

## HHSRS Report



1 Abc Street, London, N1 3EA

**Report Completed On:** 01/02/2019 00:00  
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# Damp and Mould Growth

<b>Vulnerable age:</b>	Persons aged under 15 years
<b>Related hazards:</b>	Excess cold
<b>Multiple locations:</b>	Yes
<b>Secondary hazards:</b>	No

**Description of hazards:**



Background: The 4 storey block is of brick crosswall and exposed concrete floor slab construction. Space heating to each maisonette is by means of a gas-fired ducted warm air system.

Front bedroom: The concrete floor to the top floor front bedroom and bathroom projects over the access balcony by approximately 1 metre. There is damp affected plaster and mould growth to the front main walls and to the exterior flank wall to the front bedroom.

## DESCRIPTION OF HAZARDS

Bathroom: The front wall of the bathroom and adjacent ceiling and internal walls are affected by severe and extensive mould growth, caused mainly by condensation resulting from cold bridging.

## LIST OF RELEVANT MATTERS

Likelihood/Outcome	A	B	C	Photos
3) Condensation	3 Seriously defective	3 Seriously defective	- Satisfactory, N/A	 <p>01/02/2019 00:00:00</p>
4) Mould growth	3 Seriously defective	3 Seriously defective	- Satisfactory, N/A	 <p>01/02/2019 00:00:00</p>
a) Energy efficiency	3 Seriously defective	3 Seriously defective	- Satisfactory, N/A	
c) Extract ventilation	- Satisfactory, N/A	3 Seriously defective	- Satisfactory, N/A	

<b>Likelihood score (average):</b>	446
<b>Likelihood score (1 in ..):</b>	446
<b>Outcomes   Class I (%):</b>	0
<b>Outcomes   Class II (%):</b>	2.2
<b>Outcomes   Class III (%):</b>	21.5
<b>Outcomes   Class IV (%):</b>	76.3


## Damp and Mould Growth - Continued

<b>Justification:</b>	The risk of a severe or serious outcome occurring is increased by the severity of the mould growth in the bathroom and in the smallest of the three bedrooms, this being most likely to be occupied by a child. The output of spores will be significantly above the level given by the damp and occasional slight mould found in more average situations. The psychological effect may be a further contributing factor causing harm.
<b>Rating (average):</b>	A
<b>RATING:</b>	J
<b>SCORE:</b>	9413
<b>Improve likelihood (1 in ...):</b>	1 in 560
<b>Justification (for improvement):</b>	The problems in the dwelling are mainly due to the cold bridges created by the exposed ends and ceiling of the reinforced concrete slab forming the top floor to the block. Installing insulated cladding and a better heating system would reduce the risk to better than average levels.
<b>NEW RATING (after improvement):</b>	J
<b>SCORE (after improvement):</b>	8

## Excess Cold

<b>Vulnerable age:</b>	Persons aged 60 years or over
<b>Related hazards:</b>	None
<b>Multiple locations:</b>	Yes
<b>Secondary hazards:</b>	No
<b>Description of hazards:</b>	<p>Background: This two storey mid-terraced late Victorian house still has three bedrooms, the original large front bedroom having been partitioned when one of the rear bedrooms was converted to a bathroom some 35 years ago. At the same time, a single storey kitchen extension was built in cavity brick and this and the original 9inch rear wall was rendered. The front wall is some 14 inch thick and comprises a stone outer facing and a brick inner leaf.</p> <p>Heating and insulation: Around 15 years ago, full central heating was installed in the dwelling run from a gas-fired boiler located against the boundary wall in the kitchen extension. The windows, which are mainly sash, are in good condition but single glazed. However, the roof space (where some of the sarking is torn) lacks any form of thermal insulation above the thick lath and plaster ceilings.</p>

### LIST OF RELEVANT MATTERS

Likelihood/Outcome	A	B	C	Photos
a) Thermal insulation	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	

