

Health and Social Care Scrutiny Commission

Thursday 25 July 2024

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Contact

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Date: 24 July 2024



Health and Social Care Scrutiny Commission

MINUTES of the OPEN section of the Health and Social Care Scrutiny Commission held on Tuesday 14 May 2024 at 7.00 pm at 160, Tooley Street, SE1 2QH

PRESENT: Councillor Suzanne Abachor (Chair)
Councillor Maria Linforth-Hall
Councillor Sam Dalton

**OTHER MEMBERS
PRESENT:**

**OFFICER
SUPPORT:** Julie Timbrell, Project Manager, Scrutiny.

1. APOLOGIES

Apologies were received from Councillors Esme Dobson, Sunil Chopra and Cllr Sandra Rhule.

1. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There was none.

3. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There was none.

4. ACCESS TO TOILETS: BRIEFING

The report was noted.

5. ACCESS TO TOILETS: SCRUTINY REVIEW REPORT

The report recommendations and summary of evidence was agreed with the following amendments:

- The reference to equalities will include class as well as Protected

Characteristics.

- Protected characteristics also add class
- A point will be added to highlight the toileting needs of homeless people anti - social
- The section on anti -social behaviour will reference the designing out crime team
- The leadership role of the cabinet lead will refer to the importance of working across departments.

A full final report will be produce for cabinet reflecting the above.

6. WORK PROGRAMME

The commission discussed proposals for the following administrative year 2024 - 25 and the following suggested were made

- Revisit Pain Management - including follow up on good practice model from Lambeth,
- Damp and mould - including the Public Health initiatives to go to estates conduct health checks including for respiratory issues,
- Revisit GP appointments including telephone appointments and triage causing delays,
- Waiting lists for cancer treatment.

	Classification: Open	Date: 25 July 2024	Meeting: Health and Social Care Scrutiny Commission
Report title:	Housing's Damp and Mould Update to the Health and Social Care Scrutiny Commission		
Ward(s) or groups affected:	All		
From:	Housing, Southwark Repairs Services Children and Adult Services, Public Health Directorate		

RECOMMENDATIONS

1. That the Health and Social Care Scrutiny Commission be invited to supply their comments in response to the contents of this joint report from the council's Housing and Public Health Directorates.
2. That the Health and Social Care Scrutiny Commission note the contents of the joint report.

BACKGROUND INFORMATION

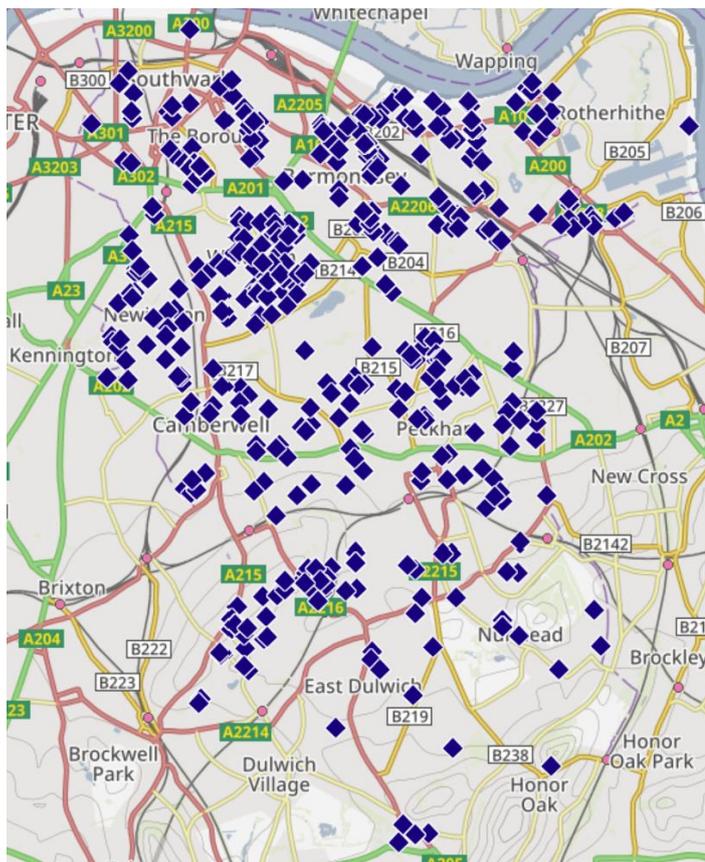
3. The Commission have requested a joint report from Housing and Public Health to cover:
 - A. The work of Public Health, including outreach to check for respiratory health.
 - B. How the council tackle damp and mould in different types of tenure including council homes, housing association, private rented and homeowners.
 - C. How the construction of buildings can impact on damp and mould.
 - D. Current and planned statutory housing duties that impact on damp and mould including Awaab's Law.
 - E. Advice and education that can be provided to supplement the landlord's primary responsibility to address the underlying causes of the problem, such as structural issues or inadequate ventilation.

