

Roundtable for Local Authority Staff



Your hosts today are:



David Lloyd
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Eleanor Roberts
Policy & Engagement Officer
TPAS Cymru
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Diolch yn
fawr i'n
noddwyr

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to our
sponsors



Ariennir yn Rhannol gan
Lywodraeth Cymru
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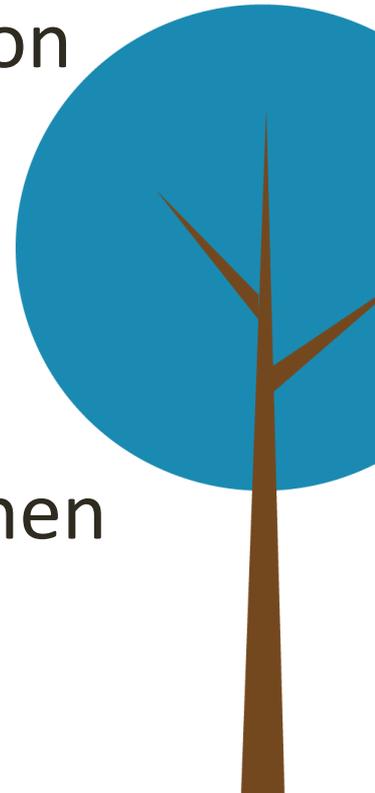
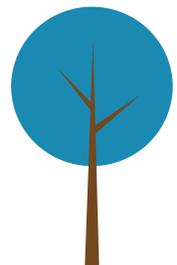
A bit about TPAS Cymru

- **Welsh Government appointed organisation for Tenant Engagement in Wales** – influencing policy, Tenant Voice, practical support .
- **Membership organisation** – RSLs & LA landlords. We support the whole organisation.
- **Information, advice, share learning, facilitate forums & networks**
- **Practical, topical , service orientated and from a Tenant and member perspective**



Housekeeping

- Use the chat function if preferred- we will keep an eye on it as we go through
- Share your job title/role in chat
- Please put your name & organisation on the screen.
- Session will be not recorded
- Please complete our short feedback survey which will appear at the end when you leave Zoom



Coming soon!

In collaboration with

sero



9TH - 13TH JUNE 2025

NET ZERO WEEK

**CHANGING HOMES TOGETHER
FOR A BETTER WALES**



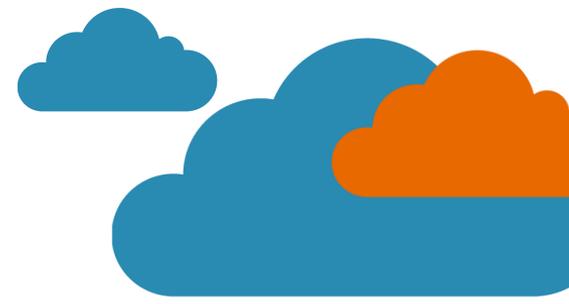


Agenda

Background

The consultation

Questions/discussion



Welsh Government
Consultation Document

Consultation – setting timescales for social housing landlords to respond to reports of hazards which have significant health impacts.

Llywodraeth Cymru
Dogfen Ymgynghori

Ymgynghoriad – gosod amserlenni i landlordiaid tai cymdeithasol ymateb i adroddiadau o beryglon sy'n cael effeithiau sylweddol ar iechyd.



Llywodraeth Cymru
Welsh Government

“.....we are consulting on an **addendum to The Welsh Housing Quality Standard (WHQS),**

we propose to specify **a rule(s)** in relation to social landlords’ response to damp, mould and other hazards.

This will **provide transparency and consistency in social landlord’s approach to dealing with hazards** which may have a significant impact on people’s health, in social housing across the Wales. “

The tragic case of Awaab Ishak

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Awaab Ishak: Mould in Rochdale flat caused boy's death, coroner rules

© 15 November 2022



FAMILY HANDOUT
Awaab Ishak's father had reported the mould several times to Rochdale Boroughwide Housing

By Phil McCann & Lynette Horsburgh
BBC News

A toddler died from a respiratory condition caused by exposure to mould in his home, a coroner has concluded.

