

THE HAZARD PROFILES

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A PHYSIOLOGICAL REQUIREMENTS

1. Damp

- a) Energy efficiency – inadequate heating and insulation of the dwelling.
- b) Background ventilation – lack of controllable background ventilation.
- c) Extract ventilation – lack of safe and accessible means for the extraction of moisture laden air during cooking, bathing or showering.
- d) Clothes drying facilities – lack of facilities ventilated to the external air.
- e) Damp proofing – in disrepair or otherwise inadequate, resulting in rising or penetrating dampness.
- f) Disrepair – floors, walls or roofs allowing water penetration.
- g) Exposed water tanks and pipework – inadequate frost protection.
- h) Water using appliances – inadequately installed and sealed facilities, such as baths, showers, wash hand basins and wc basins which may permit splashing.
- i) Plumbing and waste pipes – inadequately installed, or disrepair to, waste pipes or plumbing serving water using appliances (such as baths, showers, wash hand basins, bidets and sinks).
- j) Rain water goods – inadequate or defective.
- k) Roof and sub-floor spaces – inadequate ventilation.
- l) Small rooms sizes – may result in high occupant density.

2 Excess cold

- a) Thermal insulation – inadequate insulation of the external envelope of the dwelling, including the presence of cold bridges.
- b) Dampness – in such a position, and sufficiently extensive and persistent as to reduce the effectiveness of the thermal insulating material and/or the structure.
- c) Settling of insulation – compression of the thermal insulating material reducing its effectiveness.
- d) Type of heating provision – inappropriate or inefficient systems and appliances.
- e) Size of heating system – systems and appliances inadequate for the size of dwelling.
- f) Installation and maintenance of heating system – inadequately installed or maintained systems.
- g) Controls to heating system – inadequate or inappropriate controls to the system or appliance.
- h) Amount of ventilation – inadequate, excessive, or inappropriate provision for thorough ventilation.
- i) Ventilation controls – inadequate means of controlling the ventilation.
- j) Disrepair to ventilation – to the system or controls.
- k) Draughts – uncontrollable draughts and those situated to cause discomfort.

3 Excess heat

- a) Thermal insulation – inadequate provision for thermal insulation particularly in attic flats.
- b) Orientation of glazing – large areas of south facing glazing in inappropriately designed dwellings.
- c) Heating controls – faulty, inappropriately designed, or inadequate controls to the heating system.
- d) Ventilation provision – inadequate or inappropriate provision for ventilation.
- e) Ventilation control – inadequate means of controlling the ventilation.
- f) Disrepair to ventilation – to the system or devices.

4 Asbestos (and MMF)

- a) Date of construction – housing, particularly flats, built between 1946 and 1979 or between 1920 and 1945.
- b) Presence of asbestos – particularly in accessible positions.
- c) Unsealed asbestos – unsealed asbestos based materials.
- d) Unlabelled asbestos – unlabelled asbestos based materials.
- e) Disrepair – damage or disrepair to asbestos based material.
- f) Presence of MMF – in accessible positions.

5 Biocides

- a) Use of biocides – use particularly in living areas.
- b) Misuse – failure to follow the instructions for use and other proper precautions.

6 Carbon Monoxide and fuel combustion products

- a) Flueless appliances – gas or oil burning appliances, including cookers.
- b) Disrepair to appliance – to gas, oil or solid fuel burning appliances resulting in incomplete combustion.⁷²
- c) Inadequate ventilation – particularly of rooms with gas, oil or solid fuel burning appliances.
- d) Disrepair to ventilation – disrepair to the means of ventilation.
- e) State of flues – lack of proper and regular cleaning of flues serving gas, oil or solid fuel burning appliances.
- f) Disrepair to flues – serving gas, oil or solid fuel burning appliances.
- g) Flue outlet siting – sited adjacent to openable window.
- h) Extractor fans – in rooms with open flued appliances.
- i) Ventilation lobby – no lobby between a garage and living accommodation.
- j) Carbon monoxide detectors – lack of, or defects to, detectors.

