

Public Document Pack

PRESENTATION SLIDES

OVERVIEW AND SCRUTINY COMMITTEE - THURSDAY, 30TH MARCH, 2023

The following presentation slides were used at the Overview and Scrutiny Committee meeting.

This page is intentionally left blank

We'll be starting soon

Overview and Scrutiny
Committee
Page 1
30th March 2023



AGENDA ITEM NO. 2

Overview and Scrutiny Committee 30th March 2023



**Councillor Mike Smith
In the Chair**



Overview and Scrutiny Committee

30th March 2023

**Item 1 –
Minutes**





Overview and Scrutiny Committee

30th March 2023

**Item 2 –
Management of Damp and Mould
in the Local Housing Sector**



Overview and Scrutiny Committee 30th March 2023

Management of Damp and Mould within the
Local Housing Sector

Agenda

- What the legislation requires
- Managing disrepair in Rushmoor
- Rochdale case and Government response
- Rushmoor's response
- What does the data tell us
- Government consultation – HHSRS
- Questions

- Questions as we go
- No specific cases please



Legislation

- ▶ Housing Act 2004 Part 1
- ▶ Housing Health and Safety Rating System (HHSRS)
 - ▶ Operating Guidance
 - ▶ 29 hazards based on risk and harm outcomes
 - ▶ Category 1 and 2 hazards
 - ▶ Enforcement Guidance
 - ▶ Type of action that can be taken
 - ▶ Hazard Awareness Notice
 - ▶ Prohibition Order
 - ▶ Improvement Notice

General disrepair process in Rushmoor (including damp/mould)

- Complaint received by email, phone or via website from both private and social tenants
- Allocated to officer with 3 day response
- Urgent cases same day response
- Tenant to contact landlord directly prior to action by officer
- Advice and information given
- Inspection, assessment and action
 - Formal
 - Informal



Assessing damp/mould

- ▶ Damp/mould can be caused by a number of factors
 - ▶ Penetrating/rising damp
 - ▶ Lack of ventilation
 - ▶ Lack of heating
 - ▶ Overcrowding
 - ▶ Poor energy efficiency
 - ▶ Tenant behaviour

Damp/mould examples



Damp/mould examples



Damp/mould examples



Damp/mould examples



Damp/mould examples



Damp/mould examples



Rochdale case

- Awaab Ishak – aged 2 years died of a respiratory condition in December 2020
- Property owned by Rochdale Boroughwide Housing
- Outcome of the coroners enquiry was that Awaab's death was attributed to by living in a flat that had damp and mould
- Housing provider failed to investigate and deal with the poor housing conditions



Initial Government Response

- ▶ Wanted to learn lessons and ensure the situation did not arise again
- ▶ Directive under section 3(3) Housing Act 2004 on 19th November 2022
- ▶ Request for overview of how each LA deals with damp and mould complaints in private sector – 30th November 2022
- ▶ Formal data request form completed and returned by 27th January 2023

Current Rushmoor approach to damp/mould complaints

- ▶ All complaints of damp and mould now inspected and fully assessed under HHSRS
- ▶ Significant increase in complaints November and December 2022 but this has now dropped off to average for time of year
- ▶ Larger housing associations setting up damp and mould teams



RBC data for disrepair

January 2022 – December 2022

284 disrepair complaints

88 for damp and mould

58 social housing/30 private housing

January 2023 – March 2023


95 disrepair complaints

40 for damp and mould

20 social housing/20 private housing

Government request and Rushmoor response

- ▶ Questions centred around house condition data (as far as the authority is aware)
- ▶ Concern that existing legislation not fit for purpose – complex and time consuming
- ▶ Outcomes from HHSRS scoring low for damp and mould, therefore formal enforcement challenging



Changes for social housing providers

- The Social Housing Regulation Bill
- Tighter restrictions and timescales
- More power to Housing Regulator to inspect and take remedial action
- Ofsted type inspections of housing providers
- Ombudsman process quicker
- Our feel is that Housing Associations are taking the issue seriously

Changes in the private sector

- ▶ Review of guidance on health impacts of damp and mould
- ▶ New guidance on dealing with damp and mould in the private sector – due Summer 2023
- ▶ Potential review of HHSRS as a system for assessing disrepair?



Any Questions



Overview and Scrutiny Committee

30th March 2023

**Item 3 –
Cabinet Champions**





Overview and Scrutiny Committee

30th March 2023

**Item 4 –
Work Plan**



The meeting
has now
finished



The meeting
has paused



This page is intentionally left blank