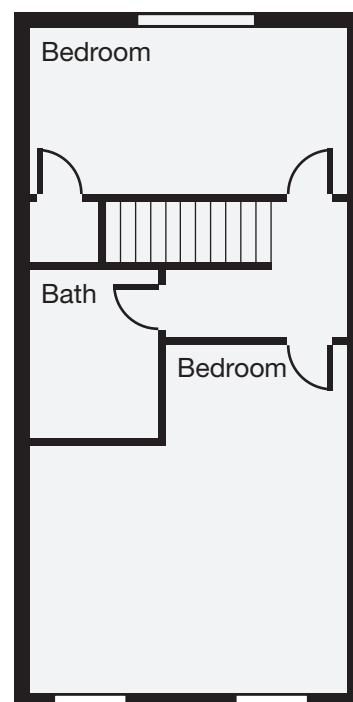
1
Front view of property



2
Ground Floor



3
First Floor



4
Second Floor

Deficiencies

Description

The house is currently rented to a single mother and her seven children: four boys aged 18, 10, 9, and 3, as well as three girls aged 18, 12, and 7.

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		
		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		

A1 Assessment of unoccupied dwelling

A2 Assessment of current occupation

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	

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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
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
A1 + National Average	1 in 5,000

Score

1 in 50

Justification of Scoring

Likelihood of Harm

A1

Assessment of unoccupied dwelling

With two double rooms and one single room, the dwelling is suitable for a maximum of five persons. No change to the likelihood from the national average score is required at this stage.

A2

Assessment of current occupation

There are three adults and five children present (including two girls and one boy over 10). Although the use of rooms is unknown, there will clearly be excessive spatial overcrowding as well as gender-based overcrowding due to the lack of privacy for those over 10. The likelihood of an occurrence has therefore been increased by a significant amount to reflect this.

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			
	20.0		20.0			20.0		
A1 + A2+ National Average	10.0	Likely	10.0	Likely	10.0	National Average55.0		
	5.0		A1 + A2+ National Average5.0		5.0	These scores are simply calculated as the sum of the other three harm outcomes subtracted from 100%		
	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	Very Unlikely	0.1	Very Unlikely	0.1			
	0.0		0.0		0.0			
Score		Score		Score			Score	
10.0%		5.0%		30.0%			55.0%	

Justification of Scoring

Harm Outcomes

Assessment 1: There is no reason to think the spread of harm outcomes will be any different from the national average, which is the same for all ages and types of property.

Assessment 2: There is no reason to think the spread of harm outcomes will be any different from the national average, which is the same for all ages and types of property.

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
A2		2,291
2 Discretion to take action	Medium	1,000
	Low	100
A1 + National Average		23

Score

2,291

Scenario 2

After works meeting baseline indicators

Likelihood of Harm
1 in 5,000

Extreme	Severe	Serious	Moderate
10.0%	5.0%	30.0%	55.0%

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 +		23
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Score
23

National
Average**Scenario 3**

After alternative improvements

Likelihood of Harm
1 in 5,000

Extreme	Severe	Serious	Moderate
10.0%	5.0%	30.0%	55.0%

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 +		23
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Score
23

National
Average**Justification of Scoring**

After works meeting baseline indicators

Compliance with Baseline Indicator 7.3 will require that a maximum of five persons resides at this property. Therefore, the occupation levels at the property would need to be reduced in order to comply.

Justification of Scoring

After alternative improvements

The 'easiest' way to comply with BI 7.3 would be for the current occupants to vacate the property and for it to then be let in the future to families of no more than five persons. An alternative way of approaching the overcrowding would be to convert the garage to a bedroom and ensuite shower room. This has the potential to accommodate an extra two occupants, though it is unlikely to be an option that the landlord would consider.

Other Relevant Legislation and Guidance

Crowding and Space enforcement

Local authorities have a statutory duty to take enforcement action to tackle the Category 1 Crowding and Space hazard. 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). Local authorities 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 conditions with the worst crowding, 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 a 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](https://www.gov.uk) website.