

We'll be
starting soon

Overview and Scrutiny
Committee
30th March 2023



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

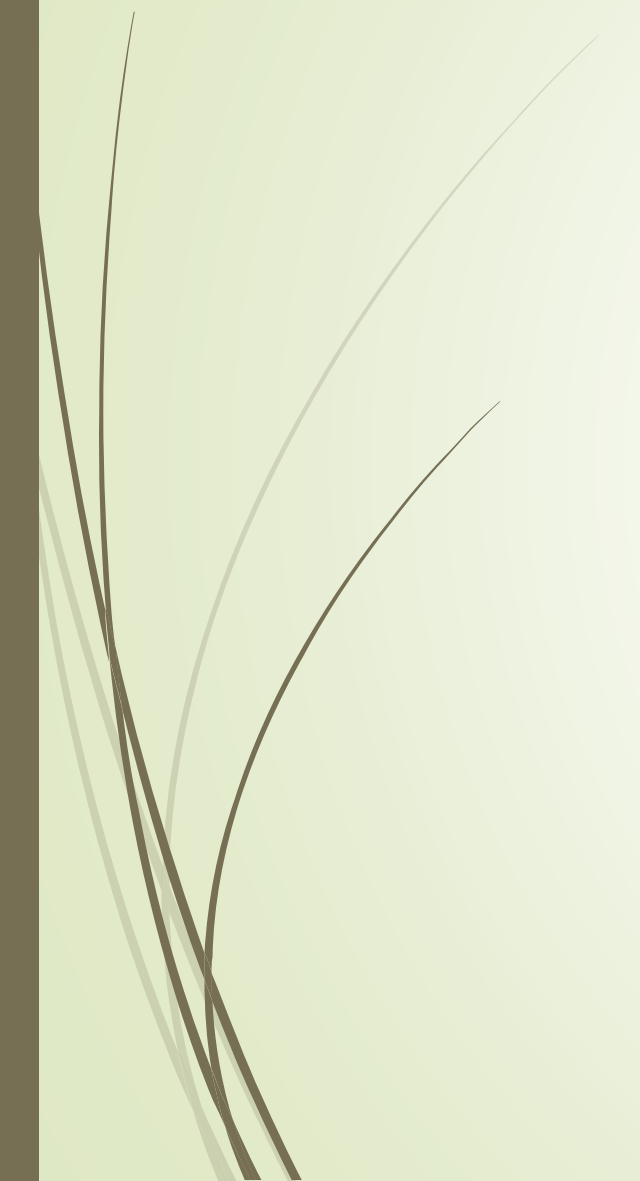


Damp/mould examples



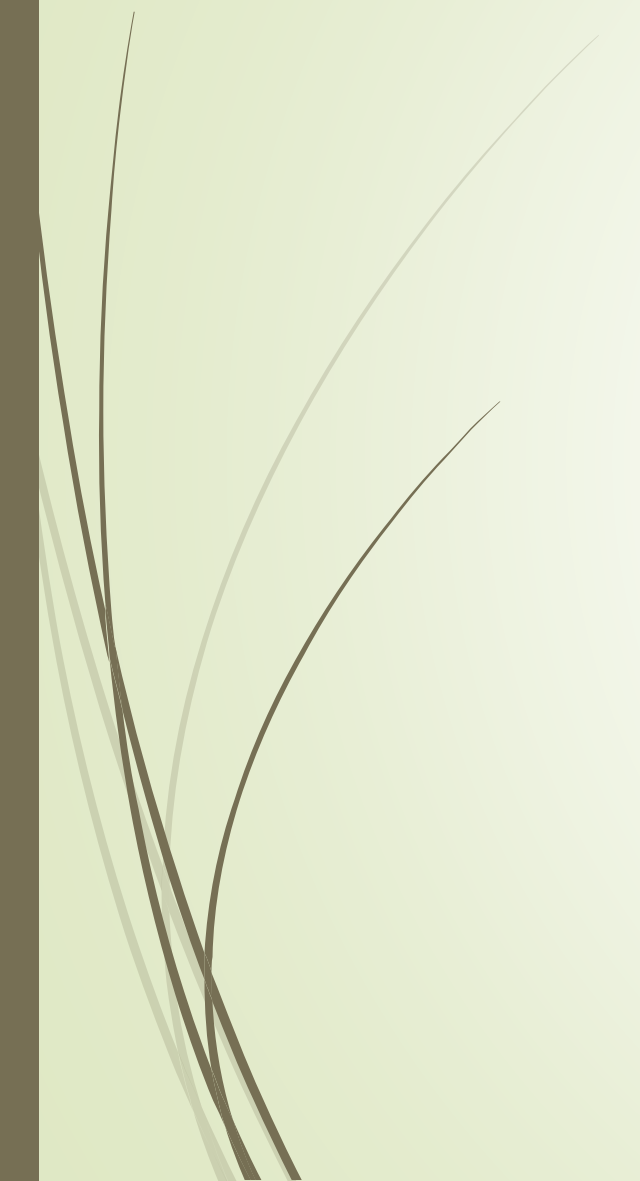


Rochdale case

- 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
