



Housing Health and Safety Rating System (HHSRS)

Group A
Protection Against
Accidents

Example A6.1
Pre-1920
Mid-terrace Bungalow
(Non-HMO)

Vulnerable Group
Persons of all ages

Multiple Locations
Yes

Case Studies

Hazard A6
Collisions, Entrapment
and Ergonomics

Related Hazards D18
Crowding and
Space



Dwelling

Description

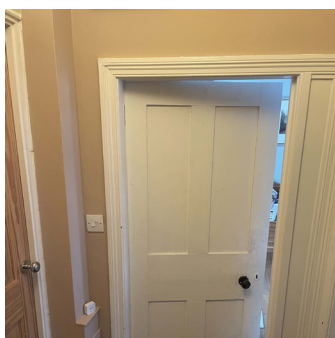
This is a mid-terrace bungalow, being a former almshouse built around 1880. The property is well cared for internally. The windows are all side-opening casements. The room sizes were designed for a single, elderly person without much furniture, and this is how it is currently occupied.

The bedroom is large enough to accommodate a single bed, small wardrobe and chest of drawers and leave adequate circulation space (Approx. 3m × 2.75m at the widest points). The bathroom has a short (1500mm) bath, WC and wash-hand basin. The kitchen is just large enough to allow an electric cooker (50cm wide) to be placed in the middle of the units opposite the sink so as to provide worktop either side. The windows provide adequate natural lighting in all rooms.

The electrical condition report was satisfactory, and the EPC rating is E. The property is ordinary Grade II listed, so the exterior appearance and character of the terrace must be preserved while the interior can be altered.



