

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



Example 7 – Entry by Intruders



Report of inspection

Date of inspection 28th June 2006

*Weather at time of inspection; overcast, 20 °C light wind.
Weather during previous few days; rain on previous day otherwise fine*

Description of Dwelling

The property is part of a large two storey Victorian house which has been split into two properties vertically at some point in the past. The divide appears to be solid using insulation blocks, correctly rendered or similar.

There is a 2 blue brick dpc and the walls are solid 240mm thick walls.

The accommodation comprises a large entrance hall on the ground floor with an open staircase to the first floor. The hall has an original concrete, tiled floor. A kitchen/diner is to the right of the entrance door and the living room to the left. All rooms have very high ceilings - approx 3.5m.

To the first floor there is a bathroom with hot water tank (electric immersion) and two bedrooms.

The property has not been significantly improved since being split, approx 40 years ago. Some works were started in the last few years to replace the windows but this was never finished and the new upvc double glazed windows have not been fully sealed resulting in excessive draughts.

Heating has been provided in the past by electric storage heaters but the large room sizes and high ceilings would make these ineffective. The tenant currently uses old portable radiant electric fires. Extensive use is made of extension cables due to a lack of sockets.

The property has been broken into in the past and the rear glass door to the kitchen is partially boarded up.

12 - Entry by Intruders			
Vulnerable age	All ages	Multiple Locations	Yes
Related Hazards	Fire	Secondary Hazards	No
Description of Hazards			



- a. The front door is a 2 lever mortice with viewing chain and yale lock, there is a glazed window to the side of the door which is not toughened or safety glass
- b. The rear door has been broken into in the past and is temporarily boarded. The lock was not accessible but is not a high security lock. There is an ordinary glazed window to the side of the door.
- c. There is no operating burglar alarm.

List of Relevant Matters								
Likelihood & Outcomes	A	B	C	D	E	F	G	H
a Location	2	2						
b Defensible space								
c Lighting, inc security lighting								
d Pedestrian routes								
e Housing layout								
f1 Doors & windows - repair		3						
f2 Doors & windows - locks	2	3						
g Door viewers								
h Door chains								
j Concierge etc.								
k Burglar alarms			3					
Secondary hazards								
KEY	3 - Seriously defective		2- Defective		1 - Not satisfactory		0 - Satisfactory/NA	

HHSRS V2 SCORING SHEET

DWELLING House or flat **hse flat** HMO **Non HMO** Age of dwelling **Pre 1920** 0-45 46-79 80+

HAZARD & No **Entry by Intruders** **12** Item/s **Insecure front door, boarded rear door**

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

2 lever mortise lock to front door, with glass side panel
Rear door has been broken into recently and is now temporarily boarded, also has glass side panel
No burglar alarm
Area has high crime rate
Rear door only overlooked by two houses

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		89.9

<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) **666.49**

Although this resulted in a category 2 hazard, it was decided that action would still be taken immediately to secure the property