 **Coroner's report**
REGULATION 28: REPORT TO PREVENT FUTURE DEATHS (1)

	<p>REGULATION 28 REPORT TO PREVENT FUTURE DEATHS</p> <p>THIS REPORT IS BEING SENT TO:</p> <ol style="list-style-type: none">1. Mr Michael Gove, Minister for Housing, Department for Levelling Up, Housing and Communities2. Mr Steve Barclay, Secretary of State for Health
	<p>CORONER</p> <p>I am Joanne Kearsley, Senior Coroner for the Coroner area of Manchester North</p>
2	<p>CORONER'S LEGAL POWERS</p> <p>I make this report under paragraph 7, Schedule 5, of the Coroner's and Justice Act 2009 and Regulations 28 and 29 of the Coroners (Investigations) Regulations 2013</p>
3	<p>INVESTIGATION and INQUEST</p> <p>On the 27th December 2020, I commenced an investigation into the death of Awaab Ishak</p> <p>Awaab died on the 21st December 2020 at the Royal Oldham Hospital. He was 2 years old. The investigation concluded on the 15th November 2022. The medical cause of death was confirmed as 1a) Acute Airway oedema with severe granulomatous tracheobronchitis due to 1b) Environmental mould exposure.</p> <p>I recorded a narrative conclusion: Awaab Ishak died as a result of a severe respiratory condition due to prolonged exposure to mould in his home environment. Action to treat and prevent the mould, was not taken. His respiratory condition led to a respiratory arrest. The medical advice given to his parents led to Awaab receiving sub-optimal airway ventilation which was unable to prevent his cardiac arrest.</p>

Original Slide: Professor Mat Fischer

https://www.judiciary.uk/wp-content/uploads/2022/11/Awaab-Ishak-Prevention-of-future-deaths-report-2022-0365_Published.pdf

itv NEWS



'WE NEED HEAT TO
COMBAT THE DAMP'



Llywodraeth Cymru
Welsh Government





The **Better** _____
Social Housing
Review _____

Easy Read



Llywodraeth Cymru
Welsh Government

The Welsh Housing Quality Standard

Making social housing better in Wales - A guide for tenants



This document was written by Welsh Government. It is an easy read

Steering Group

Steering Group: Established to consider the findings from the England's Better Social Housing Review (BSHR) in the Welsh Social Housing context.

Collaboration with key stakeholders.

Objective: To ensure the safety and wellbeing of tenants in Wales by minimising any risk from potentially serious hazards

Steering group proposal

Specifying rules

WHQS 2023:
Introduces standards
into statute.

Enhanced
Accountability

Monitoring through WHQS Compliance



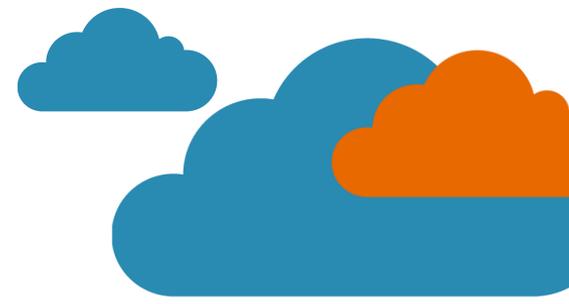
WHQS Compliance:
Monitoring through
compliance returns.



Regular Reporting:
Ensuring adherence to
new standards.



Performance Evaluation:
Assessing social
landlords' actions.



Welsh Government
Consultation Document

Consultation – setting timescales for social housing landlords to respond to reports of hazards which have significant health impacts.

Llywodraeth Cymru
Dogfen Ymgynghori

Ymgynghoriad – gosod amserlenni i landlordiaid tai cymdeithasol ymateb i adroddiadau o beryglon sy'n cael effeithiau sylweddol ar iechyd.