1
Front elevation



2
Door to living room



3
Metre above a doorway

Deficiencies

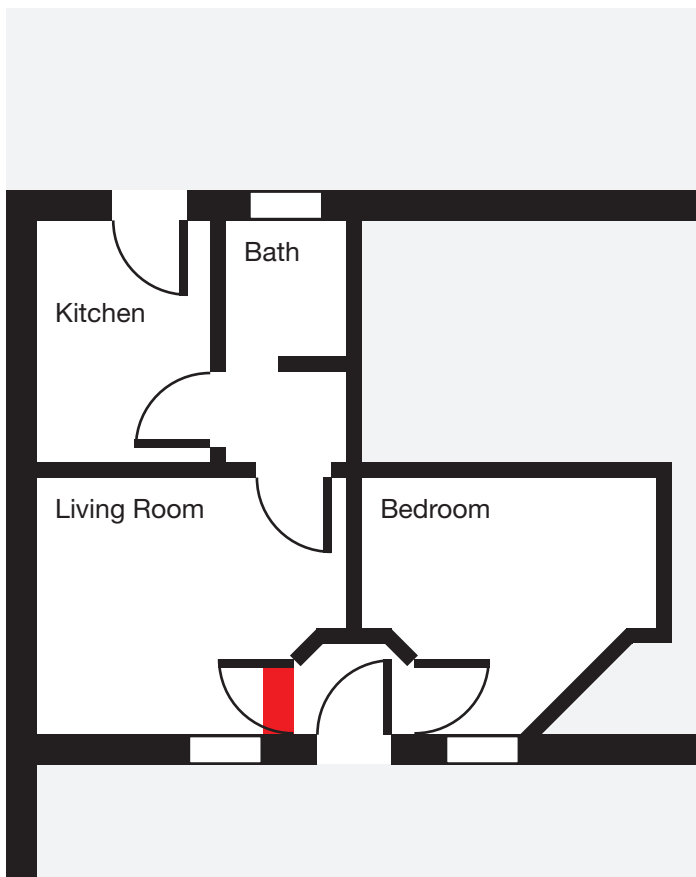
Description

Internal doors

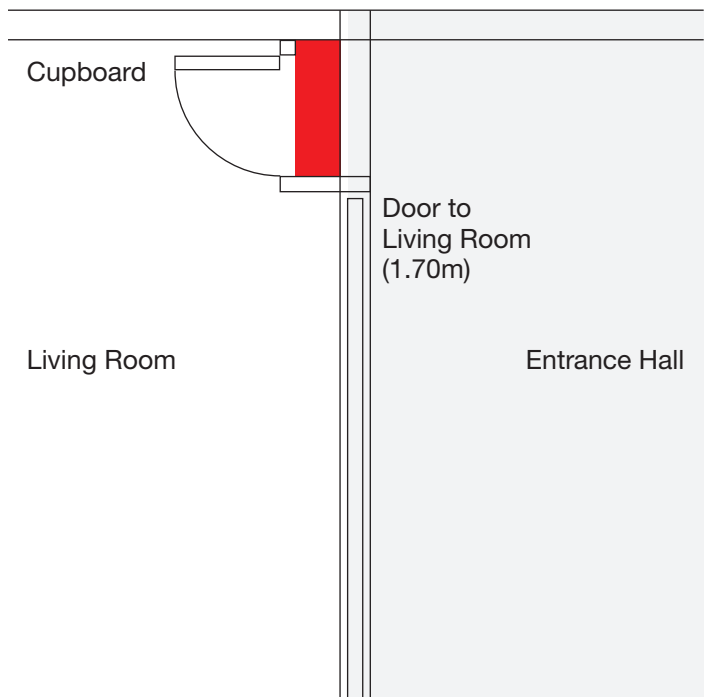
The internal door leading from the inner lobby to the living room has a low headroom height of 1.70m, the adjacent kitchen door is adequate however with a height of 1.90m. The internal doors leading from the small hall to the living room on the one side and to the only bedroom on the other both have very low headroom, the head of the frames being only some 1.70m above the floor. The headroom on the living room door is made worse by a full-width meter cupboard immediately above the door, which projects around 300mm, taken up by the electricity meters, fuses and wiring. All other internal doors are of a more or less normal height, with traditional Suffolk latches that can be stiff and hard to operate.

External doors

The frame to the front door is approaching normal height (1.95m) only in the very centre of the door, the arches starting from a height of around 1.35m. The rear external kitchen door is of normal height.



4
Floorplan showing
location of electricity
meter cupboard



5
Elevation showing
location of electricity
meter cupboard

Relevant Baseline Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject	Score	BI	Baseline Indicator
1	0 1 2 3	1.1	Externally, every foundation, roof, ridge line, flashing, fascia, soffit and bargeboard, exterior staircase, exterior wall/fence shall be safe to use and capable of supporting the intended design loads and load effects and shall be in a proper state of structural repair. Internally, every wall, floor, ceiling, inside stair, porch, accessory structure, door, window and window glass shall be safe to use and capable of supporting the intended design loads and load effects, and shall be in a proper state of structural repair.
7	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 6.51m ² . The floor area of any room in the dwelling used as sleeping accommodation by two persons must not be less than 10.22m ² . 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 4.64m ² . Any room in the dwelling with a floor area of less than 4.64m ² 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.
	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.
8	0 1 2 3	8.1	Internal doors leading between areas of a single dwelling 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 room doors must be fitted with a suitable lock and must not contain clear glass.
11	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 Baseline
Indicators

0

Satisfactory
or N/A

1

Not
Satisfactory

2

Defective

3

Seriously
Defective

Subject		Score				BI	Baseline Indicator
13	Guards	0	1	2	3	13.1	Every stairway, porch, patio, landing, balcony walkway, terrace and hall located more than 600mm above an adjacent area shall have a structurally sound guard, between 900mm and 1100mm high, measured vertically from the floor. The guard shall be firmly fastened, capable of supporting normally imposed loads and in good condition. Balusters with a minimum thickness of 10mm shall be placed at intervals that do not allow passage of a sphere greater than 100mm in diameter. There shall be no climbable cross-pieces.
		0	1	2	3	13.2	All windows with an opening section greater than 100mm, through which a person may fall a single storey or more, shall have a fall-prevention device that restricts opening to less than 100mm. It must be possible to overcome this restriction easily when the windows in question are required to be escape windows, under the building regulations.
16	Ventilation	0	1	2	3	16.4	All means of ventilation shall be maintained in good repair and working order.

