

Damp and Mould Update - May 2023

Information on the incidence of damp and mould cases on Woodberry Down Estate is being collated by Officers at Hackney. Officers have captured all of the cases reported to different places (eg Housing Services, ward Councillors, decants officers etc). Housing Services are working through any additional cases and have been contacting residents to follow up with surveys, as required, in order to determine what remedial steps are needed in each case. Housing Services are working through cases to determine the extent of the issue in the older blocks on the Estate, and how to manage this going forward.

In addition, surveys of buildings in Phases 5 to 8 are being carried out by Berkeley Homes to help inform the master plan development. Berkeley and Hackney Council are working closely together to identify and gain access to properties for survey work to be undertaken, and Hackney's Building Maintenance has also fed into what information would be useful to capture from a maintenance and capital investment point of view. Letters have gone out to residents informing them of the work and the need to obtain access. Survey work started in February 2023 and surveys of the external facade of the blocks were carried out to assess the external condition. Survey work will continue throughout the summer.

Berkeley's programme for surveys is as follows:

- February – March 2023 – survey the external façade of a sample of blocks to assess the external condition of Phases 5-8.
- March – April 2023 – survey a sample of flats within Phases 5 & 6.
- April – May 2023 – survey a sample of flats within Phases 7 & 8.
- May – June 2023 – overspill month in case of delays.
- June – July 2023 – collate findings.

For everyday responsive repairs - Hackney Building Maintenance will continue to provide the same level of service and works as on other (non Regeneration) Estates.

However, what will differ at Woodberry Down, is where a responsive repair becomes a bigger job. The final element that needs to be put in place is how we will deal with medium to long-term investment in regeneration estates, where there may be a significant number of years before some properties are demolished.

Hackney's Building Maintenance team is considering the regeneration programme (and timing of anticipated demolitions) as this programme, combined with the results of the surveys, will be a factor in decisions that will need to be made about capital investment in Phases 5-8.

To move this forward, there are two main areas of work, as follows:

- Develop a criteria for capital investment on regeneration estates that sits as part of Hackney's wider Asset Management Strategy and 7-year capital works cycle; and,
- How we deal with damp and mould / major repairs cases where it is not possible to address the problem or it doesn't make financial sense to do so (given the regeneration status of the properties) and therefore how do we approach the early decanting of these homes?

Cases

Of the cases that the Council is currently aware of that have been reported to the repairs hub, teams are coordinating information to establish which cases will require decanting from their current home. From 01/04/22 -06/06/23, 149 households living on the Woodberry Down Estate reported damp or mould. 44 households have had damp or mould inspections and work completed. 105 households either have active repairs (ongoing work) or waiting for repairs to be completed. 103 properties have had inspections and 30 households are due for an inspection.

Woodberry Down from April 2022 - May 2023			
Cases	No. Properties	No. Repairs	Comments
Building Maintenance - Repairs			
Number of cases reported	149	244	244 orders with damp or mould in the description have been raised against 149 properties. One case was reported as severe.
Number of completed repairs	44	57	57 Repairs completed at 44 properties
Number of active repairs	24	27	27 active repairs at 24 properties
Number of 'No Access' repairs	9	10	10 no access repairs at 9 properties
Number of outstanding repairs	105	187	Out of the 149 households with damp or mould cases, 105 households are outstanding.
Building Maintenance - Inspections			
Number of completed inspections	103	115	115 inspections completed at 103 properties
Number of outstanding inspections to complete	14	14	14 active inspections at 14 properties
Number of 'No	16	21	21 no access

Access' inspections			inspections at 16 properties
Housing Management			
Number of households that have been temporarily rehoused	1	TBC	1 household moved temporarily as the work was being carried out. The works are complete and the resident has moved back into their property.
Number of households that have been permanently rehoused	1	TBC	1 case was found severe and the household has been rehoused.

Programme

If you are a Hackney tenant and you are experiencing any damp and mould issues within your home, you can report this by calling **020 8356 3691**. A surveyor will be sent out to survey your home within 5 working days.

Housing Services can also provide information leaflets on preventing condensation and ways to stop moisture building up within your home and how to tackle existing mould. There is further information on Hackney's website regarding at: hackney.gov.uk/damp-and-mould