

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



Example 4 - Falls Associated with Stairs and Steps

The only stair in the property which affords access to the bedrooms on the upper floor of the building is open plan to the lounge and has no fire separation so as to afford protection of the stair as an escape route, in the event of an outbreak of fire on the ground floor of the building.

The open nature of the stair also affords no protection to the upper floors of the building from the products of combustion in the event of a fire on the ground floor of the building and the bedrooms on the first floor of the building would be quickly smoke logged.

The bedrooms constitute inner rooms, as in order to reach a place of final safety from the bedrooms, other than climbing out of a first floor window, requires that persons must pass through the lounge and the kitchen, both of which are deemed to constitute principal risk rooms with regard to the risk of an outbreak of fire and should be physically separated circulation spaces which constitute escape routes.

The lounge which has constituted a common lounge to the HMO contains an aged foam filled 3 piece suite which does not comply with the Foam Filled Furniture Regulations.

Falls associated with Stairs

The stair is excessively steep (52°), had inadequate and insecure guarding, no handrails, ill defined treads, excessively large nosings which serve to reduce the area of tread that is available on descent of the stair.

The risers are open and of excessive size such as to permit a child to fall through the gap.

The landing at the foot of the stair is extremely restricted and is subtended 50% by a brick wall and 50% by a bay window containing a table.

The guarding is not adequately secured to the first floor ceiling/floor construction.

The guarding contains within its structure elements upon which a person falling down or on the stair may cut or impale themselves.

Falls Between Levels

The excessive pitch, inadequate guarding, lack of handrails and the wall/window configuration in conjunction with the restricted landing at the foot of the stair significantly increases the likelihood of a fall and the potential for serious injury should a fall occur.

General

The premises have been habitually used as a house in multiple occupation, but currently has only one occupant and her small child, has in the interim been requested not to introduce any more tenants. The stair is extremely dangerous to any person using it, regardless of their age due to its poor design, construction and the use of inappropriate materials.

The house is to come under new ownership within the next 7 – 10 days and the tenant is particularly vulnerable due to a breakdown in the relationship between the person owning/managing the property.





HHSRS V2 SCORING SHEET

DWELLING House or flat **hse flat** HMO Non HMO Age of dwelling **Pre 1920** 0-45 46-79 80+

HAZARD & No **Falls on stairs** Item/s **Very steep, inadequate and insecure 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

Poorly designed and constructed internal staircase
Only access to upper floor
Insecure and inadequate guarding
Excessively steep risers
No handrail
Excessively large nosings
Open risers

OUTCOMES

		<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38		
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	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)
44.7

Justification

Brick wall immediately at the bottom of the stair case
Glass window adjacent to the wall
Potentially dangerous projections from guarding

RATING

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

Score (if calculated) **5342.7**