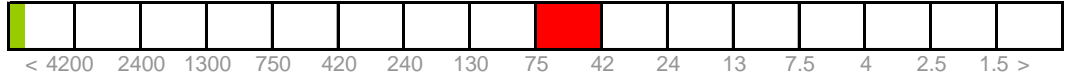
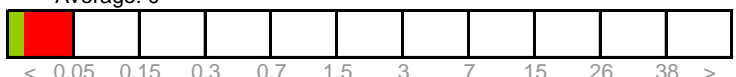
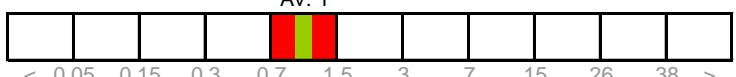
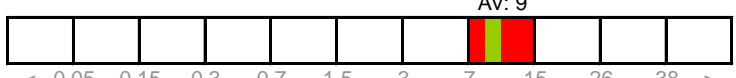

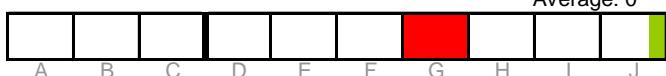





HEALTH AND SAFETY RATING SYSTEM SCORES		Non HMO Pre 1920
LIKELIHOOD	Low → High	1 in 56
<p>Average: 39060</p> 		
<b>Justification:</b>		
<p>The lead in water content of the drinking water supply exceeds the current (non-health) guidance figure but is less than the 1984 figure. The figure in place at the time of the statistical evidence behind the Operating Guidance (1997-1999) would have been the current level. In this particular dwelling the amount of lead in the drinking water is over twice the guidance value and nearly five times that of the normal lead concentration found (5ug/l). This justifies an increase in the likelihood of a harmful occurrence above the national average as the majority of dwellings of this age (60% and hence "typical") do not have lead water supply pipes and lead concentrations are more typically much less. In addition to this it is likely that general public perception is such that any occupier is likely to have some level of concern with some resulting negative impact upon mental well-being. Whilst this is unlikely to be an effect upon a member of the vulnerable group it is likely to exist for any parent. However, there is no threshold for the ill-effects of lead and it must be recognised that the guidance value indicated in a non-health based one such that there can be no firm certainty as to the chance of a harmful occurrence even if the guidance value has been exceeded.</p>		
<b>OUTCOMES</b>		
	Average: 0	%
Class I		0
Class II	<p style="text-align: center;">Av: 1</p> 	1
Class III	<p style="text-align: center;">Av: 9</p> 	10
Class VI	<p style="text-align: right;">Av: 90</p> 	89
<b>Justification:</b>		
There is nothing to suggest a departure from the national average spread of likely harm outcomes.		
<b>RATING</b>		
	Average: 0	Score: 87
		
<b>RATING SCORES AFTER IMPROVEMENT</b>		
IMPROVE	Likelihood to 1 in 5600	Outcomes to 0   1   10   89 %
<b>Justification:</b>		
Replacing the lead water supply pipe with new in accordance with Building Regulations requirements and local water bye-laws etc. would reduce the likelihood of a harmful occurrence to at least the national average.		
<b>NEW RATING</b>		
	Average: 0	Score: 1
		
<p><i>Av: Nos</i>      <i>Average likelihood, outcomes and HHSRS score for hazards from LEAD for all Persons aged 3 years &amp; under in a Pre 1920 non HMO</i></p>		