

Example 9 – Structural Collapse

This is a two storey 1920s terrace property. It contains 2 bedrooms and a bathroom to the first floor, and a living room, dining area and kitchen to ground floor. It is constructed of solid brick walls, tiled roof and single glazed windows.

There is a leak to the bath and potentially to waterpipes under bathroom floorboards. This has resulted in damage to bathroom floorboards and dining room ceiling. There is also evidence of rot to the ceiling joists, and the bath appears to have sunken by approximately 1.5 centimetres.





HHSRS V2 SCORING SHEET

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

HAZARD & No **Structural Collapse** **29** Item/s **Water leakage, sunken bath, rot to floorboards**

LIKELIHOOD **56** **10** **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

**Evidence of floor movement
 Rot to floorboards and ceiling joists
 Evidence of bath movement**

		<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	77
		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		

Justification

Potential Impact of a bath filled with water with a person in it will be great.

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

Score (if calculated) **984**

Enforcement Action:

The group decided that they would probably address the issue with the landlord in an informal manner in order to resolve the issue.