

Health & Wellbeing Board

26 January 2023

Damp & Mould Update



Background

- Tragic case of Awaab Ishak
- Coroners Regulation 28: Report to Prevent Future Deaths - 16 November 2022
- Housing Ombudsman Report – October 2021
- Letter from Secretary of State (DLUHC) – 19 Nov 2022
- Followed by letter from Social Housing Regulator to all Registered Providers – 22 November 2022



Private Rented Sector

Year	No. of Damp and Mould Complaints	Category 1 Hazards	Remediated	Category 2 Hazards	Remediated/ Resolved	Under current Investigation
2022 to date	53	1	0	52	37	15
2021	59	0	0	59	59	0
2020	49	0	0	49	49	0

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Our Approach (PRS)

- Potential category 1 hazards where high risk to health - HHSRS inspection visit within 7 days.
- If occupants considered to be vulnerable due to health/age visit made within 2 working days.
- The landlord/Agent is contacted and informed of actions necessary to resolve the complaint.
- The landlord/Agent are provided with a time period to carry out any repairs/actions to address the issues (normally 28 days).

Some Actions (PRS)

- Communications to private households on how to treat, and report, mould/damp/condensation
- Health Visitor assessment form to include section for highlighting damp/mould issues and a means to capture follow up actions
- Mapping stock in private sector that may be susceptible to damp/mould and cross reference against prevalence of respiratory diseases
- Commission stock condition report to help target future warm & dry homes funding
- Provide additional training on Damp and Mould for NTC employees – cross service session(s) to foster joint learning and create links between professional in PH, EH and H&P

Council Homes

	2019	2020	2021	2022
Properties inspected	647	782	1043	810
Total properties requiring intervention	291	415	531	462
Category 1 Damp and Mould Hazards	0	0	0	0
Other damp and Mould Hazards	72	83	101	61
% of overall properties inspected requiring damp intervention	11.13	10.61	9.68	7.53

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Our Approach (Council Homes)

- Standard Assessment Procedure (SAP) rating for council housing has increased from 61 (2006) to our current rating of 72
- Undertake a proactive regime of property inspections through our programmed works, empty homes and responsive repairs teams
- Tenants can report concerns to our 24/7 contact centre
- In-house surveyors who specialise in damp inspections
- Any Damp or Mould works identified are actioned within priority response times
- Weekly meeting to ensure damp issues are being dealt with effectively

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Some Actions (Council Homes)

- Develop, and implement, new policy for damp and mould
- Working on improved diagnosis – Digital solution
- Enhanced Asset Risk Register
- Increased Staff Training
- Additional funding

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Next steps

- Develop Damp & Mould Actions Plan – Early 2023
- Report into Housing Sub Committee
- Ongoing monitoring via Lead Member



Questions for HWB?

- What additional role can partners play identifying hazards?
- Would partners benefit from additional training?
- How do we provide additional support to homeowners and private tenants to make sure they can afford well heated and ventilated homes?



If Health professionals have any concerns please call:

0345 200 0101

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