<b>Likelihood score (average):</b>	180
<b>Likelihood score (1 in ..):</b>	180
<b>Outcomes   Class I (%):</b>	31.6
<b>Outcomes   Class II (%):</b>	4.6
<b>Outcomes   Class III (%):</b>	21.5
<b>Outcomes   Class IV (%):</b>	42.5
<b>Justification:</b>	Although the risk of unhealthy cold indoor temperatures and the consequent risk of harm is slightly higher than average, the spread of harms is not increased in terms of its severity.
<b>Rating (average):</b>	C
<b>RATING:</b>	C
<b>SCORE:</b>	1819

## Excess Cold - Continued

<b>Improve likelihood (1 in ...):</b>	1800
<b>Justification (for improvement):</b>	Installing 250mm of loft insulation and replacing the windows throughout with double glazed units would increase the energy efficiency of the house significantly. This would reduce the likelihood of excessive cold to better than average.
<b>NEW RATING (after improvement):</b>	F
<b>SCORE (after improvement):</b>	181

## Excess Heat

<b>Vulnerable age:</b>	Persons aged 60 years or over
<b>Related hazards:</b>	Excess cold Falls from windows
<b>Multiple locations:</b>	Yes
<b>Secondary hazards:</b>	No
<b>Description of hazards:</b>	<p>Background: This three-storey late Victorian house in Inner London was converted in the 1950s to provide a self contained flat on the ground floor and three non-self contained flats on the upper floors. The one bedroomed attic flat shares a bathroom and a separate w.c. on the first floor with the two flats on that level, but has its own small kitchen.</p> <p>Insulation: Apart from 100mm of compacted insulation in the small, shallow void at the apex, the attic flat has no thermal insulation, being located directly under the slate roof.</p> <p>Ventilation: The full height living room window faces north and has one low opening casement.</p> <p>The bedroom has a small openable roof light, while the kitchen is lit by fixed transparent tiles and ventilated by a small extractor above the electric cooker that discharges into the roof void.</p> <p>Heating: The flat is heated by two old storage heaters, running on off-peak electricity, situated under the ceiling eaves in the living room and bedroom.</p>

### LIST OF RELEVANT MATTERS

Likelihood/Outcome	A	B	C	Photos
a) Thermal insulation	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
b) Orientation of glazing	1 Not satisfactory	- Satisfactory, N/A	- Satisfactory, N/A	
d) Heating controls	2 Defective	- Satisfactory, N/A	- Satisfactory, N/A	
e) Ventilation provision	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
<b>Likelihood score (average):</b>	180			
<b>Likelihood score (1 in ..):</b>	1 in 180			
<b>Outcomes   Class I (%):</b>	31.6			
<b>Outcomes   Class II (%):</b>	10			

## Excess Heat - Continued


<b>Outcomes   Class III (%):</b>	21.5
<b>Outcomes   Class IV (%):</b>	36.9
<b>Justification:</b>	Although the risk of the dwelling reaching unhealthily high temperatures and the consequent likelihood of harm is greater than average, there is nothing to suggest that the spread of harms would be other than average.
<b>Rating (average):</b>	J
<b>RATING:</b>	C
<b>SCORE:</b>	1848
<b>Improve likelihood (1 in ...):</b>	5600
<b>Justification (for improvement):</b>	There should be adequate thermal insulation to the roof and larger opening double glazed roof lights installed in the bedroom and kitchen. Other works required include replacing the extractor fan in the kitchen and the old storage heaters with modern more efficient and controllable units. This would increase the energy efficiency of the flat substantially and thereby reduce the likelihood of both excessive heat and cold.
<b>NEW RATING (after improvement):</b>	G
<b>SCORE (after improvement):</b>	59



