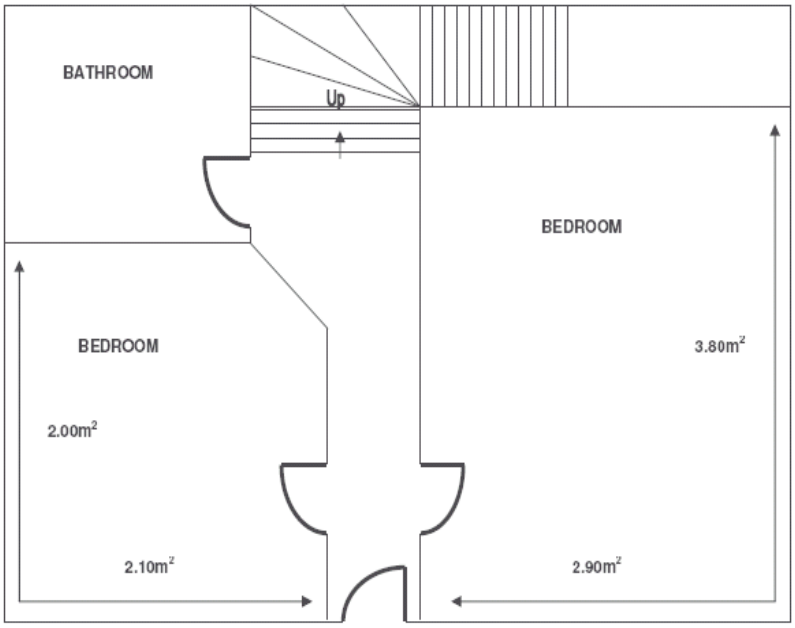
CROWDING AND SPACE

HHSRS Operating Guidance: February 2006

Vulnerable age	No particular age group	**Multiple locations**	Yes	**No**
Related hazards	Noise	**Secondary hazards**	Yes	**No**



Ground Floor Plan

DESCRIPTION OF HAZARD

Dwelling: Two storey cottage built around 1855

Background

This is a two storey, mid terrace, pennant stone cottage with a traditional pitch, pan-tiled, roof. Access into the dwelling is via a front entrance door leading into the ground floor hallway. There are two rooms and a bathroom on the ground floor with a staircase leading up to an open plan kitchen/living room on the first floor. The largest bedroom is around 11m2 (118 square feet) with the second bedroom being around 4.0m2 (43 square feet). The kitchen/living room measures around 19m2 (205 square feet). The property is well maintained and in good decorative order. It does not have a front or rear garden. The dwelling is occupied by two adults with their 6 year old son and 12 year old daughter who share the small bedroom.

LIST OF RELEVANT MATTERS

LIKELIHOOD & OUTCOMES

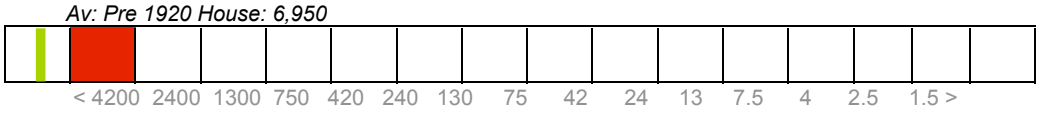
a	Living area	1
b	Kitchen area	1
c	Personal washing area	-
d	Washing area door	-
e	Sanitary accommodation	-
f	Sanitary accommodation door	-
g	Number of bedrooms	2
h	Bedroom size	3
i	Bedroom location	-
j	Recreational space	2

Compounding matters - None

Key	3	Seriously defective
	2	Defective
	1	Not satisfactory
	-	Satisfactory/NA

HEALTH AND SAFETY RATING SYSTEM SCORES

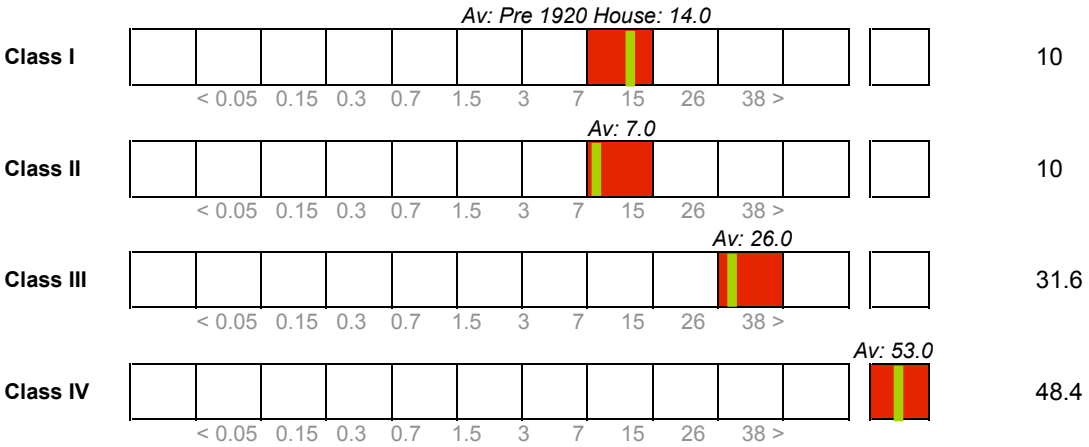
LIKELIHOOD Low ⟶ High **1 in 3200**



Justification

The current occupiers are ignored for the purposes of the initial assessment. The living space and bathroom appear adequate for a household of two persons, however the small second bedroom and lack of any recreational space increases the likelihood of a hazardous occurrence. The house is not a typical pre-1920 house in its size and arrangement.

OUTCOMES **%**



Justification

There is nothing that justifies changing the spread of harm outcomes.

RATING



Score: 37

RATING SCORES TAKING ACCOUNT OF CURRENT OCCUPANTS

Likelihood to 1 in 10 **Outcomes to** 10.0 | 10.0 | 31.6 | 48.4 %

Justification

There is a gross mismatch between the dwelling and household. The 12 year old daughter does not have a separate bedroom (the Operating Guidance states that the "need for privacy begins to develop from the age of eight and will be fully formed during puberty"); nor does she have private study space, which would compromise educational attainment and cause stress. The smaller bedroom is not considered to be of a size useable as a sleeping space, and, in any event is inappropriately sited; there is likely to be disturbance from visitors and from normal household activities on the upper floor when the children have gone to bed. Finally, there is a lack of external play space for the children and the kitchen/living room is unsuitable for play. The likelihood of a hazardous occurrence is therefore highly likely although there is nothing to justify a change in the spread of harm outcomes.

NEW RATING



Score: 11,996

Av: Nos	*Average likelihood and health outcomes for persons of all ages, 1997-1999.*