

MEETING OF THE CABINET

TUESDAY, 25 APRIL 2023

ADDITIONAL PAPERS

CONTENTS

Item	Pages
6. REPORTING EXEMPTION TO CONTRACT PROCEDURE RULES	
Question from Councillor Sheahan	3 - 4

Questions for Cabinet

25 April 2023

From Councillor S Sheahan

Agenda item 6

In the exemption report, it is stated that the Council has identified 400+ cases of mould and damp...with an expectation that this may increase over the short term. This report was signed off in early March. What is –

Question	Response
The latest estimate of the number of cases of mould and damp identified within the Council's housing stock?	<p>477 properties have notified NWLDC of having Damp, Mould or Condensation related issues. These are broadly self notifications unchecked and vary in size type and complexity.</p> <p>291 Damp, Mould and Condensation surveys have been issued to specialist contractors.</p> <p>120 properties have been referred to Merrisons to carryout works to address the cause and treat any mould.</p>
The percentage, within that figure, of Housing Health and Safety Rating System category 2 serious damp and mould cases?	Unable to obtain due to time constraints, will follow
The percentage of HHSRS category 1 cases, which fail the decent homes standard?	Unable to obtain due to time constraints, will follow
The remaining percentage of notable damp and mould cases?	Unable to obtain due to time constraints, will follow
The combined number of all damp and mould cases expressed as a percentage of the Council's housing stock?	11.75% - this is the 477 notifications and not the confirmed cases, as assessment work has not yet completed.
The current best estimate of the national average percentage of mould and damp cases in social housing, according to the Regulator of Social Housing?	While the picture is incomplete, RSH's best estimate is that less than 0.2% of social homes have the most serious damp and mould problems, 1-2% have serious damp and mould problems, and a further 3-4% have notable damp and mould. (<i>Published on 02nd February 2023</i>). No data has been issued for minor cases of which some of our 477 notifications are.

<p>The Council's process for ensuring that damp and mould cases are identified and dealt with promptly and effectively?</p>	<p>NWLDC made the decision to refer all reports of Damp, Mould, and Condensation to specialist contractors for survey to allow the root cause of the reported concerns to be diagnosed and addressed.</p> <p>All remedial works are being issued to NWLDC's support contractor Merrisons, trained to MGC (Mould Growth Consultants) standards of treatment.</p> <p>Whilst this approach, in conjunction with the vast increase in reports received following the media coverage of Awaab Ishak's death, has meant that some tenants are experiencing delays for the completion of treatment it ensures that we offer a long-term solution minimising repeat cases in the future. Cases are triaged depending on the findings of the surveys</p>
---	---