7 Lead

- a) Date of construction – dwellings constructed before 1970.
- b) Old paintwork – the presence of old paint likely to contain lead.
- c) Disrepair to old paint – damage and/or flaking of old paintwork likely to contain lead.
- d) Previous lead paintwork – where allowed to flake or inappropriately removed resulting in accessible lead in dust or garden soil.
- e) Lead pipework – the presence of such pipework for domestic water.
- f) Plumbo-solvent water – water of high acidity likely to dissolve lead in pipes.

8 Radiation

- a) Timber ground floor – ground floor of suspended timber construction particularly if without adequate sub-floor ventilation.
- b) Disrepair to solid floor – holed, cracked or other disrepair to a solid ground floor.
- c) Lack of DPM – lack of or defective damp proof membrane to solid floor.
- d) Sealing around services – inadequate sealing around service entry points, and similar disrepair.
- e) Ventilation rates – high upper-level ventilation rates.
- f) Open fires – use of open fires and solid-fuel-effect open fires, without additional through the wall ventilation.⁸⁰
- g) Remedial measures – disrepair to any remedial measures, such as a radon sump or associated fan.
- h) Extractor fans – continuous use of extractor fans in kitchens, bathrooms or wcs.
- i) Private water supply – particularly if from a borehole or well.

9 Uncombusted fuel gas

Matters relevant to the likelihood of an occurrence include:

- a) Gas supply – the supply of gas from a non-authorised supplier.
- b) Gas installations – defects to the installation, including pressure regulators, meters and pipework.
- c) Gas appliances – defects to boilers, fires etc.
- d) Maintenance defects – lack of evidence of regular testing and servicing of the gas installation and/or appliances.
- e) Siting of appliances – locations adjacent to windows or doors where there is a risk of flames blowing out.

Matters relevant to the severity of the outcomes include:

- a) Gas detector provision – the lack of correctly sited detectors.
- b) Defects to detectors.

10 Volatile Organic Compounds

- a) VOC emitting materials – the use of materials during construction, alteration or maintenance which emit high levels of volatile organic compounds.
- b) VOC emitting treatments – the use of treatments during construction, alteration or maintenance which emit high levels of volatile organic compounds.
- c) Inadequate ventilation – inadequate or inappropriate provision for ventilation.
- d) Disrepair – to the ventilation system.

B PSYCHOLOGICAL REQUIREMENTS

11 Crowding and space

- a) Living area – lack of living area of an adequate size for the household or potential household.
- b) Kitchen area – lack of a separate kitchen area of adequate size.
- c) Personal washing area – lack of a separate, or an appropriately sited, or sized personal washing area.
- d) Washing area door – no door to the personal washing area or lock on door or glazed door.
- e) Sanitary accommodation – lack of separate, or an appropriately sited or sized, sanitary accommodation compartment.
- f) Sanitary accommodation door – no door to the sanitary accommodation compartment.
- g) Number of bedrooms – inadequate number of bedrooms for the household or potential household.
- h) Bedroom size – inadequate size of bedrooms.
- i) Bedroom location – inappropriately sited bedrooms.
- j) Recreational space – lack of safely fenced or guarded recreational space, readily visible from within the dwelling.

12 Entry by intruders

- a) Location – high level of poverty and crime in the area.
- b) Defensible space – both public and private around the dwelling.
- c) Lighting – pedestrian routes to an estate or immediate neighbourhood, entry points to dwelling, including any security lighting.
- d) Pedestrian routes – definition of routes to an estate or immediate neighbourhood.
- e) Housing layout – no natural unobtrusive view of neighbouring dwellings.
- f) Doors and windows – insubstantial construction, disrepair or inadequate locks.
- g) Door viewers – lack of viewers to external doors.
- h) Door chains – lack of or broken chains to external doors.
- i) Concierge etc – concierge or entry -phone system to a block of flats.
- j) Burglar alarms – lack of or defective alarm system.

