



COMMUNITY SELECT COMMITTEE

Date: Thursday, 28 November 2024

SUPPLEMENTARY AGENDA I

PART 1

3. HOUSING DAMP & MOULD UPDATE

To receive an update on damp and mould cases in the Council's housing stock. The Chair has asked for an update from Officers regarding current case load and has asked CSC Members to bring evidence from their wards regarding damp and mould.

3 – 14

5. HOUSING ANTISOCIAL BEHAVIOUR POLICY

To receive a policy development discussion item on new Tenant and Leaseholder Antisocial Behaviour Policy.

15 – 26

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Stevenage Borough BM Inspection form V1

10 Jun 2024

Complete

Score	3 / 11 (27.27%)	Flagged items	0	Actions	0
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Conducted on

Location

Contact Information

Inspection Reference and Assigned Contractor

Household occupancy 7
From 1 to 10

Number of Bedrooms? 4
From 1 to 10

Vulnerabilities Yes

Have on going support

Is property overcrowded or under occupied? Over Occupied

Is resident able to balance heating and ventilation? Yes

External observations

Any roof defects?

No

Any rainwater goods or drainage defects?

Yes

Any signs of water ingress internally?

No

Is there any breaches/bridges of DPC?

Yes



Photo 1

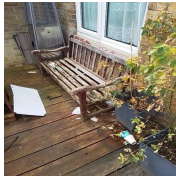


Photo 2

Audit

3 / 11 (27.27%)

Hallway

Is there signs of damp or mould?

No

Description of works?

Kitchen

0 / 2 (0%)

Is there an extractor fan installed and working?

Yes



Photo 3

Is there signs of damp or mould

Yes

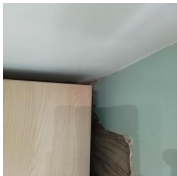


Photo 4



Photo 5



Photo 6



Photo 7

Description of works

Overhaul fan x1, stage 3 ceiling 2.6x4.5m2. 3m2 plasterboard ceiling, skim ceiling 3m2 , emulsion ceiling 5m2, stage 3 to cold wall, stage 2 wash window and door 5m2, possibly take units off wall, regrout tiles x 4m2, sealant windows 12lm, skim wall 2m2

Bathroom / WC

1 / 2 (50%)

Is there an extraction fan installed and working?

No



Photo 8

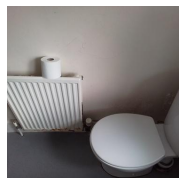


Photo 9

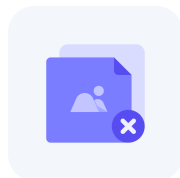


Photo 10

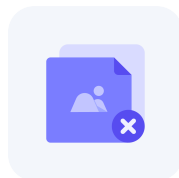


Photo 11

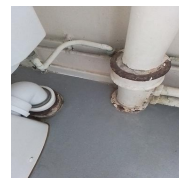


Photo 12

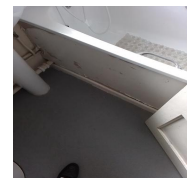


Photo 13

Is there signs of damp or mould

Yes

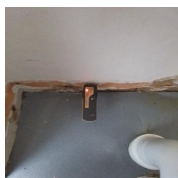


Photo 14

Description of works

Air brick x1 or fan circuit vent in downstairs WC/ repair team work required in bathroom

Lounge

0 / 1 (0%)

Is there signs of damp or mould

Yes

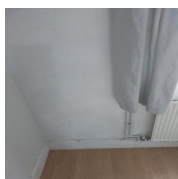


Photo 15

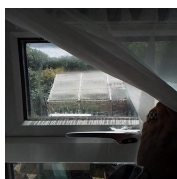


Photo 16

Description of works?

Stage 3 cold wall and rhd party wall, 6.2x 2.4m2, + 3X2.4 MHEV FAN.? Strip paper x 0.5

Dining room

1 / 1 (100%)

Is there signs of damp or mould?

No

Description of works?

Bedroom 1

0 / 1 (0%)

Is there signs of damp or mould

Yes

Front boys room

Description of works

Stage 2 wash windows x 2.5m2, stage 3 cold wall 8m2 , air vent from piv system to be run to room

Bedroom 2

0 / 1 (0%)

Is there signs of damp or mould?

Yes

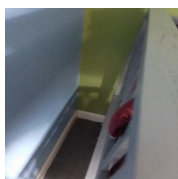


Photo 17

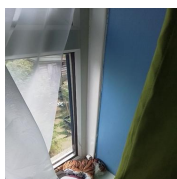


Photo 18

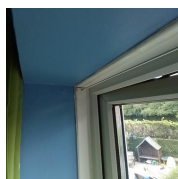


Photo 19

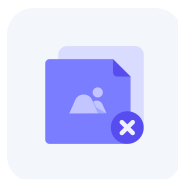


Photo 20

Description of works?

Vent from piv, stage 2 to window 2m2

Green and blue room

Bedroom 3

1 / 1 (100%)

Is there signs of damp or mould?

No

Description of works?

Vent from piv

Daughters room

Bedroom 4

0 / 1 (0%)

Is there signs of damp or mould?

