

HHSRS Worked Examples from East Midlands Standardisation Working Group, 5 September 2006



Example 1 - Crowding and Space

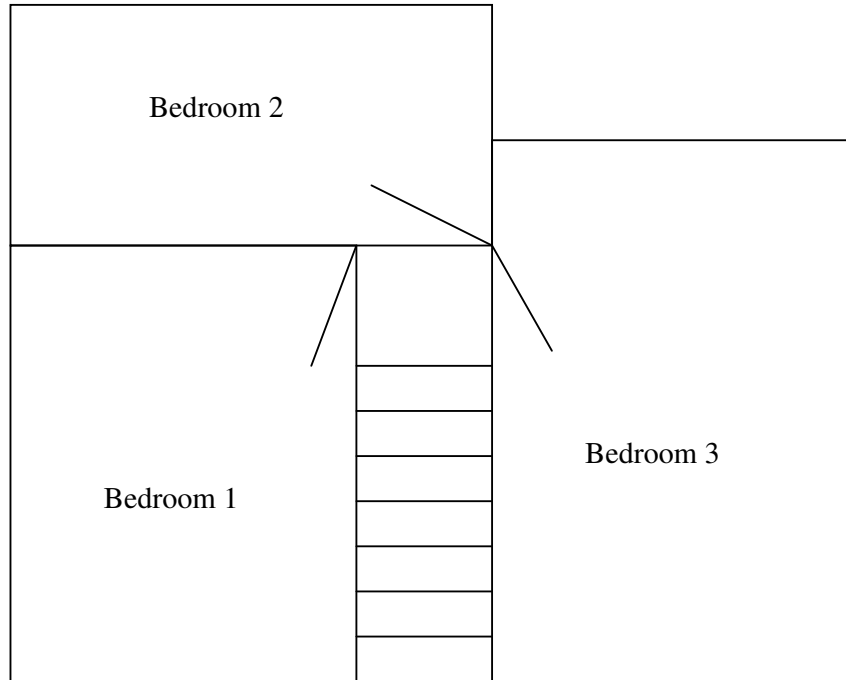
The property is a two storey semi-detached house, constructed between 1910-1920. The property is constructed of solid walls, a tiled roof, and single glazed windows. It consists of a small landing and three bedrooms on the first floor, and a small hall with living room, kitchen and bathroom containing a bath, water closet and wash hand basin, on the ground floor. At the front of the property there is a driveway and a small garden with a path leading to the front door, and to the rear there is also a small garden. The property is situated in a cul-de-sac in a residential area.

The property is currently let to three separate tenants who share amenities, and is therefore classed as a House in Multiple Occupation (HMO). For the purpose of the HHSRS assessment, the dwelling being assessed is bedroom 2 on the attached layout. The assessment will also include the bathroom, kitchen and living room, which are shared with the two other tenants occupying the property.

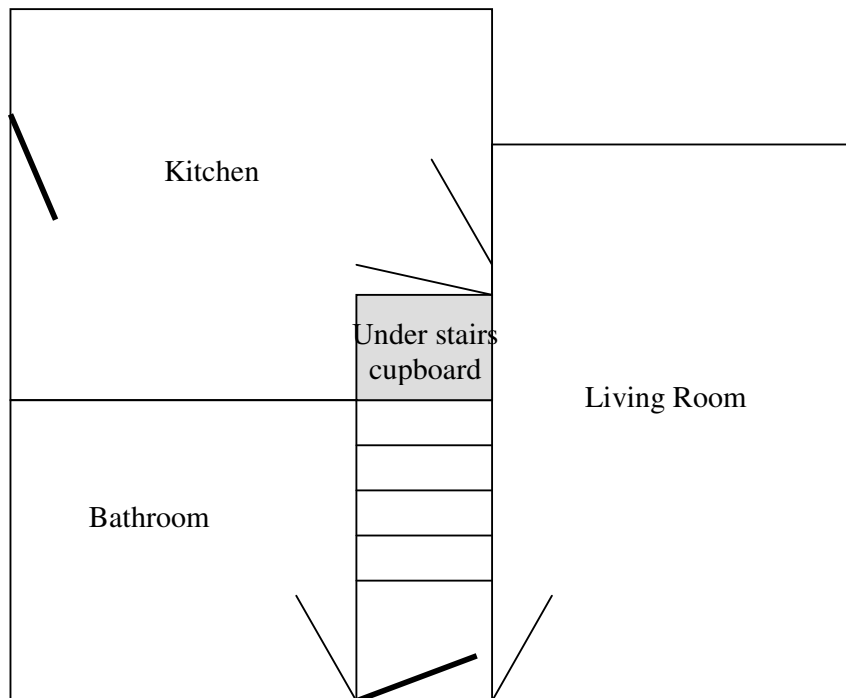
Dwelling in question, bedroom 2, is very small, only 5.43m², it is the only private space available to that particular tenant, and the space is further reduced by a hot water tank, and a sloping ceiling

There are a lack of amenities for three households to share. Only one bathroom is provided, containing the only WC in the property.

First Floor



Ground Floor



HHSRS V2 SCORING SHEET

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

HAZARD & No **Crowding & Space** Item/s **Small bedroom (5.43 sq m) in 3 person HMO**

LIKELIHOOD 5600 3200 1800 1000 560 320 180 100 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

**Bedroom is too small, with sloping roof reducing head room. Hot water tank is also situated in the room further reducing the space.
 No private space for that occupant – shared living room, and sharing of amenities**

		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		
OUTCOMES Class I	<input type="text" value="0"/>	<input type="text" value="0.1"/>	<input type="text" value="0.2"/>	<input type="text" value="0.5"/>	<input type="text" value="1.0"/>	<input type="text" value="2.2"/>	<input type="text" value="4.6"/>	<input checked="" type="text" value="10.0"/>	<input type="text" value="21.5"/>	<input type="text" value="31.6"/>	<input type="text" value="46.4"/>	<input type="text"/>	Class IV
Class II	<input type="text" value="0"/>	<input type="text" value="0.1"/>	<input type="text" value="0.2"/>	<input type="text" value="0.5"/>	<input type="text" value="1.0"/>	<input type="text" value="2.2"/>	<input type="text" value="4.6"/>	<input checked="" type="text" value="10.0"/>	<input type="text" value="21.5"/>	<input type="text" value="31.6"/>	<input type="text" value="46.4"/>	<input type="text"/>	100-(I+II+III)
Class III	<input type="text" value="0"/>	<input type="text" value="0.1"/>	<input type="text" value="0.2"/>	<input type="text" value="0.5"/>	<input type="text" value="1.0"/>	<input type="text" value="2.2"/>	<input type="text" value="4.6"/>	<input type="text" value="10.0"/>	<input type="text" value="21.5"/>	<input checked="" type="text" value="31.6"/>	<input type="text" value="46.4"/>	<input type="text"/>	<input type="text" value="48.4"/>
		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		

Justification

No reason to change harm outcomes

RATING

A B C D E F G H I J
 <5000 2000 1000 500 200 100 50 20 10>

Score (if calculated)

However, the working group decided that they would still take action on this hazard.