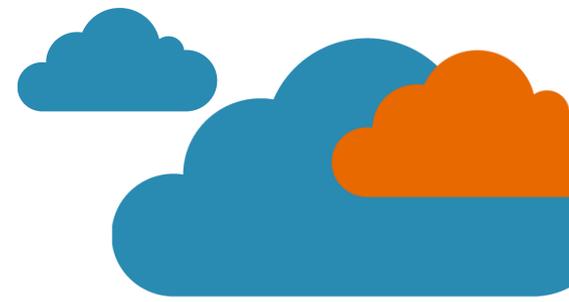
Purpose of the proposed 'Rule'

- Transparency
- Trust
- Mutual guidelines
- Assurance

“The group concluded that whilst there is a substantive policy, legislative and regulatory framework in place, coupled with existing activity carried out by landlords, it is clear, there are opportunities for improvement and development to ensure the best outcomes for tenants are delivered and the risk to their health and safety is minimised”



Consultation timescales and next steps



TPAS Cymru is consulting with tenants, staff and stakeholders for the next few weeks.

We will then be responding to the Welsh Government in a formal consultation response by 30th June.

We will publish our response and share with you how we have used your voices.

Consultation Question Themes



- Timescale of a response
- What defines a Hazard
- Landlord communication and transparency
- Common rule for all vs different for all landlords

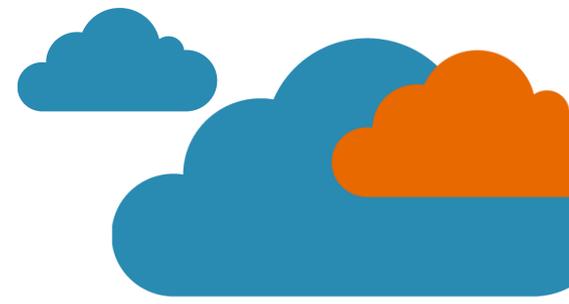
Question 1 – Should the rule cover all hazards set out in Schedule 1 of the HSSRS (Wales) regulations 2006?

- All hazards
- Other – please state which of the 29 HSSRS hazards you think it should cover.