## Falls between Levels

<b>Vulnerable age:</b>	Persons aged under 5 years
<b>Related hazards:</b>	Entrapment and collision
<b>Multiple locations:</b>	Yes
<b>Secondary hazards:</b>	Yes
<b>Description of hazards:</b>	<p>The Landing Balustrade: This is some 900 mm high and comprises 3 horizontal planks spanning between the top newel post and end post and has continuous horizontal gaps over 200 mm high between. From the landing there is a maximum free fall of some 2 metres to the bottom treads.</p> <p>Front and rear first floor windows: Both the front and rear bedrooms windows have a large opening, with no safety catch. Both have sills some 850 mm high with radiators below and are some 3.6 m above the ground, which comprises respectively a path and patio of concrete slabs.</p>

### LIST OF RELEVANT MATTERS

Likelihood/Outcome	A	B	C	Photos
1) Type of opening light	- Satisfactory, N/A	3 Seriously defective	- Satisfactory, N/A	
b) Safety catches	- Satisfactory, N/A	3 Seriously defective	- Satisfactory, N/A	
c) Opening limiters	- Satisfactory, N/A	3 Seriously defective	- Satisfactory, N/A	
d) Sill heights	- Satisfactory, N/A	1 Not satisfactory	- Satisfactory, N/A	
f) Ease of cleaning	- Satisfactory, N/A	3 Seriously defective	- Satisfactory, N/A	
h) Easily climbed guarding etc	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	



## Falls between Levels - Continued

i) Openings in guarding      3 Seriously defective      - Satisfactory, N/A      - Satisfactory, N/A

### Secondary Hazards

Likelihood/Outcome	A	B	Photos
Stair and balustrade	3 Seriously defective	2 Defective	
Concrete steps	- Satisfactory, N/A	2 Defective	

**Likelihood score (average):** 1259

**Likelihood score (1 in ..):** 100

**Outcomes | Class I (%):** 2.2

**Outcomes | Class II (%):** 21.5

**Outcomes | Class III (%):** 31.6

**Outcomes | Class IV (%):** 44.7

**Justification:**

The harm outcome of an indoor fall may be reduced by the fact that the stairs and floors are designed to be carpeted, but the stair and balustrade constitutes serious secondary hazards for a fall from the landing. Although much less likely, a fall from the front or rear bedroom window will result in a higher % of fatal and severe outcomes, due to the longer drop and concrete paving below, thereby further worsening the overall spread.

## Falls between Levels - Continued

### Additional photos:

01/02/2019 00:00:00



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**Rating (average):**

J

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**RATING:**

D

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**SCORE:**

534

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**Improve likelihood (1 in ...):**

1000

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**Justification (for improvement):**

Fixing further planks to the landing ballustrade to fill the gaps and make climbing difficult and fitting safety catches on the first floor front and rear windows, would reduce the overall risk of a fall substantially. Removing the concrete slabs immediately below the window and planting bushes would improve the overall spread of harms but less so.

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**NEW RATING (after improvement):**

H

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**SCORE (after improvement):**


27

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## Food Safety

<b>Vulnerable age:</b>	All ages of person
<b>Related hazards:</b>	Electrical hazards Fire Hot surfaces
<b>Multiple locations:</b>	Yes
<b>Secondary hazards:</b>	No
<b>Description of hazards:</b>	<p>Background: Narrow kitchen: The small kitchen is 2.5 m long by 1.5 m wide. Arranged at one end of one of the longer walls is a 1000 x 500 mm, single drainer sink above a sink unit, with a drawer and cupboards below, and a 500 x 500 mm freestanding gas cooker at the other end.</p> <p>Kitchen worktop: A worktop is provided by a crudely cut and bowed 750 x 500 mm sheet of strawboard spanning between the sink and cooker. Other than the cupboards and drawer under the sink, there are no provisions for the storage of food or kitchen equipment.</p> <p>Provision for a small refrigerator under the worktop is given by the single socket in the wall above the edge of the cooker, but this is the one and only electrical power outlet in the kitchen. This would also put the refrigerator close to the existing, poorly insulated cooker.</p>