13 Lighting

- a) Obstruction – of windows by buildings or other features.
- b) Size, shape and position – inadequate size, inappropriate shape and/or position of windows preventing reasonable penetration of daylight into room.
- c) Position of artificial lighting – inadequate means and/or inappropriate siting of artificial lighting.
- d) Control of artificial lighting – lack of sufficient, accessible switches to control artificial lighting.
- e) Glare etc – artificial lighting causing glare, shadows and/or obvious flicker.
- f) Window view – inappropriate shape and/or size of window preventing view of outside.
- g) Outlook – lack of reasonable view through living room windows.

14 Noise

- a) Site of dwelling – located in a particularly noisy environment.
- b) Internal insulation – inadequate construction and/or insulation of floor/ceiling structure within the dwelling or between the dwelling and other premises.
- c) External insulation – inadequate levels of sound insulation to external structure.
- d) Disrepair – disrepair of windows and/or external or internal doors allowing increased noise penetration.
- e) Siting of plumbing – inappropriate siting of plumbing fittings and/or facilities.
- f) Equipment – noisy equipment or facilities.
- g) Door closers – overly powerful mechanisms resulting in banging.

C PROTECTION AGAINST INFECTION

15 Domestic hygiene, Pests and Refuse

- a) Internal walls and ceilings – uneven and/or cracked internal walls and/or ceilings.
- b) External walls & roof – missing or damaged brickwork, including airbricks, to external walls and other disrepair to external walls and roof.
- c) Ventilators – other unprotected ventilators to walls and/or roofs.
- d) Solid floors – uneven and/or cracked solid floors.
- e) Suspended floors – uneven and/or open-jointed boarding to suspended timber floors.
- f) Under floor space – ill fitting covers or lack of means of access to under floor spaces to facilitate treatment.
- g) Roof space – ill fitting covers or lack of means of access to roof spaces to facilitate treatment.
- h) Skirting and architraves – loose and/or ill-fitting skirting boarding or architraving.
- i) Windows and doors – ill fitting doors and/or windows.
- j) Windows and door frames – open joints between window and/or door frames and adjacent walls.
- k) Ducts and pipework – open joints to service ducting and/or pipework.
- l) Access to ducts – lack of means of access into service ducting to facilitate treatment.
- m) Service entry points – open joints to service entry points.
- n) Water seals – defective water seals to wc basins and/or drainage inlets.
- o) Disrepair to drains – including sewers and/or inspection chambers.
- p) Open vent pipes – missing guards to drainage vent pipes.
- q) Design deficiencies – harbourage points created through poor design and/or construction.
- r) Internal refuse areas – the lack of, or defects to, any internal refuse storage space.
- s) External refuse areas – the lack of, or defects to, any clearly defined area for refuse containers.
- t) Refuse chutes etc – the lack of or defects to means of disposal of refuse to each floor of multi-occupied buildings.

16 Food safety

Storage

- a) Food storage facilities – the absence of properly designed facilities of adequate size for the household.
- b) Impervious surfaces – lack of smooth, easily cleansed surfaces.
- c) Disrepair to storage facilities – or dampness to the facilities.
- d) Space for fridge and freezer – lack of appropriately sited space for a refrigerator and freezer.
- e) Power sockets – lack of sufficient power socket outlets.

Preparation

- f) Sink provision – the absence of a kitchen sink, with a separate supply of cold drinking and hot water for each household.
- g) Drainer to sink – the absence of a drainer to each sink or the absence of a dual sink.
- h) Kitchen worktops – the lack of sufficient worktops with adjacent power sockets.
- i) Disrepair – to the sinks, drainers or worktops.

Cooking

- j) Provision for cooking – the absence of cooking facilities, including an oven and hob.
- k) Size of cooking facilities – inadequately sized oven and/or hob having regard to the number and size of the (potential) household(s).
- l) Disrepair to cooking facilities – defects or disrepair to the oven and/or hob.
- m) Space for cooking facilities – the absence of sufficient space for the installation of an oven and/or hob.