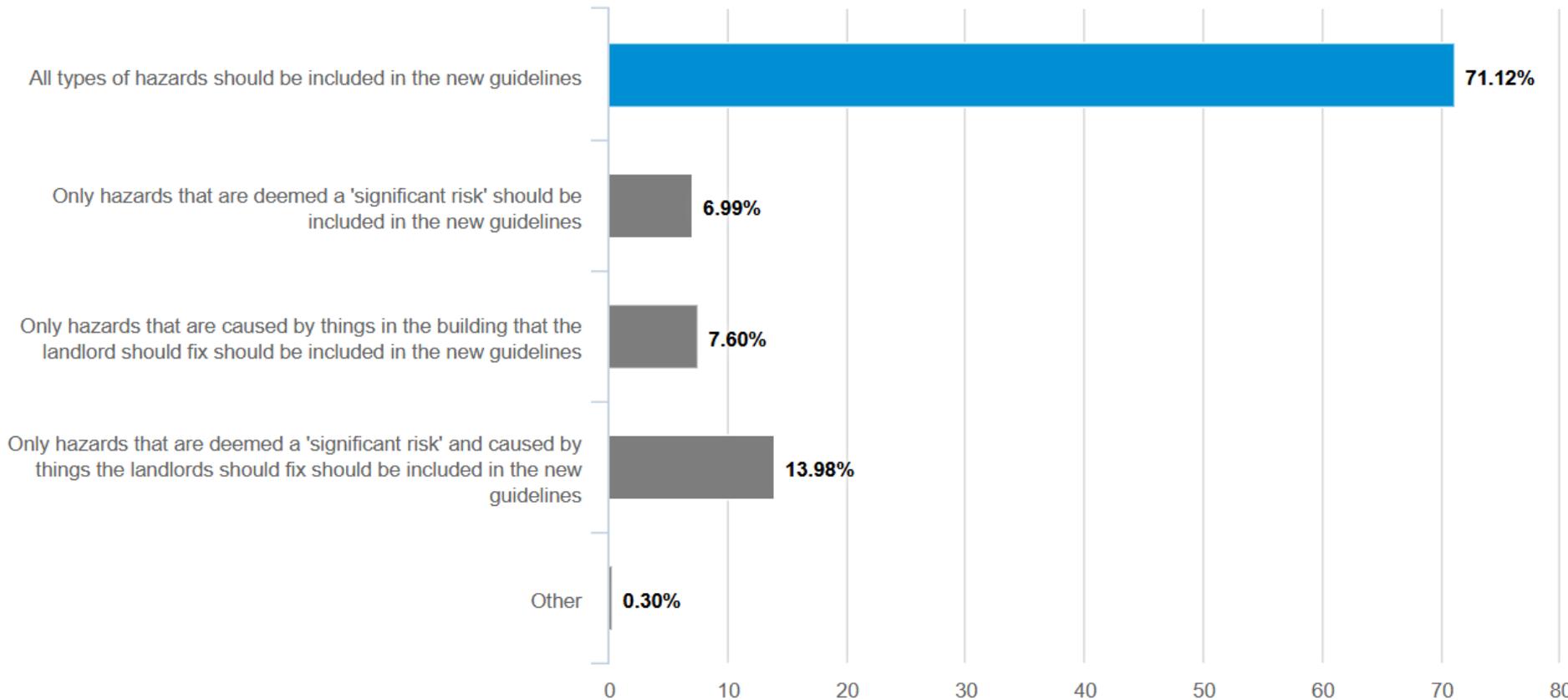
Additional comments

Question 2 – Should the rule only apply where a hazard presents a 'significant risk' to the health or safety of an individual tenant and where the hazard results from building component defects or disrepair that are within the landlord's control?

- All hazards
- All hazards presenting a significant risk.
- All hazards resulting from building component defects or disrepair within the landlord's control.
- All hazards that both present a significant risk and from building component defects or disrepair within the landlord's control.
- Other



Which of the following statements do you most agree with?



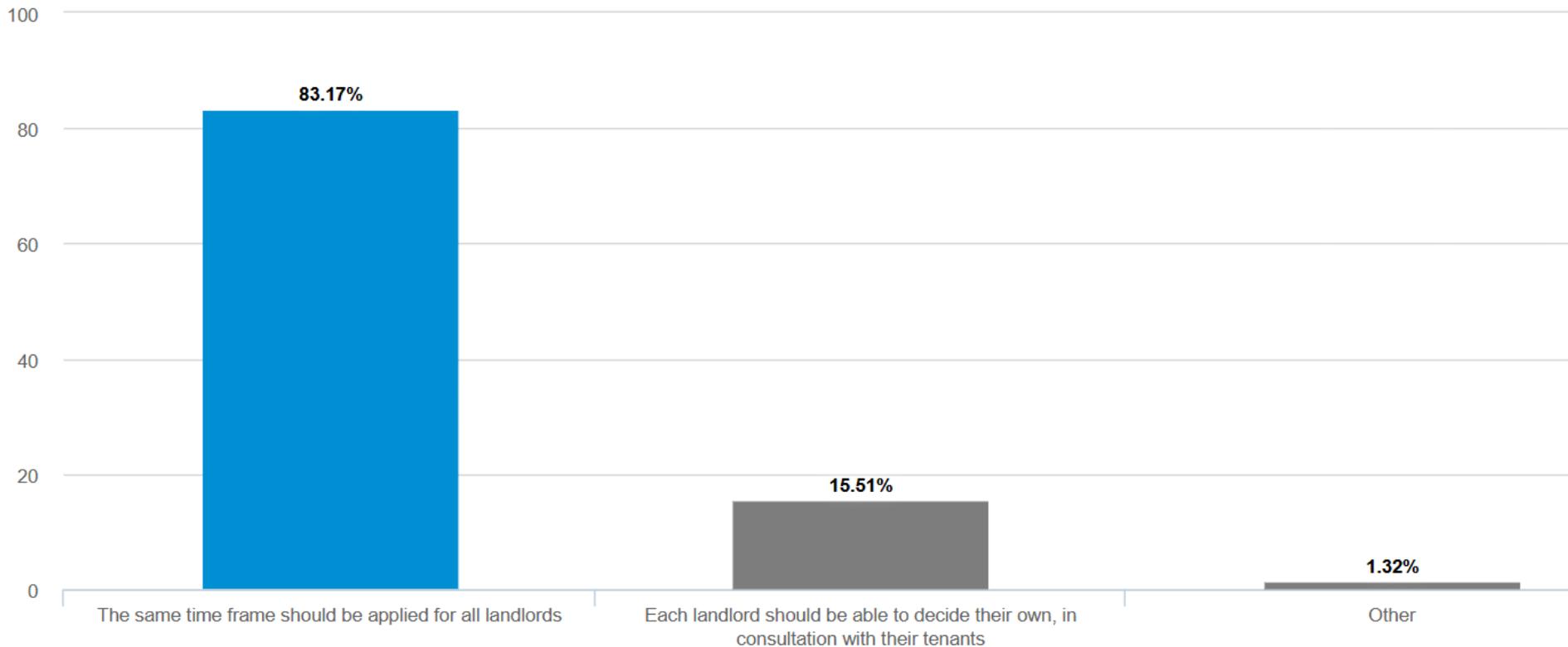
Question 3 - If you think the rule should only apply in the event of a “significant risk to health” being present, how should the “significant risk” be determined?