4. Damp and mould is a public health issue across all tenures within the borough. The issue has been in the spotlight nationally for several years and Southwark has developed a proactive approach to managing damp within our stock.
5. Southwark has also built links with other partnering organisations in managing our approach and response to damp and mould.
6. Housing is an important wider determinant of health. Indoor air quality, including damp and mould, has long been recognised as having a significant influence on human health and wellbeing.
7. Damp and mould issues in homes can have a significant impact on the health and well-being of residents. It is particularly concerning that these issues disproportionately affect communities with large families, who may already face challenges related to overcrowded living conditions. The presence of damp and mould can exacerbate respiratory problems, allergies, and other health concerns, making it a critical issue for housing authorities to address.
8. Housing providers across the country reviewed their approaches to damp and mould in light of the Housing Ombudsman spotlight report, with everyone taking a slightly different approach based on size and stock. Some providers have started dedicated teams whilst others have pumped large investment into planned maintenance, for example.
9. Southwark Housing have worked collaboratively with other authorities, Direct Labour Organisations (DLO) and specific landlord damp and mould consultation groups to compare our approach and ensure it is sufficient.
10. The evolving damp and mould environment changed significantly again when the coroner's report into the death of Awaab Ishak found that he died as a result of a severe respiratory condition due to prolonged exposure to mould. This was a defining moment for the Housing sector, which has led to the passing of Awaab's Law.
11. A large proportion of Southwark housing stock is susceptible to damp and mould because of the age, design and thermal inefficiencies. The issue is exacerbated by factors such as overcrowding, the cost of living crisis and fuel poverty. This has a direct impact on condensation mould, which is the most common form of damp in our buildings.
12. There are many causes of damp and mould, such as condensation, leaks, poor ventilation, inadequate heating, overcrowding, behaviour and structural aspects of the building.

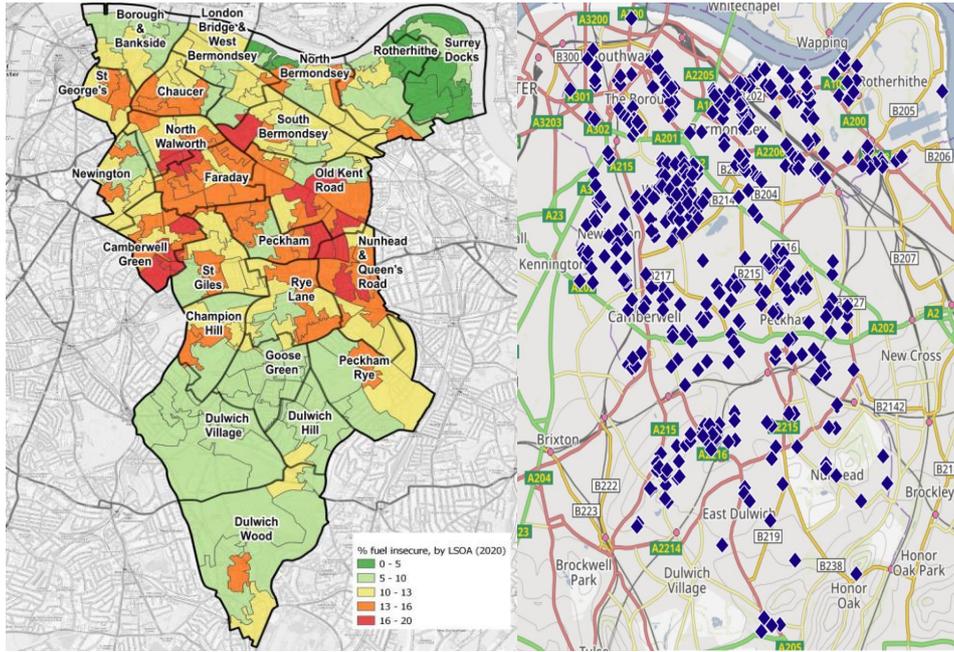
13. Some of these factors can be influenced by how homes are constructed and designed. Some properties are more susceptible to damp and mould than others, for example converted street properties, those of concrete construction, or with a traditional solid type construction.
14. Damp and mould is the biggest driver for repair complaints and legal action for disrepair, particularly in the winter when the temperatures are low.

KEY ISSUES FOR CONSIDERATION

15. The data below shows the properties where Southwark Repairs completed damp works in the year 2022-23 prior to the change in approach.