Design, layout and state of repair

- n) Kitchen floor – uneven, porous, damp, or otherwise defective surface to the floor of the kitchen area.
- o) Walls and ceilings – uneven, damp, or otherwise defective walls or ceiling surfaces.
- p) Impervious finishes – lack of such finishes adjacent to a cooker, sink, a drainer or a worktop.
- q) Defective seal – between a sink, a drainer, or a worktop and the adjacent wall surface.
- r) Kitchen lighting – inadequate or inappropriate natural or artificial lighting to the kitchen area.
- s) Ventilation – inappropriate or defective means of ventilation of the kitchen area.

17 Personal hygiene, Sanitation and Drainage

Personal hygiene

- a) Bath or showers – lack of sufficient and/or appropriately sited baths or showers for the number of occupants or potential occupants.
- b) Wash-hand basins – lack of sufficient and/or appropriately sited wash hand basins for the number of occupants or potential occupants.
- c) Hot and cold water supply – inadequate supplies of hot and cold water (or water at a controlled temperature) to each bath, shower and wash hand basin.
- d) Kitchen sink – the lack of a sink for each household with separate supplies of cold and hot water.
- e) Clothes drying facilities – the lack of sufficient and/or appropriately sited facilities in the dwelling or building.
- f) Disrepair to facilities – disrepair or defects to, or associated with, a bath, shower, wash hand basin, hot or cold water supply, sink or clothes drying facility.
- g) Inadequate lighting – to the room containing the personal washing facilities.

h) Shared facilities – personal hygiene facilities shared by more than one household.

Sanitation facilities

i) Sewage system – none or an obsolete means for the sanitary collection and removal of human excreta from the dwelling.

j) Sanitary provision – insufficient numbers of sanitary closets (whether water, composting or chemical) for the numbers in occupation.

k) Sanitary closet siting – inappropriate or inconvenient location of a sanitary closet.

l) Disrepair of sanitary closet – cracked or otherwise non-impervious bowl to a water closet or other sanitary appliance.

m) Water to wc – inadequate supply of water to the flushing cistern serving a water closet.

n) Effective flush – defective mechanism to a flushing cistern serving a water closet.

o) Macerator defects – defective mechanism to a water closet.

p) Earth closet defects – ineffective means of supplying deodorising earth or similar material to an earth closet.

q) Seat/lid to sanitary closet – missing or non-impervious seat and/or lid to a sanitary closet basin.

r) Ventilation to compartment – inadequate ventilation to the compartment or room housing a sanitary closet.

s) Unhygienic compartment – defective design, construction and/or maintenance of the surfaces to the walls and floor of the compartment resulting in them not being capable of being kept clean and hygienic.

t) Inadequate lighting – to the compartment or room containing a sanitary closet.

u) Door to compartment – missing or defective door to the compartment.

v) Adjacent wash hand basin – lack of a wash hand basin in the room, compartment or immediately adjacent room.

Drainage

w) Soil and waste pipe provision – the lack of an adequately sized soil or waste pipe connected to a water-using facility able to carry foul or waste water safely to the drainage system.

x) Pipe defects – defects to a soil or waste pipe serving a water using facility.

y) Traps and water seals – the lack or disrepair of a trap and water seal.

z) Ventilation of pipes – inadequate ventilation to a soil or waste pipe.

aa) Disrepair to system – defects to the foul or waste water drainage systems.

bb) Private sewage system – missing or defective private foul sewage treatment system or private foul sewage storage cistern.

cc) Soakaway – missing, defective or badly located soakaway for surface water.

dd) Surface water drainage – inadequate or defective drainage.

ee) Recycling system – defects to greywater or rainwater recycling system.

18 Water supply for Domestic Purpose

a) Water supply tap – lack of a tap for drawing wholesome water for drinking within the dwelling.

b) Intermittent supply – regular or prolonged interruption of supply.

c) Water pressure – water delivered to taps at inappropriate pressure.

d) Water temperature – water stored at an inappropriate temperature.

e) Defective pipework etc – inappropriate materials used for pipework, storage tanks, or fittings.

f) Contamination of tanks – inadequate protection against contamination of water storage tanks.

g) Water filter defects – poor maintenance of water filters.

h) Water softening system – poor maintenance of water softening system.