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		Door-closers
0	1	2	3		Door location
0	1	2	3		Door headroom
0	1	2	3		Window design
0	1	2	3		Window location
0	1	2	3		Headroom or projections
0	1	2	3		Amenity position
0	1	2	3		Amenity space
0	1	2	3		Kitchen worktops
0	1	2	3		High-level storage
0	1	2	3		Electric switches
0	1	2	3		Electric sockets
0	1	2	3		Light fittings

Score					Matters affecting Harm Outcomes
0	1	2	3		Door-closers
0	1	2	3		Door location
0	1	2	3		Door headroom
0	1	2	3		Window design
0	1	2	3		Window location
0	1	2	3		Headroom or projections
0	1	2	3		Amenity position
0	1	2	3		Amenity space
0	1	2	3		Kitchen worktops
0	1	2	3		High-level storage
0	1	2	3		Electric switches
0	1	2	3		Electric sockets
0	1	2	3		Light fittings

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
	National Average 1 in 20
	1 in 30
	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

The likelihood is increased due to the low headroom to the internal doors to the living room (made worse by the meter cupboard above) and bedroom and the low headroom of the external front door, as these doors are in frequent use each day. The Suffolk latches on the internal doors can be awkward to open. Due to the number of deficiencies, and the fact that they are located in areas that are in constant use, the risk of harm occurring over the next 12 months is very likely.

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	89.8	
	30.0		30.0		30.0		National Average	
	20.0		20.0		20.0			
Likely	10.0	Likely	10.0	Example Dwelling	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			
	0.0		0.0		0.0			
Example Dwelling + National Average								
Score		Score		Score			Score	
0.0%		0.2%		10.0%		89.8%		

Justification of Scoring

Harm Outcomes

The 'Serious' harm outcome is raised to 10% due to the potential for concussion due to the potential for an occupier to hit their head when going through a doorway. Also, the chance of and suffering strains or sprains when operating the Suffolk latches is greater than 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 5			
Extreme 0.0%	Severe 0.2%	Serious 10.0%	Moderate 89.8%
Category	Band	Score	
1 Legal duty to take action	High	10,000	
2 Discretion to take action	Medium	Example Dwelling	1,000 820
		National Average	132 100
Score	820		

Scenario 2

After works meeting baseline indicators

Likelihood of Harm
1 in 5

Extreme 0.0%	Severe 0.2%	Serious 10.0%	Moderate 89.8%
-----------------	----------------	------------------	-------------------

Category	Band	Score
----------	------	-------

1 Legal duty to take action	High	10,000
-----------------------------------	-------------	--------

2 Discretion to take action	Medium	1,000
Example Dwelling		820
National Average		132
	Low	100

Score
820

Justification of Scoring

After works meeting baseline indicators

No change provided by application of the baseline indicators. The baseline indicators do not address the door height and operability of the Suffolk latches.

Scenario 3

After further improvements

Likelihood of Harm
1 in 20

Extreme 0.0%	Severe 0.2%	Serious 5.0%	Moderate 94.8%
-----------------	----------------	-----------------	-------------------

Category	Band	Score
----------	------	-------

1 Legal duty to take action	High	10,000
-----------------------------------	-------------	--------

2 Discretion to take action	Medium	1,000
Example Dwelling + National Average		132
	Low	100

Score
132

Justification of Scoring

After further improvements

While the property's listed status will prevent the front door being altered, there should be scope to modify the internal doors to provide better headroom. Also, the Suffolk latches could be replaced with ones that are easier to operate.

Other Relevant Legislation and Guidance

Listed Status

Where properties are listed or are located in a conservation area, this should not affect the assessment of risk and the calculation of the hazard rating score. 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.