

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



Example 5 – Falls between Levels.

[The persons most at risk by this hazard are persons below the age of 5 years]

Construction

The dwelling is typical Victorian mid-terrace dwelling house. The dwelling appears to be of solid 9" wall construction. The roof has been recovered in recent years with concrete interlocking tiles. The windows are UPVC to all rooms with the exception of the bathroom, which is timber (casement). The floors are a mixture of both solid and suspended timber construction. The property is supplied with main water, gas and electricity.

Accommodation

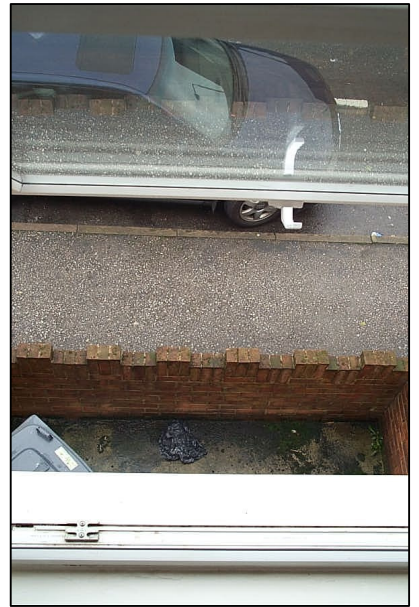
The house comprises of two bedrooms on the first floor, a bathroom with WC, WHB and bath with over-head shower unit. The ground floor has 1 reception room, kitchen and a rear utility room. To the rear of the property there are adjoining out-buildings.

Condition

The dwelling was found to be in a reasonable state of repair and fit for human habitation by meaning of the Housing Act 1985 Section 604.

Property Identification	Church Gresley, Swadlincote			
Property Age Band	Pre-1920	1920-1945	1946-1979	Post 1979
Property Type	House/Bungalow		Flat/Dwelling in HMO	
Surveyor				
Date of Inspection				

Hazard Title & No.	Falls between levels (22)
Deficiencies	There are windows located to both the first floor front and rear bedrooms, which have opening window lights which present a significant " <i>fall between levels</i> " hazard (2.8m from window sill to ground level). There are 3 components to this hazard. Firstly, the light opens straight out (hinged off an elevated window transom as oppose a vertical mullion thus providing a smaller window aperture. Secondly the opening light is unusually large and finally the window is very low e.g. with less than 425mm distance between the bedroom floor and the window board. See photographs.



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 **Falls between levels** Item/s **Very wide opening first floor 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

**Two very large windows on first floor
Sill is 425mm from floor level
Bottom opening window with no restrictors fitted**

		<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 II	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	
	Class III	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	
		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38	>	
													Class IV
													100-(I+II+III)
													79.8

Justification

**Both windows are on the first floor
No bushes or shrubs to break the fall, a fall would be onto concrete**

RATING

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

 Score (if calculated)

Although this only resulted in a category 2 hazard, it was decided that to request restrictors to be fitted to the windows was a small job, and would therefore be requested.