

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



Example 6 – Excess Cold



Report of inspection

Date of inspection 28th June 2006

*Weather at time of inspection; overcast, 20 °C light wind.
Weather during previous few days; rain on previous day otherwise fine*

Description of Dwelling

The property is part of a large two storey Victorian house which has been split into two properties vertically at some point in the past. The divide appears to be solid using insulation blocks, correctly rendered or similar.

There is a 2 blue brick dpc and the walls are solid 240mm thick walls.

The accommodation comprises a large entrance hall on the ground floor with an open staircase to the first floor. The hall has an original concrete, tiled floor. A kitchen/diner is to the right of the entrance door and the living room to the left. All rooms have very high ceilings - approx 3.5m.

To the first floor there is a bathroom with hot water tank (electric immersion) and two bedrooms.

The property has not been significantly improved since being split, approx 40 years ago. Some works were started in the last few years to replace the windows but this was never finished and the new upvc double glazed windows have not been fully sealed resulting in excessive draughts.

Heating has been provided in the past by electric storage heaters but the large room sizes and high ceilings would make these ineffective. The tenant currently uses old portable radiant electric fires. Extensive use is made of extension cables due to a lack of sockets.

The property has been broken into in the past and the rear glass door to the kitchen is partially boarded up.

2 - Excess Cold			
Vulnerable age	Persons aged 60 years or over	Multiple Locations	Yes No
Related Hazards	Excessive cold	Secondary Hazards	Yes No
Description of Hazards			



- a. All rooms (with the exception of the kitchen) have had replacement upvc windows which have not been suitably finished off, leaving gaps around the windows which are excessively draughty.
- b. The electric storage heaters to the property are inoperative and insufficient to heat a property of this size adequately.
- c. There is no insulation to the roofspace
- d. The walls are solid 240mm brickwork

List of Relevant Matters								
Likelihood & Outcomes	A	B	C	D	E	F	G	H
a Thermal insulation	3		3	1				
b Dampness								
c Settling of insulation								
d Type of heating provision		3						
e Size of heating system		3						
f Installation & maintenance								
g Controls to heating system		3						
h Amount of ventilation								
i Ventilation controls								
j Disrepair to ventilation								
k Draughts/excess ventilation	3							
Secondary hazards	fire due to use of freestanding radiant heaters							
KEY	3 - Seriously defective	2- Defective	1 - Not satisfactory	0 - Satisfactory/NA				

HHSRS V2 SCORING SHEET

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

HAZARD & No **Excess Cold** Item/s **No insulation, no heating, poorly fitted windows**

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

**No insulation in the roof space
 Inadequate insulation that is currently inoperable
 Likely use of free standing radiant heaters
 Ill-fitting windows throughout property**

		<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	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)
													42.3

Justification

No reason to change harm outcomes

RATING

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

Score (if calculated) **5847.71**