

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



**Example 18 – Damp and Mould**

1920's one storey flat with loft space, above a Chinese takeaway shop. It is constructed of solid brick walls, a tiled roof and double glazed uPVC windows. The property contains a living room, kitchen, two bedrooms and a bathroom containing WC, wash hand basin and bath with shower. The property is rented by a single female aged 28. the first picture shows loose lead flashing on the roof.





# HHSRS V2 SCORING SHEET

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

HAZARD & No **Damp and Mould** **1** Item/s **Disrepair to roof**

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  
**Damp has already penetrated through the roof and into a bedroom.  
 There is a large amount of damp visible on the bedroom wall**

		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		
OUTCOMES Class I	<b>1</b>	0.1	0.2	0.5	<b>1.0</b>	2.2	4.6	10.0	21.5	31.6	46.4		Class IV
Class II	0	0.1	0.2	0.5	<b>1.0</b>	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	<b>10.0</b>	21.5	31.6	46.4		<b>89</b>
		<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 Score (if calculated) **152**

<5000 2000 1000 500 200 100 50 20 10>

**Enforcement Action:**  
 The group decided to serve an improvement notice to repair the roof and bedroom wall and to reinstate the loft insulation. The group also discussed using a nuisance notice (s.80 EPA) as the house may be in such a state as to be prejudicial to health.