

HHSRS Worked Examples from East Midlands
Standardisation Working Group
6 March 2008



Example 14 – Falls on Stairs

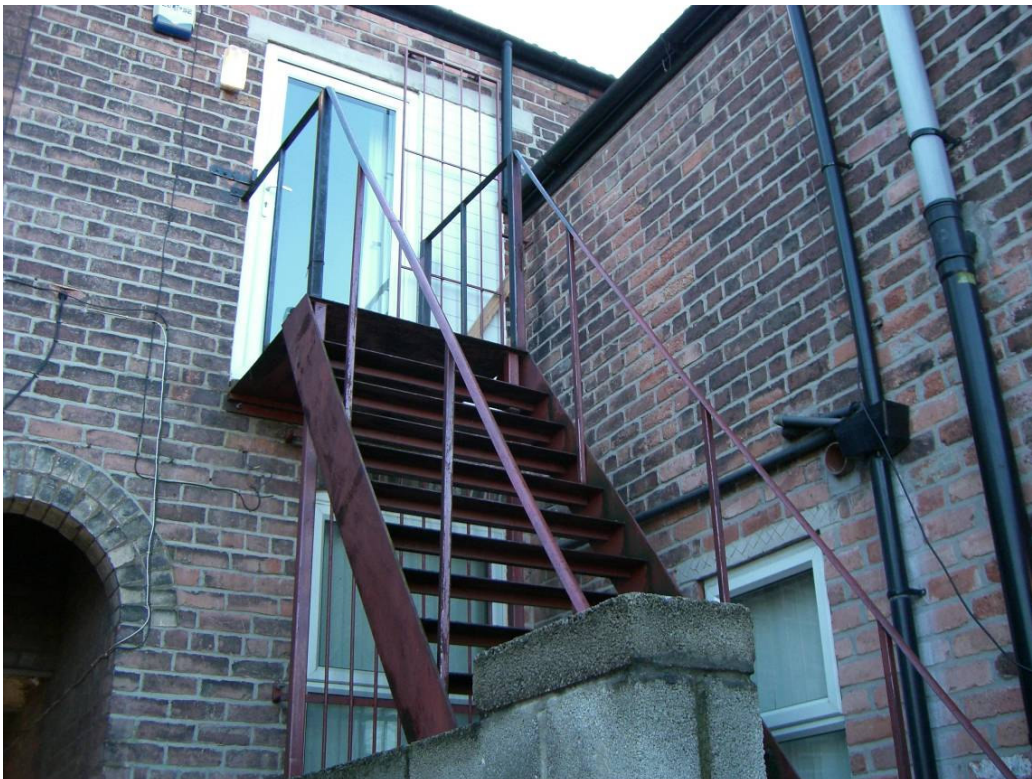
Pre 1900 mid terraced property, facing onto a main road, above a solicitors firm which is in the process of closing.

The stairs, are to the rear of the property, accessed via an adjacent alley, and are the only ingress and egress to the dwelling.

The top few risers are not equal; the top riser is 270mm, the second is 195mm and the third is 170mm.

The stairs do not meet Approved Document Part K of the Building Regulations:

1. The maximum a riser should be is 220mm: here the top riser exceeds this by a further 50mm.
2. The minimum going is 220mm: the average going here is 110mm.
3. The maximum pitch for a staircase is 42°: the pitch here is 55°.
4. The maximum width between balustrading to the staircase is 100mm, the widths here varied from 450mm and over 1m.
5. The handrails are not secured to the actual staircase at the foot of the stairs.
6. The staircase appeared to be secured to paving slabs at the foot of the staircase, some of which were coming loose and not attached to the ground.
7. In addition, both the flat and solicitors offices below, have windows which open onto the stairwell.





HHSRS V2 SCORING SHEET

DWELLING House or flat **flat** HMO **Non** HMO Age of dwelling **Pre 1920** 20-45 46-79 80+

HAZARD & No **Falls on Stairs** **21** Item/s **Dangerous external staircase**

LIKELIHOOD **5600** 3200 1800 1000 560 320 **100** 100 56 32 18 **10** 6 3 2 1
 <4200 2400 1300 750 420 240 130 75 42 24 13 7.5 4 2.5 1.5>

Justification **Loose handrail**
Open risers
No balustrading
Exposed to the elements, therefore could become dangerous when wet or icy
Very steep (54°) external staircase is the only ingress and egress to the property
Narrow treads
Uneven risers

		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		
OUTCOMES Class I		0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	Class IV
Class II		0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	100-(I+II+III)
Class III		0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	22.1
		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		

Justification **Metal staircase**
Sharp edges
Another set of steps at the bottom to hit

RATING **A** B C D E F G H I J Score (if calculated) **13564**
 <3000 2000 1000 500 200 100 50 20 10>

Enforcement Action:
 The group decided to serve a Prohibition Order on the property which may or may not be an emergency prohibition order depending on the occupants.