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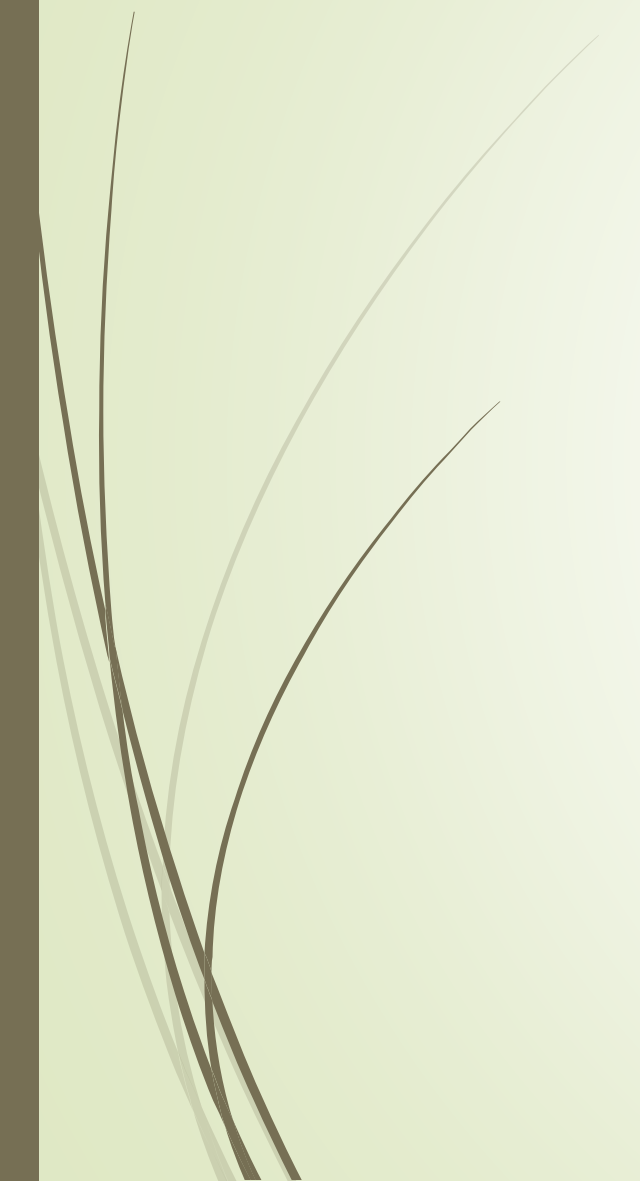


Initial Government Response

- ▶ 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
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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
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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

