

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



Example 12 – Asbestos

This is a two bedroom detached bungalow on a small estate of identical properties. It was built around 1945 and is a Tarran type property consisting of pre-cast concrete panels with un-insulated cavity and asbestos cement sheet inner lining with a U-value of 2.5. It has single glazed timber windows with a U-value of 4.8. The asbestos cement roof has been replaced with metal décor-tile sheet roofing. The roof space is insulated and has a U-value of 0.29. The heating system is a solid fuel Rayburn with back boiler supplying double radiators in each room with no controls. There is no gas supply to the estate. The property has a SAP rating of 2 and an NHER rating of 0.9.

There is no evidence of damp or mould growth and the property is allegedly warm in winter with the fire going. There is an unsecured access to the loft which is contaminated with asbestos and contains covered water tanks.

The estate is not in any improvement programme and the property is currently rented by a couple aged 62 and 66. It is due to be re-let by the ALMO after minor refurbishment of the kitchen.







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 **Asbestos** **4** Item/s **Asbestos present at property**

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

**Asbestos sheet inner lining to property
 Asbestos cement roof replaced, therefore loft contaminated with asbestos**

		<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	1	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)
77.5

Justification

No reason to change harm outcomes as the harm caused as a result of asbestos 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) **387**

Enforcement Action:
 The group considered that they would advise the ALMO to remove the asbestos before re-letting. However, the property also scored an A for Excess Cold, and as there were approximately 24 of these properties it was considered that a renewal assessment and possibly clearance work should be undertaken.