

Template Scoping Document

Community Select Committee	
Scrutiny Review Title:	Damp and Mould in Stevenage Council Homes
Background issues to review – rationale for scrutinising this issue:	Members raised the issue of damp and mould in Stevenage Council Houses when the committee agreed items for the work programme in March 2016.
Is the issue highlighted as one of the Council's corporate aims and objectives of the Council's Corporate Strategy , – 'Sharing the Dividends'? If so which one:	There is a commitment in the 2013-18 Corporate Strategy, 'Sharing the Dividends', with regard to an improved Environment, "We will continue to invest in and improve tenants' homes", and under "What we will do" there is a commitment to "Improve our housing stock".
Is this issue covered by the Future Town Future Council Programme?	(i) Excellent Council Homes for Life (Whole House Insulation contract) (ii) The provision of high quality, efficient and effective Housing services for our tenants and leaseholders
Is this issue one that raises interest with the public via complaints or Members' surgeries or with Officers?:	There have been a high number of complaints made to Housing offices regarding damp and mould in Stevenage housing. This issue has also been raised by tenants in Members' Surgeries.
Focus of the review: (State what the review focus will be)	<p><i>To be identified by the Committee at the scoping meeting. Officers have suggested the following possible Options:</i></p> <p><i>Suggested areas to cover:</i></p> <ul style="list-style-type: none"> • <i>Establish the number of properties within the Stevenage Council Housing stock that suffer from damp and mould</i> • <i>Is there a root cause that has been identified for damp and mould in Stevenage Council Homes, such as building construction; ventilation; how well the property is heated?</i> • <i>What measures are taken to alleviate the problem of damp and mould in Council properties? – What programme of works are there to address this problem?</i>

	<ul style="list-style-type: none"> • <p><i>Some questions that Members may wish to ask:</i></p> <p><u>XXX</u> – What advice and measures does the Council provide to tenants who suffer from damp and mould?</p> <p><u>XXX</u> - Can the Council provide a dehumidifier to Council tenants?</p> <p><u>XXX</u> – What checks are carried out on the Council’s housing stock for problems of damp and mould?</p>
<p><u>Timing issues:</u> Are there any timing constraints to when the review can be carried out?</p>	<p>Officers will advise at the meeting if there are any timing issues to consider. The review will have to fit in with the timing of the other Select Committee review work programme items.</p>
<p>The Committee will meet on (provide <u>dates</u> if known):</p>	<p>Dates: Day/Month/Time/Venue From 8 May 2016 – Discuss scoping with lead officers for Damp and Mould review 28 June 2016 – agree draft scope & receive presentation from officers Interview witnesses - possible date Wednesday 7 September Site visit to homes that have been affected by damp and mould?</p> <p>Date to be agreed – agree recommendations & final report</p>
<p><u>SBC Leads</u> (list the Executive Portfolio Holders and SD’s Heads of Service who should appear as witnesses):</p>	<p><i>Officers have suggested the following people:</i></p> <ul style="list-style-type: none"> • <i>Executive Portfolio Holder(s) for Housing, Health and Older People, Cllr Jeannette Thomas</i> • <i>Strategic Director Community, Matt Partridge</i> • <i>Assistant Director Housing, Peter Nourse</i> • <i>Head of Asset Management, Neil Wilson-Prior</i>
<p>Any <u>other witnesses</u> (external</p>	<p>To be identified by the Committee at the scoping meeting. <i>Possible options identified by officers:</i></p>

persons/critical friend)?:	<ul style="list-style-type: none"> • <i>Critical Friend – Would it be appropriate for this review to invite an officer from another local authority or social housing provider to speak as a “critical friend”.</i> • <i>Tenants who have experienced difficulties with damp and mould</i>
<p><u>Allocation of lead Members</u> on specific individual issues/questions:</p> <p>Any other Questions Members wish to cover:</p>	<p>To be identified by the Committee at the scoping meeting.</p> <p>Members will ask questions on the following areas (list the issues to address during the interviews):</p> <p><u>Equalities & Diversity Issues</u> – Are there any E&D issues to consider in this review? – The effect of damp and mould on E&D characteristic groups compared with other community groups?</p>
<u>Site visits and evidence gathering in the Community</u>	A site visit to a property(s) that suffer from damp and mould would give Members a first hand insight into the problem. Photographic evidence of other cases would also be useful.
<p><u>Equalities and Diversity issues:</u> The review will consider what the relevant equalities and diversity issues are regarding the Scrutiny subject that is being scrutinised</p>	<i>To be identified by the lead Member – Members were of the view that this issue is driven more by socio economic factors which will be apparent during the review.</i>
<p><u>Constraints</u> (Issues that have been highlighted at the scoping stage but are too broad/detailed to be covered by the review):</p>	<p><i>To be identified by the Committee at the scoping meeting 28 June 2016 (These issues can be captured and dealt with via other means – Briefings/email/officer action etc)</i></p> <p>Any other matters that are not directly linked to the review into damp and mould should be directed to officers.</p>
<u>Background Documents/data</u> that can be provided to the review	<p><i>As identified by the Committee at the draft scoping meeting 28 June 2016:</i></p> <ul style="list-style-type: none"> •

Agreed Milestones and review sign

off -To be agreed by Members and officers

*Formal response from Executive Portfolio Holder (Executives have a Statutory requirement to respond to Scrutiny review recommendations two months after receiving a final report and recommendations of a review: **Date Executive Portfolio responses are expected** (dependent on the final report & executive portfolio response template publishing date):(Final report 11 January 2017 so Exec response should be March 2017)*

Date for monitoring implementation of recommendations – final sign off (typically one year from completion of the review): Autumn 2017 (Close to this date the Select Committee will receive a report at a Committee meeting to agree the final sign off of the review recommendations)