

Address: 1 Example Street N1 1AB



HHSRS Dwelling Assessment

Surveyors	Mr EHO			
Date of Inspection	06 May 2013			
Property Address	1 Example Street N1 1AB			
Property Age Band	Pre - 1920	1920 - 1945	1946 - 1979	Post - 1979
Property Type	House/Bungalow		Flat/Dwelling in HMO	
Orientation	North			

Description of the Building

2 story building, double glazed throughout

Weather

Sunny day.

Please Note:

Any reference in this document to the right hand side or left hand side are taken to refer to the right hand or left hand side of the dwelling, assuming the viewer is standing outside the dwelling and facing the front entrance (main door)

Deficiencies at the Dwelling

Deficiency	Hazard to which deficiency contributes
Broken banister 1st floor landing	21. Falls associated with stairs and steps



SCORING HAZARD: 21. Falls associated with stairs and steps

Related Hazards

None

Multiple Locations

None

Secondary Hazards

None

Deficiencies

Broken banister 1st floor landing

Relevant Matters

Relevant Matter	Score
Alternating treads	0
Construction/disrepair	2
Construction/disrepair	0
Doors on to stairs	0
Easily climbed guarding	0
Glare From Lighting	0
Hard surfaces	0
Height of guarding	0
Height of hand rails	3
Inadequate lighting	0
Inadequate lighting	0
Lack of guarding	0
Lack of hand rails	0
Length of flight	0
Length of flight	0
Lighting Controls	0
Matters affecting outcomes	0
Nosing lengths	0
Openings	0



SCORING HAZARD: 21. Falls associated with stairs and steps

Pitch of stairs	0
Poor friction quality	0
Projections etc	0
Riser heights	0
Stair width	0
Thermal efficiency	0
Thermal efficiency	0
Tread lengths	0
Variation of treads or risers	0

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	SCORING HAZARD: 21. Falls associated with stairs and steps
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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

Outcomes

National averages Class1 Ave: 1.6 Class2 Ave: 6.6 Class3 Ave: 21.6 Class4 Ave: 70.2

Class 1	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
Class 2	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
Class 3	0	0.1	0.2	0.5	1	2.2	4.6	10	21.5	31.6	46.4
	<0.05	0.15	0.3	0.7	1.5	3	7	15	26	38	>

Class 4 (i.e. 100 - (Class1 + Class2 + Class3)) = 36.9

Justification

KEY

National Average
 Score given

Rating: 1384 Hazard Band: C