

Housing Health and Safety Rating System Case Study – Ground floor front room, - Noise

(Ground floor bedsit in a 3 storey HMO containing a total of 8 bedsits) – Vulnerable Group – No particular age group more vulnerable than others

Primary	Compounding/ Ameliorating factors	Notes
<p>Poor sound insulation to the ceiling/floor above the bedsit, which are of traditional timber and lath and plaster construction.</p> <p>Poor sound insulation to the rear wall of the bedsit, which separates the subject dwelling from the ground floor rear bedsit. This wall is of traditional lath and plaster construction.</p> <p>The poor insulation means that there is considerable noise impact upon the subject dwelling from normal domestic activities being undertaken in adjacent units. These noise sources include footsteps from the upper unit and audible conversations and noise from televisions from both adjacent units</p> <p>The fire door to the dwelling has been fitted with a perko type closer, which tends to close the door with some force with resultant noise.</p>	<p>There is a lot of human traffic passing by the subject dwelling as it is situated adjacent to the main entrance door to the building. There is also a lot of human traffic passing by the dwelling in order to reach the sole shared kitchen, which is located in the ground floor back addition.</p> <p>The wall that separates the dwelling from the common hallway provides better sound insulation than the other internal partition wall, being constructed of timber studwork with a brick in-fill.</p>	<p>The bedsit dwelling located directly above the subject dwelling is poorly furnished. The carpet is in part missing, exposing some bare floorboards.</p> <p>The current occupant of the bedsit dwelling located directly above the subject dwelling tends to play music late into the night.</p> <p>Both of these factors increase the noise levels experienced within the subject bedsit dwelling, but are considered to be outside of the scope of the HHSRS for assessment and enforcement purposes.</p>

The 'average' situation obtained from the Guidance

Average likelihood of an occurrence in next 12 months is 1: 620

Converted to Representative Scale Point (RSP) this is 1:560

Average range of harm outcomes is:

	Class 1	Class 2	Class 3	Class 4
Guidance	0.0	1.0	9.0	90.0
RPS	0.0	1.0	10.0	89.0

Average score and Band – 7 (J)

IN THIS CASE

Likelihood converted to representative scale point is: 1:6

Justification for adjusting likelihood:

The inadequate sound insulation between the subject dwelling and the adjacent dwellings means that it very likely that any occupants of the subject dwelling will be disturbed by normal activity within adjacent dwellings and will experience regular sleep deprivation and lose privacy as a result

Range of harm outcomes is:

	Class 1	Class 2	Class 3	Class 4
RSP	0.0	1.0	10.0	89.0

Justification for adjusting range of harm outcomes:

The impact of this particular hazard is likely to be most apparent at quieter times of the day, such as the evening and at night. Noise that regularly occurs during the night time is likely to have an adverse effect upon normal sleep patterns. As a result, the class 3 harm outcome has been increased relative to the average for all dwellings

Hazard score for this case:

Class of Harm	Weighting	Likelihood	Spread of Harm	
Class 1	10,000 X	1/ 6 x	0.00	= 0.0
Class 2	1,000 X	1/ 6 x	1.00	= 166.7
Class 3	300 X	1/ 6 x	21.50	= 1075.0
Class 4	10 X	1/ 6 x	77.50	= 129.2
			Total score	= 1370.8
			Band	= C