

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



Example 3 – Falls associated with stairs and steps

The property is a new build flat with entrance at first floor level

The developers wanted to install an external unenclosed straight flight steel staircase (the type normally used for fire escapes) as the main access and egress to the property.

There is a concrete yard beneath where the staircase would be sited; the surface of the steps would not be made of slip-resistant material which would guarantee to prevent slips in all weather types, therefore I considered that this would produce a slip hazard when wet.

I think it would also be interesting to assess external staircases of other material types (which I haven't yet done).

There were no possible improvements for the staircase we looked at, as an enclosure would have fallen foul of fire safety and maybe structural requirements. Therefore, a staircase that effectively 'passed' the tests of Development Control and Building Regulations failed the HHSRS test. We informed the developer that if he decided to proceed, we would consider serving a Prohibition Order. This therefore has implications on the way local authorities approach giving advice to developers with the new requirements of the Housing Act. I would also loved to be proved wrong and that section 4.18 of the ODPM's HHSRS Enforcement Guidance still holds true:

Section 4.18

“Satisfying the requirements of the current Building Regulations, the supporting Approved Documents and relevant standards and Codes of Practices will usually achieve the Ideal for the majority of hazards as described in the operating guidance. In a few cases, the Ideal might be at a higher level than Building Regulations require. In practice, the difference will be negligible and is extremely unlikely to result in enforcement action.”

HHSRS V2 SCORING SHEET

DWELLING House or flat **flat** HMO Non HMO Age of dwelling Pre 1920 20-45 46-75 **80+**

HAZARD & No **Falls on stairs** Item/s **Proposed external steel staircase**

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

Only access to property
 Could pose slippery when wet
 Lighting may be poor to the rear of the property
 Likely to be gaps in balustrading
 Likely to need two handrails rather than one

		<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 IV
	Class II	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	100-(I+II+III)
	Class III	0	0.1	0.2	0.5	1.0	2.2	4.6	10.0	21.5	31.6	46.4	53.8
		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38	>	

Justification

Surrounded by hard surfaces – concrete and steel

RATING

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

 Score (if calculated)

Difficult case as Building Control approved the staircase even though Housing found it to be a category 1 (even though the guidance says that Building Control requirements should usually suffice)