



Falling on level surfaces

Hazard information for landlords

Falls result in physical injury including; bruising, puncture wounds, fractures and head, brain and spinal injuries. The severity of the injury is partly related to the type of fall including distance and surface mater.

Causes

The construction, level, slip resistance, drainage and maintenance of the floor or path surface all affect the likelihood of a fall occurring.

A surface variation of 5m to floors and of 20mm to paths, increases the chance of a trip. Poor lighting can also prevent any trip hazards being sighted.

The severity of the injury sustained in the event of a fall, will greatly depend on the type of surface the fall occurs on.

Relevant Legislation

- Housing Act 2004
- Landlords and Tenants Act 1985

Legal obligations of the landlord

To keep the property's structure and exterior in good repair.

To carry out all repairs to the property in relation to the internal structure and facilities as necessary.

Recommendations

- Make sure all areas of the property internally and any external footpaths are adequately lit.
- Make sure all floors and pathways are flat and level with no protrusions.
- Use non slip surface covering where possible.

To speak to the team in relation to an issue with falling on level surfaces in your privately rented property, email: pshousing@dacorum.gov.uk or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.

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