D PROTECTION AGAINST ACCIDENTS

19 Falls associated with baths etc

Matters relevant to the likelihood of an occurrence include :

- a) Poor friction – of the internal surface of a bath or shower.
- b) Siting of taps, wastes, light switches and other controls – inappropriate sitings increasing the risk of falls.
- c) Handles and grab rails – lack of, or insecurely fitted.
- d) Unstable appliance – unstable fitting of bath, shower, wc basin, or wash hand basin.
- e) Inadequate space – for the functional area immediately adjacent to the appliance.
- f) Inadequate lighting – lack of adequate natural or artificial lighting.
- g) Glare – from natural or artificial lighting.
- h) Space heating – inadequate means of heating the bathroom.

Matters relevant to the severity of the outcomes include:

- a) Projections – the presence of sharp edges, heating installations, or glass.
- b) Inadequate space – functional space and space between appliances.
- c) Space heating – inadequate means of heating the bathroom.

20 Falls on the level

- a) Lack of floor surface – no properly constructed floor, path, or yard where needed.
- b) Excessive slope – to the floor, path or yard.
- c) Uneven surface – to the floor, path, or yard.
- d) Trip steps/threshold – the presence of such steps or projecting thresholds.
- e) Disrepair – to the structure and surface of the floor, path or yard.
- f) Poor slip resistance – to the surface of the floor, path or yard.
- g) Inadequate drainage – of surface water from the path or yard.
- h) Inadequate space – for the carrying out of appropriate tasks and manoeuvres.
- i) Poor lighting or glare – both artificial and natural.
- j) Thermal efficiency – inadequate heating and insulation at the dwelling.

Matters relevant to the severity of the outcome include:

- a) Hard surfaces – unforgiving or abrasive surface to the floor, path or yard.
- b) Projections etc – the presence of sharp edges, heat producing appliances, or glass, in the area where a fall might occur.
- c) Nature of area – and of the activities which will be undertaken in the area where a fall might occur.
- d) Thermal efficiency – inadequate heating and insulation at for the dwelling.

21 Falls associated with stairs and steps

- a) Tread lengths – of less than 280mm or greater than 360mm.
- b) Riser heights – of less than 100mm or greater than 180mm.
- c) Variation in tread or riser – dimensional variation producing an uneven pitch.
- d) Nosing length – projecting more than 18mm beyond any riser.
- e) Poor friction quality – of treads and nosings.
- f) Openings – in stairs or guarding through which a 100mm diameter sphere can pass.
- g) Alternating treads – stairs so constructed, particularly those not conforming to current regulations.
- h) Lack of handrails – the absence to both sides of the staircase.
- i) Height of handrails – set below 900mm or above 1,000mm.
- j) Lack of guarding – the absence where there is no wall to both sides of the staircase.
- k) Height of guarding – not extending to at least 900mm above the treads.
- l) Easily climbed guarding – constructed so as to facilitate climbing.
- m) Stair width – less than 1,000mm.
- n) Length of flight – long flights may increase the likelihood of a fall.
- o) Inadequate lighting – natural and/or artificial, particularly to the top and foot of a flight.
- p) Lighting controls – inadequate or inconvenient means of controlling the artificial lighting.
- q) Glare from lighting – whether natural or artificial.
- r) Door(s) onto stairs – doors opening directly onto the stairs.
- s) Inadequate landing – inadequate floor space leading to the stairs.
- t) Construction/disrepair – inadequate construction or dis repair to any element of the stairs.
- u) Thermal efficiency – inadequate heating and insulation of the dwelling.

Matters relevant to the severity of the outcome include :

- a) Length of flight – long flights increase the severity of the outcome.
- b) Pitch of stairs – stairs which are of above average steepness or shallowness.
- c) Projections etc – the presence of sharp edges, heating installations, or glass, to the stairs or at the foot of the flight.
- d) Hard surfaces – unforgiving surfaces at the foot of the flight.

- e) Construction/disrepair – inadequate construction of, or disrepair to, any element of the stairs.
- f) Thermal efficiency – inadequate heating and insulation of the dwelling.

