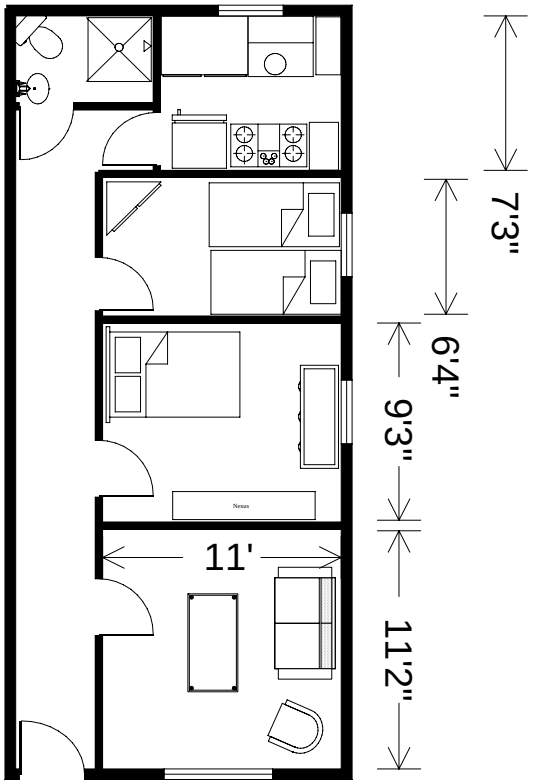
Crowding & Space

HHSRS Operating Guidance; February 2006

Vulnerable age	No specific age group	**Multiple locations**	Yes	**No**
Related hazards	Damp and Mould Growth etc	**Secondary hazards**	Yes	**No**



Layout of dwelling with room measurements

DESCRIPTION OF HAZARDS

Dwelling: Third floor, purpose-built, flat, circa 1983

Background: This is a self-contained flat on the third floor of a purpose built six storey block. It comprises of a hallway, three rooms (living room and two bedrooms) kitchen, and a shower room. It has single glazed timber framed windows, central heating, and the original electrical installation. Ventilation of the shower room is by an electrical extractor fan. The flat is in a good state of repair and decorative order although there is some mould growth at high level to the rear wall of the shower room. The living room is around 123 square feet (11.43 square metres) in floor area, the largest bedroom is around 102 square feet (9.48 square metres), and the other bedroom is just under 70 square feet (6.5 square metres). Externally, there is no children's play area although there is a public park with some sports facilities about a mile away.

Current Occupancy: The flat is occupied by a married couple and their two teenage sons, aged 13 and 15. The parents occupy the larger of the two bedrooms, the sons the smaller one.

LIST OF RELEVANT MATTERS

LIKELIHOOD & OUTCOMES

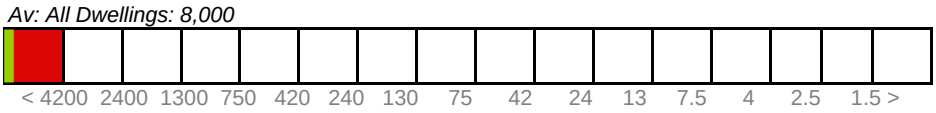
a	Living area	-
b	Kitchen area	-
c	Personal washing area	-
d	Washing area door	-
e	Sanitary accommodation	-
f	Sanitary accommodation door	-
g	Number of bedrooms	2
h	Bedroom size	2
I	Bedroom location	-
j	Recreational space	1

Key

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

HEALTH AND SAFETY RATING SYSTEM SCORES

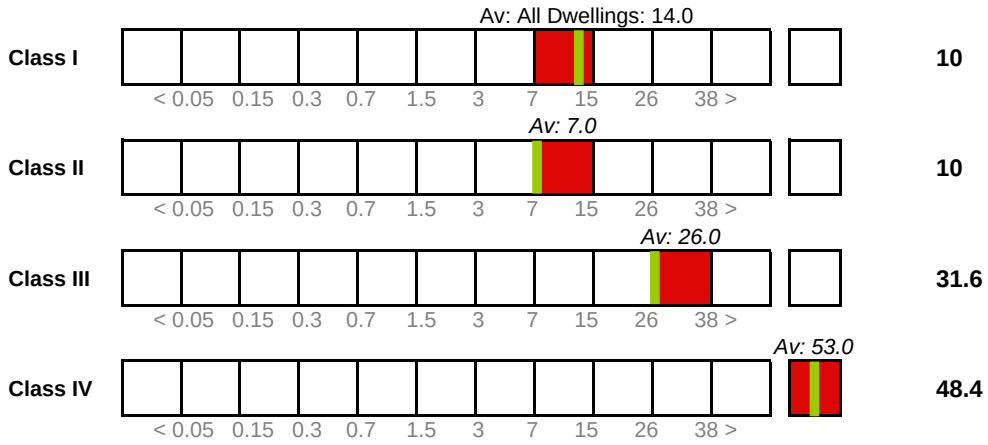
LIKELIHOOD Low → High **1 in 5,600**



Justification

The current occupying household is disregarded initially in the HHSRS assessment of the dwelling, the likelihood will therefore be the average for properties of this age and type.The dwelling provides adequate sleeping, living and recreational space for up to 3 persons (irrespective of age, and depending on their sex and relationship). On this basis, the dwelling is satisfactory. However, there is a mis-match between the current occupying household and the house - on which see below (Op Guidance, Chap 4 paras 4.29-4.31)

OUTCOMES **%**



Justification

There is no reason to suggest that the spread of harm outcomes would be any different to the national average.



RATING SCORES TAKING ACCOUNT OF CURRENT OCCUPANTS

Likelihood to 1 in 18 **Outcomes to** 10.0 | 10.0 | 31.6 | 48.4 %

Justification

Unlike other hazards, the severity of the risk will depend on the number of current occupants in the dwelling and the space available.This accommodation is not suitable for the number in the current household. There is inadequate space for allow for privacy away from the rest of the household; there is inadequate space for study etc; the small kitchen and shower room will create problems; and the lack of space for recreation all mean that it is inevitable that everyone will be getting on top of one another causing friction and stress, particularly at evenings and over weekends. However there is nothing to justify changing the spread of harm outcomes.



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