Master room

Description of works?

Vent from piv

Other areas

0 / 1 (0%)

Area?

Kitchen cupboard Walk in -

Is there damp or mould?

Yes

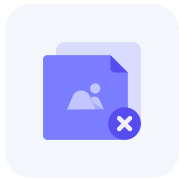


Photo 21

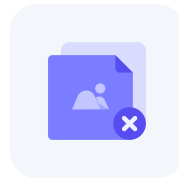


Photo 22

Description of works?

Thermal paint to walls x 10m2,
check air flow on vent,

Tenants conformation of understanding

I confirm SBC's Surveyor has investigated my damp and mould report, explained the findings and any action to follow. I have been given advice on reducing the conditions that favour mould growth including the importance of balancing heating and ventilation, moving furniture from walls to ensure there is adequate air movement, keeping trickle vents open and/or leaving windows locked in the first stage locked position, avoiding heavy drapes etc.

Sign off

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

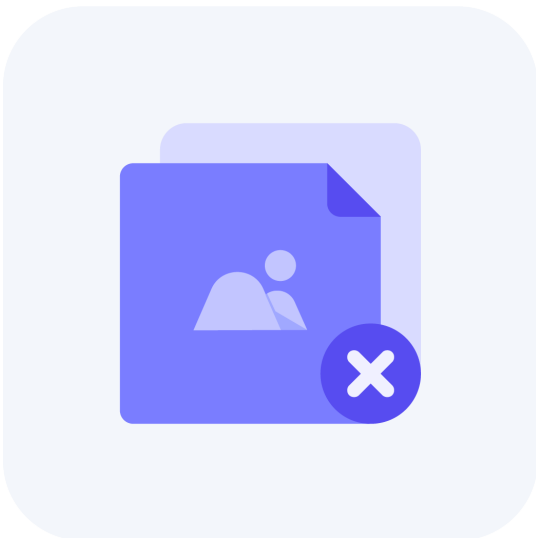


Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

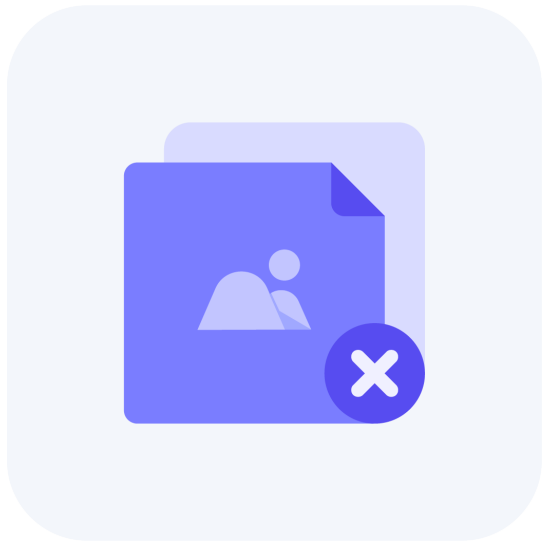


Photo 20



Photo 21



Photo 22

Draft Tenant and Leaseholder ASB Policy

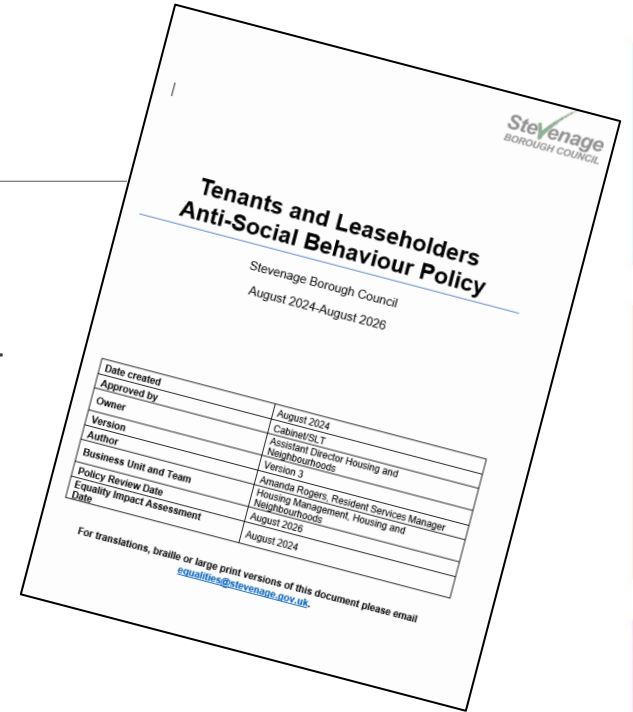
COMMUNITY SELECT COMMITTEE

28 NOVEMBER 2024

Why change the existing ASB policy?

Registered Housing Providers have to:

- have clear policies and procedures for tenants and leaseholders in relation to Anti-social behaviour and hate incidents.
- detail how they work with relevant organisations to deter and tackle ASB in the neighbourhoods where they provide social housing.
- clearly set out their approach for how they deter and tackle hate incidents in neighbourhoods and enable ASB and hate incidents to be reported easily and keep tenants informed about the progress of their case.
- provide prompt and appropriate action in response to ASB and hate incidents, having regard to the full range of tools and legal powers available to them
- work in partnership to deter and tackle anti-social behaviour (ASB) and hate incidents in the neighbourhoods where they provide social housing.