22 Falls between levels

- a) Ease of window operation – degree of difficulty to use window catches and opening lights.
- b) Safety catches – lack of such catches or features to catches.
- c) Opening limiters – no restriction preventing windows being opened more than 100mm.
- d) Sill heights – less than 1,100mm above floor level and/or lack of safety glass or guarding.
- e) Disrepair of window – to frame, catches, hinges, sashes, safety devices and opening lights.
- f) Ease of cleaning – outer surfaces that are difficult to clean.

For balconies, landings, roof parapets, basement wells, etc, matters relevant to the likelihood

- a) Height of guarding – extending less than 1,100mm above the balcony, roof surface or floor.
- b) Easily climbed guarding – constructed so as to facilitate climbing by young children.
- c) Openings in guarding – openings greater than 100mm.
- d) Construction/repair of guarding – insufficient strength and fixing.

For windows, balconies, landings, roof parapets, basement wells, etc, matters relevant to the severity

- a) Height above ground – the distance of a fall to the ground or next level.
- b) Nature of ground – the nature of the surface and any features which may be collided with.
- c) Non-safety glass – the lack of safety glass where appropriate in the window or guarding.

23 Electrical hazards

- a) Electrical installation out-of-date – non-compliance with current requirements.
- b) Number and siting of outlets – inadequate number of, and/or badly sited electrical socket outlets.
- c) Fuses and meters – inappropriately sited fuses and meters.
- d) Earthing – lack of or inadequately earthed electrical system.
- e) Disrepair of installation – including to supply, meters, fuses, wiring, sockets, light fittings or switches.
- f) Presence of water – electrical installations in close proximity to water, including
- g) Lightning protection system – lack of, or defective system to buildings at significant risk of lightning.

24 Fire

- a) Heater/cooker position – inappropriate siting and/or close proximity of flammable materials.
- b) Space heating – inadequate for the whole of the dwelling encouraging use of supplemental heaters.
- c) Defects to heating – defects or disrepair to appliances or system.
- d) Clothes drying facilities – lack of indoor facilities.
- e) Number/siting of sockets – insufficient and/or inappropriately sited electric socket outlets.
- f) Electrical installation – defects to the supply, meters, fuses, wiring, sockets or switches.
- g) Non-fire resistant fabric – allowing fire to spread.
- h) Smoke permeable fabric – allowing smoke to spread.
- i) Fire stops to cavities – lack of, allowing fire to spread.
- j) Disrepair to fabric – walls, ceilings and/or floors may allow smoke, fumes and/or fire to spread.
- k) Internal doors – insufficient doors or doors of inappropriate materials or ill-fitting doors.
- l) Self-closers – lack of effective self-closers where appropriate.
- m) Smoke/heat detectors – lack of, or defective, smoke and/or heat detectors with alarms or of detection and alarm system.
- n) Fire fighting equipment – lack of adequate and appropriate means of primary fire fighting.
- o) Lightning protection system – lack of a system where appropriate.

Matters relevant to the severity of the outcome include:

- a) Smoke/heat detectors – lack of or defective smoke and/or heat detectors with alarms or of a detection and alarm system.
- b) Means of escape – inadequate safe means of escape in case of fire.
- c) Combustible furnishings – including furniture and furnishings.
- d) Fire fighting equipment – lack of adequate and appropriate means of primary fire fighting.
- e) Lightning protection system – lack of a system where appropriate.

25 Hot surfaces and materials

- a) Unprotected hot surfaces – exposed surfaces to fixed appliances or pipework with surface temperatures of 43°C or more.
- b) Unguarded open flames – to space or water heating appliances.
- c) Hot water to bath – water from bath and basin taps supplied above 46°C.
- d) Hot water to sink – water from kitchen sink taps supplied above 60°C.
- e) Thermostatic taps – no thermostatically controlled taps or incorrectly set thermostatically controlled mixer taps or anti scald devices.
- f) Kitchen layout – poor layout or inadequate space to kitchen, in particular where cooker or worktop is sited close to a door or thoroughfare.
- g) Inadequate separation – of kitchen from living or sleeping areas.