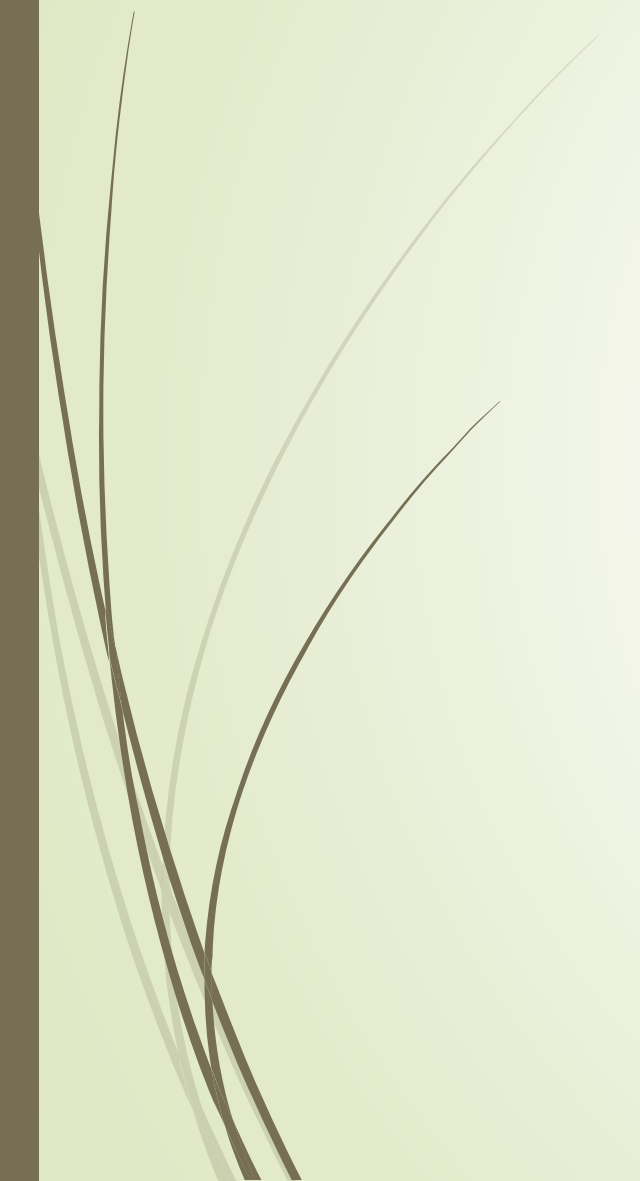
40 for damp and mould


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
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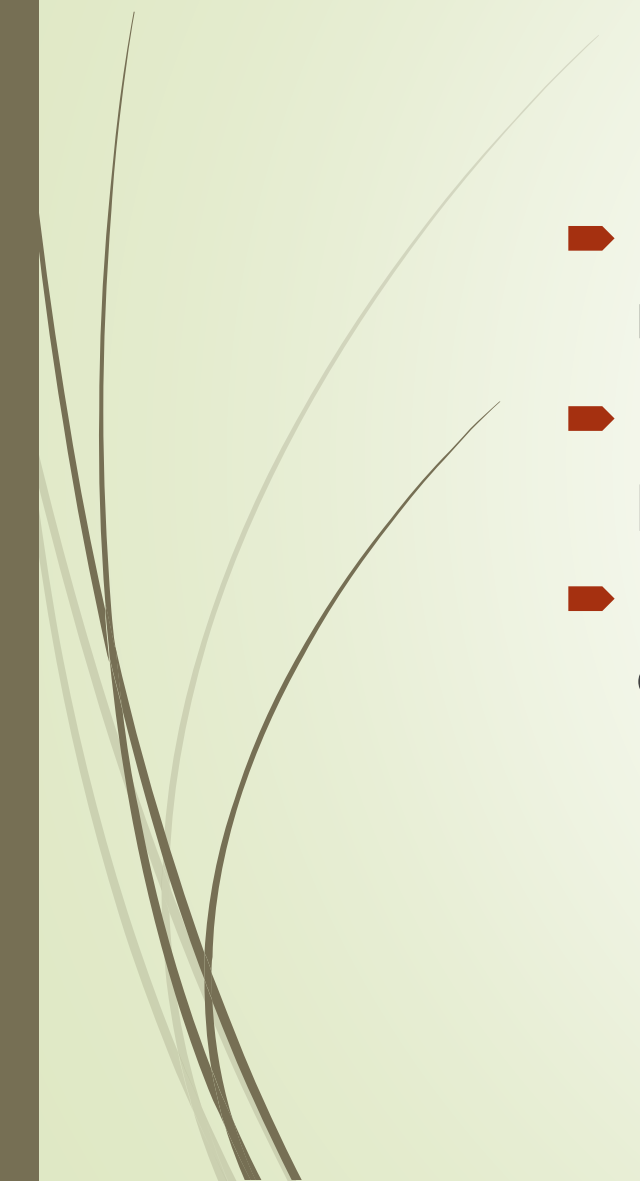


Changes for social housing providers

- 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?
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Any Questions





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**Item 3 –
Cabinet Champions**





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**Item 4 –
Work Plan**



The meeting
has now
finished



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The meeting
has paused

