

HHSRS Worked Examples from East Midlands
Standardisation Working Group
13 July 2007



Example 11 – Excess Cold

This is a 1950s end terrace property consisting of three bedrooms and a bathroom to first floor and a lounge/diner and a kitchen on the ground floor. It is constructed of cavity walls (with no insulation), a tiled roof and single glazed windows. There is 50mm loft insulation, a fully working central heating system (boiler approx 23 years old), a hot water tank in loft, and no lagging to pipes. There is evidence of rot to front and back door frames, poorly fitting back door and no intruder alarm system. It is owned and occupied by a single 64 year old woman.







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 **Excess Cold** **2** Item/s **Disrepair to windows**

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

Defective (rotten) and poorly fitting window and door frames
Lack of insulation to roof and cavity wall
Single glazing
Poorly fitting windows
Lack of insulation to pipework
Poorly fitting back door

		<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		42.3
		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38			

Justification

No reason to change harm outcomes as the harm caused as a result of excess cold here should be no different to the average

RATING

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

Score (if calculated) **3274**

Enforcement Action:

The group considered that it may be difficult to justify requiring replacement windows, and loft and cavity wall insulation, because fitting insulation would reduce the risk to a category 2 hazard. However, an Improvement Notice would be served, if the works could not be completed in an informal manner. The group would also consider the use of grants to assist the Landlord.