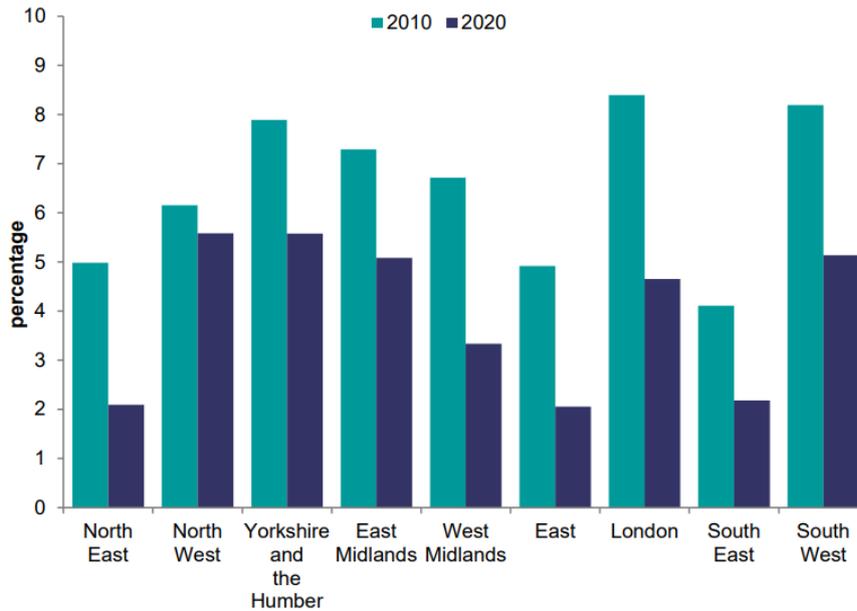


16. This data shows that we have issues with damp and mould across the entire borough, in various types of stock that we hold, including both blocks and street properties. However, the largest concentration is within the north of the borough where we have more of our larger blocks.
17. The map below (left) shows the fuel poverty percentage by area across the borough which when compared to the reported damp issues shows (right) and the correlation, particularly concentrated in the north of the borough.



18. Information below shows that London has seen a significant reduction of damp issues across occupied dwellings generally from 2010 to 2020.

Figure 3.1: Proportion of occupied dwellings with damp problems, by region, 2010 and 2020



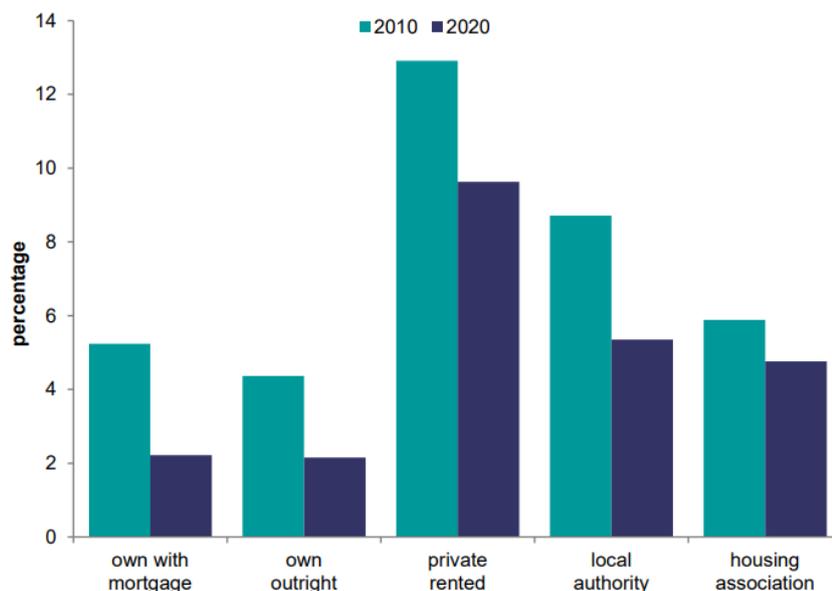
Base: all occupied dwellings
Note: underlying data are presented in Annex Table 3.1
Source: English Housing Survey, dwelling sample

19. Private rented homes were more likely to have problems with damp than all other tenures, while owner occupied homes were least likely to have damp. Almost 11% (465,000 dwellings) of private rented homes had dampness compared with and 2% (262,000 dwellings) of owner occupied

homes

20. In 2020, damp was prevalent in 5% of local authority and 5% of housing association homes.

Figure 3.3: Proportion of occupied dwellings with damp problems, by tenure, 2010 and 2020



Base: all occupied dwellings

Note: underlying data are presented in Annex Table 3.1

Source: English Housing Survey, dwelling sample

THE PICTURE NATIONALLY, REGIONALLY AND LOCALLY

England

21. The share of dwellings with damp problems in England has decreased from over 10% in 2003 to 4% in 2022. Nevertheless, a substantial number of households remain affected, especially given the cost of living crisis which makes heating homes more difficult. In 2022, 1 million occupied homes had damp, with overall incidence increasing since 2019. The problem is greatest in the private rented sector (PRS) where, in 2022, 9% of occupied dwellings had damp problems. This compares to approximately 5% of local authority and housing association homes, and 2% of owner-occupied homes.
22. Inequalities by ethnic group exist in the experience of damp and mould. Based on data from the 2021 English Housing Survey, Black (8.8%), and other ethnic minority (4.6%) households were more likely to have damp than White households (3.8%).