Question 4 – Should the rule specify a common timeframe for investigation and remedy apply to all Welsh social landlords or allow timeframes to be agreed locally with tenants following a consultation by the landlord.

- Common timeframe applied to all Welsh social landlords.
- Each landlord should establish local timeframes agreed with tenants following consultation.
- Other



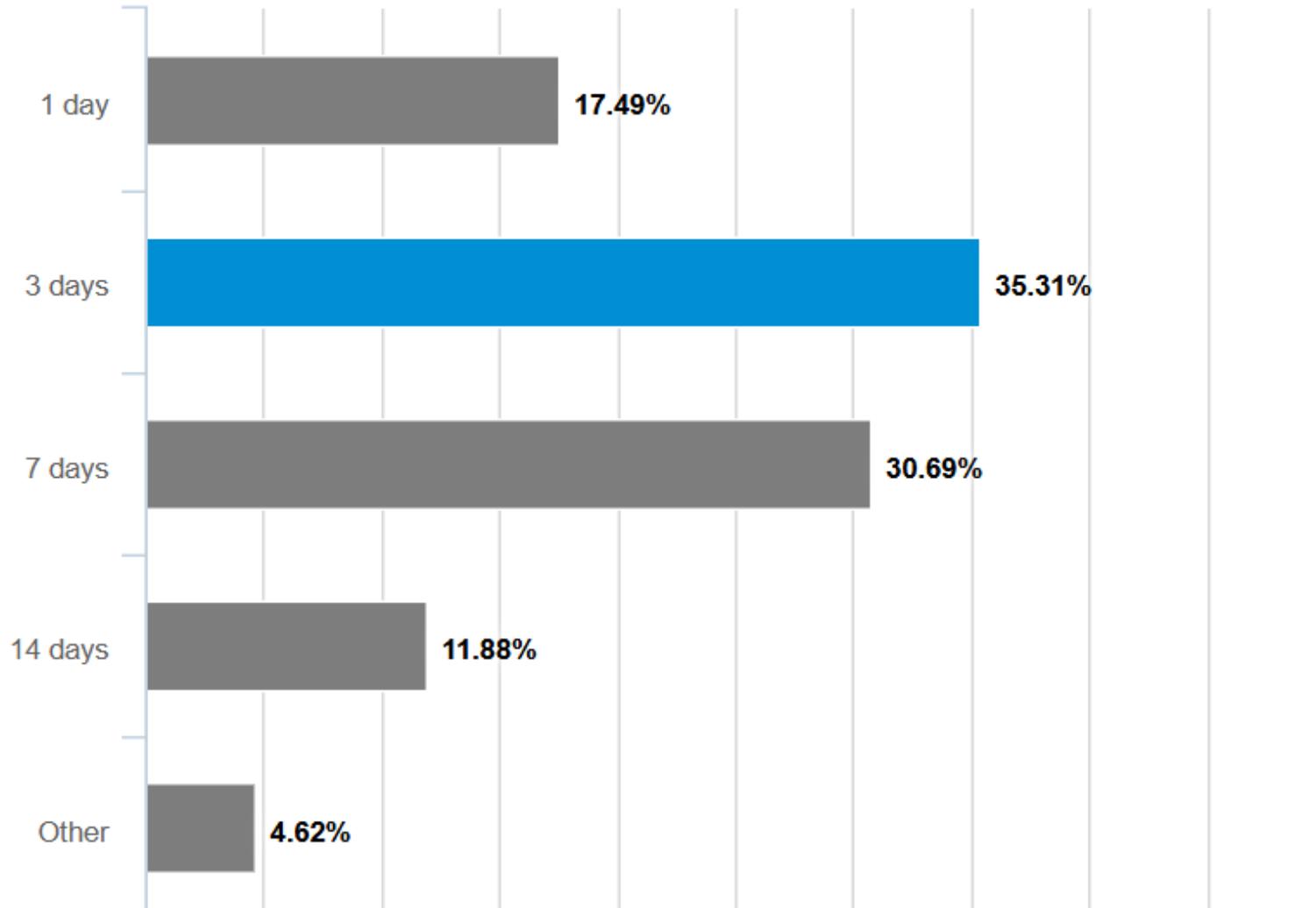
These new proposed changes outline that landlords will have to inspect and fix problems within a certain amount of time. Do you think all landlords should have the same amount of time to fix problems, or should each landlord talk to their tenants and decide how much time they need?