Matters relevant to the severity of the outcome include:

- a) Surface/liquid temperature – the temperature of the hot liquid or surface.
- b) Exposure – the length of time exposure is expected.

26 Collision and entrapment

- a) Door design defects – difficult operation of doors and door catches.
- b) Disrepair to doors – disrepair of door and/or door furniture.
- c) Door closer defects – overly powerful mechanisms.
- d) Door location – doors opening out into small circulation areas, corridors, landings or staircases.
- e) Window design defects – difficult operation of opening lights and window catches.
- f) Disrepair to windows – disrepair of windows, frames and/or window furniture.
- g) Windows location – windows opening across pathways.
- h) Non-safety glass – in a door, low window or other vulnerable location.
- i) Unprotected gaps – gaps of over 100 mm in banisters in which young children could get trapped.
- j) Low headroom to doors – well under 1.9 metres.
- k) Low beams and ceilings – well under 1.9 metres.

27 Explosions

- a) Unauthorised gas supply – the supply of gas from a non-authorised supplier.
- b) Siting of gas tanks – inappropriate siting of LPG containers or tanks.
- c) Gas installations – defects to the gas installation (pressure regulators, meters and pipework).
- d) Gas appliances – defects to the gas appliances.
- e) Maintenance defects – lack of evidence of regular testing and servicing of the gas installation and/or appliances.
- f) Ventilation – lack of appropriate means of ventilation, taking account of the type of gas used.
- g) Gas storage – inadequate or defective storage equipment for other than mains gas.
- h) Hot water storage tank – tank of greater than 3 gallons (15 litres) connected directly to the mains water supply.
- i) Vented hot water system – inadequately sized and/or blocked vent to system.
- j) Unvented hot water system – lack of or defective non self-resetting thermal cut-out and/or temperature relief valve to unvented system.

28 Ergonomics

- a) Position of amenity – inappropriate positioning of a wash hand basin, bath, shower, bidet and/or sanitary basin.
- b) Space for amenity – inadequate functional space for the use of a wash hand basin, bath, shower, bidet and/or sanitary basin.
- c) Kitchen worktops – inappropriate positioning of a worktop and/or sink.
- d) Kitchen space – inadequate functional space for the use of cooking facilities, worktops and/or sinks.
- e) High level storage – inappropriate siting of a shelf or wall cupboard.
- f) Window controls – inappropriate positioning of window controls.
- g) Electric switch/sockets – inappropriate siting of electric switch and/or socket outlet.
- h) Operation of windows etc – stiff or otherwise difficult operation of window, door, or tap handles and catches.

29 Structural collapse and failing elements

- a) Structural movement – evidence of continuing movement.
- b) Structural cracks etc – cracks and/or bulges to external walls.
- c) Open joints – to brick, stone or block work to external walls or chimney stacks.
- d) Cladding defects – loose render or other insecure external finish to external walls.
- e) Loose coping(s) – to parapet or balcony walls or to chimney stacks.
- f) Loose guarding – to balconies, roof terraces etc.
- g) Structural damage – to balconies etc.
- h) Disrepair to lintels/sills – cracked lintels and/or sills or other disrepair around openings to external and internal walls.
- i) Insecure frames or hinges – to either windows or doors.
- j) Roof movement – sagging, distorted or spreading to the roof structure.
- k) Loose roof covering – loose or slipped roof slates, tiles etc.
- l) Loose pots – to chimney stacks.
- m) Insecure rainwater goods – including eaves gutters and/or external pipework.
- n) Staircase failure – springy, distorted or other indications of failure of staircase structure.
- o) Insecure guarding – to staircases and/or landings.
- p) Defective ceilings etc – cracked, damp and/or bulging ceilings.
- q) Defective internal walls – cracked and/or bulging internal walls.
- r) Insecure internal frames – loose door frames or hinges.
- s) Loose fittings or fixtures – loose cupboards, shelves or handrails.

Matters relevant to the severity of the outcome include:

- a) Height above ground – the height of the building or of the element above the ground or floor.
- b) Size/weight of element – the size, weight and nature of the object or element likely to fall.