

PART A - Initial Impact Assessment

Proposal Name: Backlog Maintenance - Disrepairs and Damp

EIA ID: 2693

EIA Author: Jason Peck

Proposal Outline: It is proposed that 2 x short term contracts are procured to address backlog maintenance issues on the Council's social housing estate. There are 2 x specific areas that require extra resource in order to help clear a substantial backlog of remedial works. These are Disrepairs and Damp/Mould. It is proposed to appoint a single contractor for a period of up to 2 years to attend residential sites and undertake works to address damp and the growth of mould in properties. The contractor will be a specialist in this type of work and will be contracted for a limited period to assist our own in-house staff and existing external contractors already engaged in addressing this issue. It is proposed that a single contractor is engaged for a period of between 1-2 years to help address the current backlog in disrepair works on the social housing estate. This contract will be let to supplement the existing in-house workforce and multi-trade subcontractors already working in this area to bring the existing backlog down to a manageable level. The procurement process will ensure that the appointed contractors have an up to date and fit for purpose Equality, Diversity and Inclusion policy. Contractors will be made fully aware of the Council's portfolio of social housing and diversity of residents that occupy the properties, including people may belong to under-represented people or families.

Proposal Type: Budget

Entered on QTier: Yes

QTier Ref: # Various

Year Of Proposal: 24/25

Lead Director for proposal: Tom Smith

Service Area: Operational Services

EIA Start Date: 02/05/2024

Lead Equality Objective: Understanding Communities

Equality Lead Officer: Louise Nunn

Decision Type

Committees: Policy Committees

- Housing

Portfolio

Primary Portfolio: Operational Services

EIA is cross portfolio: No

EIA is joint with another organisation: No

Overview of Impact

Overview Summery:

It is considered that the proposal will have a positive impact on the health and wellbeing of the Council's social housing residents as maintenance issues on their homes are addressed more speedily than would otherwise have been the case. Damp and mould primarily affect the airways and lungs, but they can also affect the eyes and skin. The respiratory effects of damp and mould can cause serious illness and, in the most severe cases, death. The presence of damp and mould can also affect tenants' mental health. This could be due to worries about the health impacts of damp and mould, unpleasant living conditions, and destruction of property and belongings, among other concerns. Everyone is vulnerable to the health impacts of damp and mould, but people with certain health conditions, children and older adults are at greater risk of more

severe health impacts. Appointed contractors will have an up to date and fit for purpose Equality, Diversity and Inclusion policy.

Impacted characteristics: • Health

Consultation and other engagement

Is consultation or other engagement required: Yes

Consultation will take place between Housing Repairs staff, Legal and Commercial Services to ensure the proposed contracts are fit for purpose.

Cumulative Impact

Does the proposal have a cumulative impact: No

Impact areas:

Initial Sign-Off

Full impact assessment required:

Review Date: 02/05/2024

Action Plan & Supporting Evidence

Outline of action plan:

Action plan evidence:

Changes made as a result of action plan:

Mitigation

Significant risk after mitigation measures:

Outline of impact and risks:

Review Date

Review Date: 02/05/2024