London

23. The prevalence of damp and mould differs by region. In 2020, damp problems affected around 4.7% of occupied dwellings in London, which is

lower than in some regions in England (>5.5% in North West, and Yorkshire and Humber), but higher than in others (approximately 2% in East, and North East).

Southwark

24. People who experience fuel poverty or insecurity are more likely to live in cold homes with insufficiently ventilated rooms, which encourages damp and mould. Fuel insecurity varies across Southwark. Camberwell Green has the highest proportion of fuel insecure households (15.4%), followed by Nunhead and Queen's Road (15.2%), Faraday (14.3%), Peckham (14.1%), and North Walworth (14%). Households particularly at risk of fuel poverty include households with dependent children and multigenerational occupancy, lone parent households, households with people living with disabilities, and minority ethnic households.
25. In 2021/22, respiratory conditions associated with damp and mould were among the top diagnosed health conditions in Southwark: Asthma (n=14,700) and Chronic Obstructive Pulmonary Disease (n=4,250).
26. Southwark Council's PRS team estimates that 2.7% of Southwark PRS households experience category 1 damp and mould hazards, and 10.5% experience category 2 damp and mould hazards.

VULNERABLE GROUPS AT HIGHER RISK

27. The Association of Directors of Public Health produced a checklist to support professionals who visit residents to identify those at particularly high risk of ill health as a result of damp and mould exposure. This checklist highlights the following people who are particularly vulnerable to damp and mould exposure:
 - Respiratory condition (Such as asthma and Chronic Obstructive Pulmonary Disease COPD, cystic fibrosis, other chronic lung conditions) Skin conditions (such as eczema)
 - Cardiovascular conditions (e.g., angina, heart failure)
 - Immunocompromised or have a weakened immune system (e.g., immunosuppressants or undergoing chemotherapy, had a transplant, taking medication that suppresses the immune system)
 - People living with a mental health condition
 - Pregnant women, their unborn babies and women who have recently given birth, who may have weakened immune systems
 - Children and young people up to age 16 years (whose organs are still developing and are therefore more likely to suffer from physical conditions such as respiratory problems)
 - Older people, aged 65+
 - People who are bedbound, housebound or have mobility problems making it more difficult for them to get out of a home with damp and mould and into fresh air.

LOCAL PUBLIC HEALTH ACTION TO ADDRESS DAMP AND MOULD

Data and Intelligence gathering

28. In 2023 the Annual Public Health Report focused on air quality, including damp and mould. The team also produced an Air Quality JSNA 2022 focusing on air quality, including damp and mould.

Analysis and Insight

29. A Health Impact Assessment (HIA) was carried out on the draft Southwark Council Housing Investment Plan, informed by the Institute of Health Equity's (IHE) (2022) evidence review on Housing and Health Inequalities in London. A significant focus was given to addressing damp and mould. This is not yet published or publically available.

Internal consultation

30. Public Health worked with Regulatory Services and Impact on Urban Health to run a workshop for the Council Leadership Forum focusing on damp and mould. Participants explored ways their work could support improvements. Suggestions are to be discussed at the next Air Quality Steering Group and will inform their action plan.

Partnership post with Impact on Urban Health (GST Charitable Trust)

31. Public Health has secured funding from Impact on Urban Health (IOUH) to extend a Public Health Officer to work in the team on air quality related matters pertaining to health, supporting partnership working to address the health impacts of air quality. The agreement is to fund the role for two and a half years. Indoor air quality has been proposed to be a strand of work to be supported going forward (which will include damp and mould). IOUH have potential to grant funding from their air quality programme for innovative programmes, partnerships and research.

Sharing good practice across London

32. Public Health run a pan-London Healthy Place network and a pan-London Housing and Health network that supports public health, environmental health and housing colleagues to connect and share good practice. Several policy briefings and examples of good practice have been shared here on the health impacts of damp and mould. Southwark Council colleagues are welcome to attend and several Housing colleagues are on the circulation list.

Programme delivery

33. Public Health run a School Superzones programme focused on environmental improvements for health outside of the school gates.