### LIST OF RELEVANT MATTERS

Likelihood/Outcome	A	B	C	Photos
a) Food storage facilities	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
b) Impervious surfaces	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
c) Disrepair to storage facilities	1 Not satisfactory	- Satisfactory, N/A	- Satisfactory, N/A	
d) Space for fridge and freezer	1 Not satisfactory	- Satisfactory, N/A	- Satisfactory, N/A	
e) Power sockets	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	

## Food Safety - Continued

h) Kitchen worktops 2 Defective - Satisfactory, N/A - Satisfactory, N/A

j) Provision for cooking 3 Seriously defective - Satisfactory, N/A - Satisfactory, N/A



p) Impervious finishes 1 Not satisfactory - Satisfactory, N/A - Satisfactory, N/A

s) Ventilation 1 Not satisfactory - Satisfactory, N/A - Satisfactory, N/A

**Likelihood score (average):** 3590

**Likelihood score (1 in ..):** 2

**Outcomes | Class I (%):** 0

**Outcomes | Class II (%):** 2.2

**Outcomes | Class III (%):** 21.5

**Outcomes | Class IV (%):** 76.3

**Justification:** Although the small size and poor facilities of the kitchen substantially increases the risk of food poisoning occurring in this dwelling, the health outcome from any such outbreak remain average.

**Rating (average):** J

**RATING:** B

**SCORE:** 4706

**Improve likelihood (1 in ...):** 320

**Justification (for improvement):** Improving the facilities for the preparation and cooking of food could be achieved by resiting the sink under the window and the cooker half way along the side wall, leaving space for properly designed units with impervious worktops either side of the cooker. Additional electric socket outlets should also be provided.

**NEW RATING (after improvement):** H

**SCORE (after improvement):** 29

## Uncombusted Fuel Gas

<b>Vulnerable age:</b>	All ages of person
<b>Related hazards:</b>	Carbon monoxide Explosion
<b>Multiple locations:</b>	No
<b>Secondary hazards:</b>	No
<b>Description of hazards:</b>	Gas pipe and fire: The gas fire fitted into the open fireplace in the front living room is old and obsolete. The joint between the fire and the opening is unsealed. However, more relevant is that the movement of the gas fire has loosened the joint between the pipe and the gas tap. There is no permanent means of ventilation to the room. Neither the fire nor the gas installations have been checked or serviced over the last five years.

### LIST OF RELEVANT MATTERS

Likelihood/Outcome	A	B	C	Photos
b) Gas installation	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
c) Gas appliances	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
d) Maintenance defects	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	
e) Siting of appliances	3 Seriously defective	- Satisfactory, N/A	- Satisfactory, N/A	

### Secondary Hazards

Likelihood/Outcome	A	B	Photos
Gas detector provision	2 Defective	- Satisfactory, N/A	
Defects to detectors	3 Seriously defective	- Satisfactory, N/A	

<b>Likelihood score (average):</b>	10
<b>Likelihood score (1 in ..):</b>	10
<b>Outcomes   Class I (%):</b>	1
<b>Outcomes   Class II (%):</b>	2.2
<b>Outcomes   Class III (%):</b>	46.4

## Uncombusted Fuel Gas - Continued

<b>Outcomes   Class IV (%):</b>	50.4
<b>Justification:</b>	There is nothing to suggest that the harm outcomes will differ from the average.
<b>Rating (average):</b>	J
<b>RATING:</b>	B
<b>SCORE:</b>	2662
<b>Improve likelihood (1 in ...):</b>	1800
<b>Justification (for improvement):</b>	The gas installations and this gas fire (and any other gas appliances) should be properly tested and any works carried out. This would probably include renewal of the fire and of the pipe work. In addition, permanent means of ventilation (at high level) should be installed. These works would reduce the likelihood substantially but this would still remain higher than average due to the presence of individual gas appliances in the habitable rooms.
<b>NEW RATING (after improvement):</b>	I
<b>SCORE (after improvement):</b>	14