



# Falling between levels

## Hazard information for landlords

Falls can 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 material.

Children under 5 years old are most likely to fall between levels, which can include falls from windows, landings and balconies etc.

### Causes

Windows – the ease of opening the window, how far they can be opened, the height of the sill and window design can all contribute to the likelihood a fall will occur. Disrepair to windows can also increase the chances of this happening.

A lack of suitable guarding to balconies, landings, roof parapets, basement wells etc, or disrepair to, or guarding with openings greater than 100mm.

The distance of the fall, nature of the surface and use of non-safety glass can equate to more serious injuries, if a fall is to occur.

### Relevant Legislation

- Housing Act 2004
- Landlord 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

- Supply and fit window restrictors that restrict window opening to 100mm to all windows at or above the first floor.
- Make sure the windows are easy to operate and clean from the inside.

- Install and upgrade guarding where necessary (balconies, windows, sills below 1100mm distance for floor level, landings, roof parapets etc) to a height of 1100mm with no gaps greater than 100mm.

To speak to the team in relation to an issue with falling between levels in your privately rented property, email: [pshousing@dacorum.gov.uk](mailto:pshousing@dacorum.gov.uk) or telephone: **01442 228000** and ask for **Private Sector Housing** when prompted.

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