Schools have trialed parent coffee mornings to help respond to the needs of families experiencing problems relating to housing conditions. Working with the repairs and damp and mould team, the coffee mornings have offered drop-in advice sessions which have proven to be a valuable way for more vulnerable families to access support.

34. The Public Health team's outreach programme were asked to support a health checks event at Gaywood Estate / Wardroper House (London & Quadrant managed block) with significant damp and mould problems. Whilst the respiratory team also joined, they couldn't carry out lung checks but did advise residents instead. Unfortunately the turnout was poor due to bad weather. This was a separate initiative to the new targeted lung check programme, which is intended to become a new national cancer screening programme and is aimed at smokers/ex-smokers 55-74 years of age (<https://sel-lunghealthcheck.nhs.uk/>).
35. A Resident Health and Wellbeing programme is being planned to commence shortly on three estates, subject to approval at a joint Lead Member Briefing on 30th July 2024. The programme is being arranged by public health and housing colleagues and will involve coproducing a health and wellbeing programme for residents of estates that have higher levels of housing complaints and poor health. In the anticipation that damp and mould may be an issue that residents raise as impacting on their health, the programme will work with the damp and mould team to identify innovative new methods of addressing damp and mould that could be tested on these estates, including smart airbricks and air quality sensors.

Supporting learning environments

36. A new SIIP (Southwark Intelligence and insights Programme) team has recently been established in the Public Health team to work across the Council to tackle health inequalities by supporting better use of data, evidence based practice and enabling the Council to be more 'research ready'. The team are open to suggestions for future opportunities to support team across this agenda.

CAUSES, HEALTH EFFECTS AND IMPLICATIONS

37. Damp and mould thrive in cold and insufficiently ventilated spaces. They are caused and exacerbated by excess moisture. Moisture can be caused by a variety of factors including leaks, rising damp, and condensation. To reproduce, mould produces airborne particles known as spores. Inhaling mould spores or touching mould can cause a reaction in those susceptible. As outlined below, damp and mould are associated with a number of health effects, including respiratory symptoms, asthma, allergies, and immunological reactions.

World Health Organisation guidelines and summary

38. In 2009, the World Health Organisation published guidelines for indoor air quality with a focus on damp and mould, which concluded on the effects on health of damp and mould:
39. “Sufficient epidemiological evidence is available from studies conducted in different countries and under different climatic conditions to show that the occupants of damp or mouldy buildings, both homes and public buildings, are at increased risk of respiratory symptoms, respiratory infections and exacerbation of asthma. Some evidence suggests increased risks of allergic rhinitis and asthma. Although few intervention studies are available, their results show that remediation of dampness problems can reduce adverse health outcomes.”
40. Since the World Health Organisation guidelines were published, the evidence base for the health effects of damp and mould has grown substantially. Findings from some of the key studies are presented below.

Health effects in adults

41. A 2023 study found that the presence of damp and mould in England residences was associated with approximately 5000 cases of asthma and 8500 lower respiratory tract infections in adults and children in 2019. It is also estimated to contribute to 1-2% of cases of allergic rhinitis. The study notes that these asthma and lower respiratory tract infection rates could be 3-8 times higher if prevalence of damp and mould is higher than the estimates used in the study.
42. A 2022 review found twelve Australian studies that supported a causal relationship between mould/mildew/fungal indicators and asthma, wheeze, cough, respiratory and clinical associations of domestic allergic alveolitis, and hypersensitivity pneumonitis. It presents an overview of reported relationships between mould/mildew/fungal indicators and health effects. The authors highlight emerging anecdotal evidence that suggests that perceived health effects related to living in housing with damp or visible mould extend beyond previously well-studied health associations to that of changes in mood, sadness, depression, pain, and other cognitive and physical symptoms for susceptible individuals. These links to psychological wellbeing were later supported by a scoping review of thirty studies, led by the Department of Psychological Medicine, King’s College London.
43. A 2022 Finnish study of adults diagnosed with asthma provides evidence that exposure to indoor dampness in the home reduces asthma control. In this study, indoor visible mould and mould odour were not significantly related to asthma control, which may be due to indoor dampness problems being repaired before significant mould growth has time to develop. An earlier (2012) review of existing studies that included mostly children but also adults found that the evidence indicates that damp and

mould in the home are determinants of developing asthma.