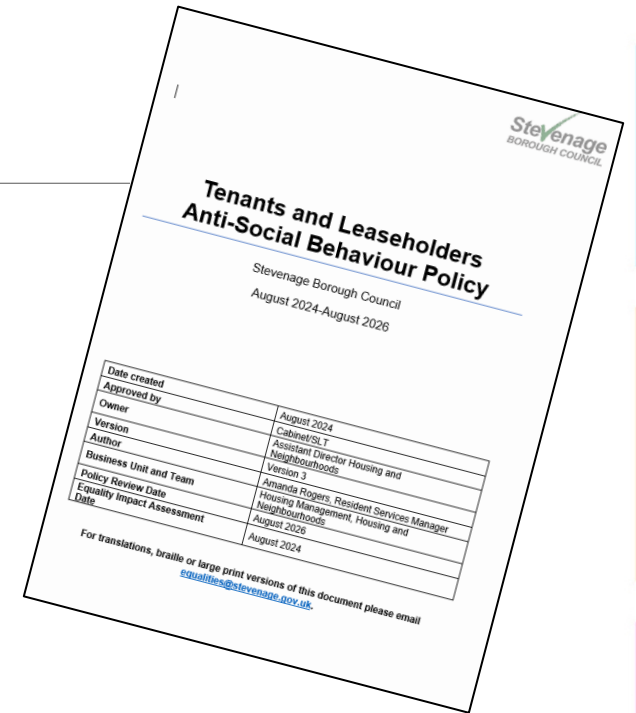


Our commitment

- We are committed to ensuring that all residents enjoy their right to peace, quiet and security in and around their homes.
- We recognise that anti-social behaviour is a priority issue for local people. Such behaviour can have a severe effect on the well-being of residents, and we have a duty to take action to minimise it through preventative measures, enforcement actions, and support for victims, witnesses, and staff.
- Our aim is for possession to be a last resort. We will put support in place for victims and perpetrators to try and resolve the ASB with an understanding that not everyone is aware their behaviour is impacting others. Where support has been refused, we will then look to take an escalated approach with our enforcement powers.

Draft policy

- Sets out our approach to ASB
- How we will protect and support victims, witnesses, and their families
- How we will work in partnership with the Police and other agencies
- That we take a victim centred approach to Hate Crime
- How we will involve the community in resolving ASB
- That we will advertise the ASB service and publicise the work we are doing in tackling ASB and Hate Crime
- The support provided to victims and perpetrators and that we will make referrals to specialist teams and agencies
- How we will involve victims and perpetrators, listen and act on feedback
- The consequences for perpetrators of ASB from warnings to notice of seeking possession.



Different levels of ASB

- **A (High level)** Criminal behaviour and, employee crime violence incident referral, hate related incidents, domestic abuse, physical violence, verbal/harassment/intimidation/threats, cuckooing, county lines drug dealing.
- **B (Medium level)** Vandalism and damage to property, illegal encampments, nuisance from vehicles, alcohol, or drug related
- **C (Low level)** Bins on boundaries, Dog fouling, fly posting, fly tipping, garden nuisance, misuse of communal areas or loitering, noise etc

Enforcement, Tools and Powers



Tools and powers the team can use:

- Fixed Penalty Notice (FPN)
- Notice Seeking Possession Warning (NSPW)
- Notice Seeking Possession (NSP)
- Notice of Intention to Terminate Warning
- Notice of Intention to Terminate Tenancy (NITT)
- Absolute Possession
- Demotion of tenancy
- Acceptable Behaviour Agreement
- Community Protection Notice Warning (CPNW)
- Community Protection Notice (CPN)
- Anti-Social Behaviour Injunction (ASBI)
- and many more

The ASB team

- The ASB Team manage cases of anti-social behaviour (ASB) and environmental enforcement across Stevenage
- Deal with cases that may involve Stevenage Borough Council tenants, private residents, landlords and businesses
- Work with other agencies from the SoSafe Community Safety Partnership. This includes Police, Probation, Fire & Rescue, Environmental Health, Neighbourhood Wardens and many more
- Provide mediation to try and reduce/stop ASB
- Complete formal interviews with perpetrators where formal warnings are given and this is escalated if the behaviour doesn't stop. We utilise the ASB tools and Powers under the Anti-Social Behaviour Crime and Policing Act 2014 as well as taking action against Tenancies.

Different types of ASB

Dog fouling



Prostitution/Sexual acts



Other crime

Physical violence



Harassment and intimidation



Victim support and resources



Support is available for complainants of anti-social behaviour.

Case Officers are able to provide safety items such as personal alarms, video doorbells and purse-dipping bells.

Referrals can be made to Beacon, Hertfordshire's Victim Care Centre. Beacon is staffed by professionals from both Hertfordshire Constabulary and Catch 22, an independent organisation commissioned to support victims of crime in Hertfordshire.

Regulatory summary of findings for ASB

ANY
QUESTIONS?



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