Health effects in children

44. Indoor mould exposure has been linked to an enhanced risk of development of childhood asthma. There is also evidence of a link between exposure in mould-sensitive children and the severity of their asthma symptoms. The presence of visible mould, or its odour within the home, has been associated with poor infant asthma control. While there is conflicting evidence on the association between mould exposure in early life and asthma severity in later childhood, most evidence supports the detrimental impact that mould exposure can have on the development of asthma in childrenⁱ.
45. According to a European (2021) study, approx. 10-15% of new cases of childhood asthma in Europe can be attributed to indoor exposure to damp and mould. Across the previously 28 EU member states, exposure was associated with over 37,000 Disability Adjusted Life Years (DALYs): about 7,300 DALYs related to asthma, over 14,600 DALYs related to atopic dermatitis, and over 15,000 DALYs related to lower and upper respiratory infections combined.
46. A 2019 study from New Zealand concludes that a dose–response relationship exists between housing quality measures, particularly damp and mould, and hospital admissions for young children with Acute Respiratory Infection (ARI). The authors estimate that 19% of ARI admissions for children under 2 years old could be prevented if all housing were free from damp and mould.
47. A 2018 review of the literature published between 2006-2017 concludes that, for children, there was sufficient evidence of a causal relationship between exposure to visible mould and mould odour indoors and the development and exacerbation of asthma. For adults, there was sufficient evidence of an association between exposure to damp and mould in a work building and the incidence and exacerbations of occupational asthma, while insufficient data meant there was a limited level of evidence in the general adult population. The study does not distinguish between children and adults in its conclusion that there was sufficient evidence of an association between mould exposure and allergic rhinitis.

Wider implications

48. Illnesses associated with damp and mould can lead to wider effects including school absence as well as economic implications. Across the 28 EU member states, a total of 1.7 million school days were missed by pupils per year due to diseases associated with damp and mould in residential buildings (0.3mio/asthma, 1mio/atopic dermatitis, 0.3mio/ lower and upper respiratory infections). This is about 2.5 missed school days per child per year.

49. Childhood exposure to damp and mould in residential buildings has economic implications. The above study from 2021 estimated that stopping the exposure of the children at the time, and all future generations in the 28 EU member states, would result in cumulative economic gains by 2060 of US\$62 billion. In 2019 it was estimated that the NHS spends at least £2.5 billion on treating illnesses linked to homes that are cold, damp, or dangerous.

DAMP AND MOULD TEAM – SOUTHWARK REPAIRS

50. In order to improve the council's response to reports of damp and mould and to meet the recommendations in the Housing Ombudsman's report, the Council created a new dedicated team in repairs delivery. This was to ensure a focused and consistent approach which had repairs managers leading the service.
51. The team who visit look at the each property and the circumstances holistically, considering improvement works to upgrade building elements such as ventilation and heating which can help alleviate the damp.
52. The attending officer/operative will take residents through the issues and next steps, giving meaningful advice where necessary without apportioning any blame, in order to help alleviate issues.
53. The team provide hygrometers to all resident's and dehumidifiers where necessary to assist with controlling levels of moisture in the home which is a significant contributing factor to the formation of condensation mould.
54. In 2022, a new damp and mould resident information leaflet was created. The service undertook consultation with area forums, resident focus group and with internal colleagues where the new process was agreed and formalised. Resident feedback was positive and confirmed that the new literature had the right tone to provide meaningful information without apportioning blame to the resident, a key feature of the housing ombudsman recommendations. This literature is currently due to be refreshed with new Housing branding along with aided picture graphics..
55. The technical team have been undergoing training on the findings and recommendations of the housing ombudsman report and are aware of the need to be respectful and sympathetic to issues with damp and mould, ensuring that any advice is provided in the right way.

THE TEAM

56. The team uses the same premise as the leaks from above team where every aspect of the team are working together in a single location, reducing the need for callbacks, reducing delays and ensuring collaborative working from the moment a resident tells us they have a damp issue to the moment it's resolved.

57. The team have a separate line customers can choose from our repairs number to speak to a member of the team and receive an appointment and have any questions they have answered there and then. The same team can also be reached via a dedicated email address and online chat.
58. This team also have a separate email address directly into the team for the same reason and ensuring the same level of response.
59. The service also holds repairs action days across Southwark estates. These days are aimed at speaking with customers in their own communities and interacting with residents who may not have previously reported a repair they have. Damp and mould officers attend each of these days and have a high response rate.
60. Inspections are completed as needed, taking a holistic approach. The majority of the teams inspections are completed virtually and in real time. The information received remains the same whilst allowing residents more freedom of time.
61. We prioritise eradicating mould in properties in order to eliminate the risk to residents whilst we arrange for follow on works to improve the ventilation, thermal qualities and heating to assist in reducing the risk of the issue returning.
62. Southwark have a number of TMO's across the borough where treatment of damp and mould is the responsibility of that TMO. Each TMO has their own procedures for reporting and treatment, as well as complaints relating to their repairs process. The specialist team within Southwark repairs are sometimes asked for assistance or advice from TMO colleagues regarding damp and mould in their homes which the team are always happy to provide.
63. The team have built links with colleagues in the NHS where high profile or urgent cases of damp causing medical problems are escalated directly to the senior manager within the team.
64. The service have piloted the use humidity sensors in properties across the borough which can report in real-time when there is a possible damp and mould issue. The service is part of a Pan London approach to increase the use of sensors on specific estates to look at where there are issues, targeting the resources and funding more appropriately.
65. The team are also speaking with Impact on Urban Health to look at piloting schemes to get data on the stock with have and build a medium and long term plan on retrofitting and tackling the root cause of damp in our buildings.

DAMP REPORTING

66. We use a survey template to capture information onto our remote

handheld devices which are used on site by our technical team. We also capture vulnerability data when required via this method. The data is available to managers in the office in real-time.

67. As more detailed data is collated through our dedicated team, we can use the intelligence to assist the design of future of planned maintenance programme, to help reduce damp problems in homes. To assist this, all planned maintenance schemes now have a specific criteria on damp and mould for assessment at feasibility stage. In addition, internal scrutiny meetings are held with all key stakeholders in asset management for new major work schemes to ensure local knowledge, such as damp problems, are captured in the design stage.

TACKLING DAMP AND MOULD IN DIFFERENT TYPES OF TENURE

Council Homes and Housing Association Properties

68. The Council's Housing Solutions Service can assist residents in Council Homes and Housing Association accommodation and help liaise with landlords to address any disrepair issues that are causing housing insecurity. This is undertaken primarily to prevent cases of homelessness.
69. Residents in Housing Association accommodation would also be encouraged to engage their Housing Association's complaints procedure if repairs are not completed. If escalated to the Housing Ombudsman, the Council's Private Rental Sector may be instructed to investigate and take action against non-compliance.
70. With both Council and Housing Associated properties, when damp and mould is caused by overcrowding, the Housing Solutions' Choice Based Lettings System (Housing Register) can support households to secure more suitable accommodation.

Private Rental Sector Properties

71. Southwark Council's Private Rental Sector team sets basic standards for private rental properties via its licensing schemes whilst also enforcing for specific disrepairs on a case by case basis.
72. Complaints concerning damp and mould in private properties are automatically marked by the team's web reporting systems and are subsequently triaged for investigation and further action. Issues can be reported by people other than tenants, including relatives, neighbours, social care staff, and council workers who identify a problem in privately rented homes.

Privately Owned Properties

73. Southwark Council can provide support via grants and loans for homeowners who meet a specific set of criteria, however these

adaptations are largely aimed at supporting residents with declining functional status who want to remain in their own homes for as long as possible, rather than directly addressing issues with damp and mould.

Policy framework implications

74. These have been covered throughout the report.

Community, equalities (including socio-economic) and health impacts

Community impact statement

75. Living in homes that are warm, dry and safe and free from damp and mould enables individuals and communities to thrive. Damp and mould in the home also causes physical and mental health issues, communities are better when these are reduced and removed completely.

Equalities (including socio-economic) impact statement

76. Damp and mould can affect individuals and communities who are at a higher risk of fuel poverty. Linking the causes and long term solutions of damp and mould is key.

Health impact statement

77. The report has acknowledged the implications and impact of the community, equalities (including socio-economic) and health impacts in the report.

Climate change implications

78. There are no climate change implications as part of this report

Resource implications

79. There are no resource implications as part of this report

Legal/Financial implications

80. There are no legal or financial implications as part of this report

Consultation

81. This report was written jointly between Southwark Repairs and Public Health. No other consultation was undertaken as part of this report

CONCLUDING POINTS

82. There is potential for damp and mould to increase not just the overall burden of ill health, but also health inequalities.
83. Damp and mould can exacerbate existing conditions. It is thus possible to identify people particularly at risk. Identifying people particularly at risk will enable improved communication of actions that can be taken by the Council as well as wider partners in addressing the root cause of the damp as well as advice on health condition detection and management. Often, those people are children and people with pre-existing respiratory and immune system conditions
84. Southwark housing are investing in damp and mould. In the medium term, this will move to a proactive as well as a reactive service, using technology to guide response and investment.

Other officers

82. There are none.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Spotlight on: Damp and mould Housing Ombudsman (housing-ombudsman.org.uk)	https://www.housing-ombudsman.org.uk/reports/spotlight-on-damp-and-mould/	
English Housing Survey 2022 to 2023: headline report	https://www.gov.uk/government/collections/english-housing-survey-2022-to-2023-headline-report	
DLUHC. English Housing Survey data on dwelling condition and safety. 2021	https://www.gov.uk/government/statistical-data-sets/dwelling-condition-and-safety	
English Housing Survey: Housing quality and condition, 2020 (publishing.service.gov.uk)	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1088447/EHS_Housing_quality_and_condition_report_2020.pdf	

Southwark JSNA Annual Report: 2023	https://moderngov.southwark.gov.uk/documents/s115562/Apendix%201%20-%20JSNA%20Annual%20Report%202023%20Southwarks%20Joint%20Strategic%20Needs%20Assessment.pdf	
The London Damp and Mould Checklist ADPH	https://www.adph.org.uk/resources/the-london-damp-and-mould-checklist/	
Southwark Annual Public Health Report: Cleaner Air, Healthier Lives	https://www.southwark.gov.uk/health-and-wellbeing/public-health/reports-and-strategies?chapter=2#:~:text=Annual%20Public%20Health%20report&text=The%202023%20APHR%20highlights%20air,clearer%20air%20in%20the%20borough.	
Can damp and mould affect my health? - NHS (www.nhs.uk)	https://www.gov.uk/government/publications/damp-and-mould-understanding-and-addressing-the-health-risks-for-rented-housing-providers/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home--2	
Dampness and Mould. WHO Guidelines for Indoor Air Quality	https://www.euro.who.int/data/assets/pdf_file/0017/43325/E92645.pdf	
Environments Free Full-Text The Burden of Respiratory Disease from Formaldehyde, Damp and Mould in English Housing (mdpi.com)	https://www.mdpi.com/2076-3298/10/8/136	
IJERPH Free Full-Text Prevalence, Risk Factors and Impacts Related to Mould-Affected Housing: An Australian Integrative Review (mdpi.com)	https://www.mdpi.com/1660-4601/19/3/1854	
Brooks et al. Psychological effects of mould and damp in the home: scoping review. Housing Studies, 1–23. 2023.	https://kclpure.kcl.ac.uk/portal/en/publications/psychological-effects-of-mould-and-damp-in-the-home-scoping-review	

Residential Exposure to Dampness Is Related to Reduced Level of Asthma Control among Adults (nih.gov)	https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9517438/pdf/ijerph-19-11338.pdf	
pone.0047526 1..9 (nih.gov)	https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3492391/pdf/pone.0047526.pdf	
pone.0047526 1..9 (nih.gov)	https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3492391/pdf/pone.0047526.pdf	
Impacts of the indoor environment in our homes and schools on child.pdf (unit.no)	https://sintef.brage.unit.no/sintef-xmlui/bitstream/handle/11250/2976119/Impacts%20of%20the%20indoor%20environment%20in%20our%20homes%20and%20schools%20on%20child.pdf?sequence=1	
thoraxjnl-2018-212979.pdf (nih.gov)	https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6824607/pdf/thoraxjnl-2018-212979.pdf	
Indoor mould exposure, asthma and rhinitis: findings from systematic reviews and recent longitudinal studies (ersjournals.com)	https://err.ersjournals.com/content/errev/27/148/170137.full.pdf	
Impacts of the indoor environment in our homes and schools on child.pdf (unit.no)	https://sintef.brage.unit.no/sintef-xmlui/bitstream/handle/11250/2976119/Impacts%20of%20the%20indoor%20environment%20in%20our%20homes%20and%20schools%20on%20child.pdf?sequence=1	
copy-of-read-the-report.pdf (instituteofhealthequity.org)	https://www.instituteofhealthequity.org/resources-reports/left-out-in-the-cold-the-hidden-impact-of-cold-homes/copy-of-read-the-report.pdf	
The cost of unhealthy housing to the NHS, House of Commons, 26 February 2019 Local Government Association	https://www.local.gov.uk/parliament/briefings-and-responses/cost-unhealthy-housing-nhs-house-commons-26-february-2019	

The London Damp and Mould Checklist ADPH	https://www.adph.org.uk/resources/the-london-damp-and-mould-checklist/	
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APPENDICES

No.	Title
None to note	

AUDIT TRAIL

This section must be included in all reports.

Lead Officer	Hakeem Osinaike Strategic Director of Housing	
	Sangeeta Leahy Director of Public Health	
Report Authors	Marc Cook, Customer Journey Lead - Southwark Repairs	
	Rosie Dalton-Lucas, Head of programmes (healthy place), Public Health	
	Jamie Smyth, Specialty Registrar in Public Health	
	Kate Smith, Public Health Policy Officer	
	Stefanie Buckner, Policy Officer, Housing and Urban Planning	
Version	Final	
Dated	24 July 2024	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Assistant Chief Executive, Governance and Assurance	No	No
Strategic Director, Finance	No	No
List other officers here	No	No
Cabinet Member	Yes	No
Date final report sent to Scrutiny Team	24 July 2024	

Health & Social Care Scrutiny Commission

MUNICIPAL YEAR 2024-25

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