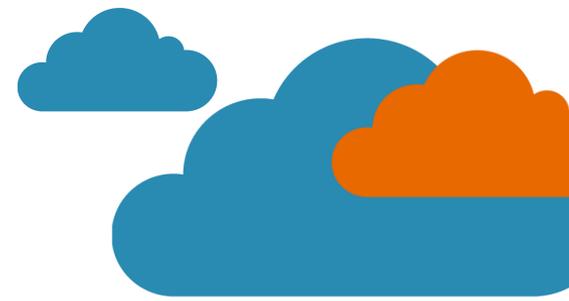


Question 5 - In your view, what is a reasonable time (in calendar days) for a reported hazard to be investigated?

- 1 day
- 3 days
- 7 days
- 14 days
- Other

In your view, what is a reasonable timeframe (in calendar days, not working days) for a hazard to be investigated, and a plan to be put into place?

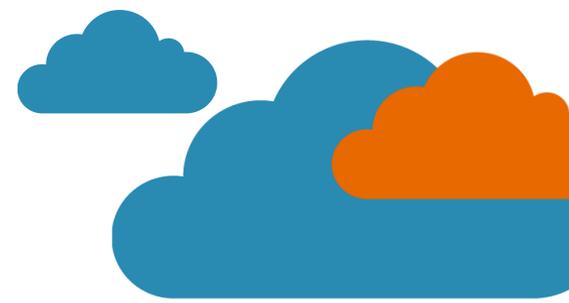




Question 6 - If the rule is applied only to hazards that present a 'significant risk' do you agree that remedial works should therefore all be categorised as emergency repairs for the purpose of target completion times?

Yes/No

Additional Comments



Question 7 - If the rule is applied to all hazards, not just those that present a 'significant risk', do you think there should be a common definition of the types and nature of hazard remedies which should be treated as emergencies, or should Welsh social landlords agreed locally with tenants following a consultation by the landlord.

- Common definition applied to all Welsh social landlords.
- Each landlord should establish local definitions agreed with tenants following consultation.
- Other

Additional Comments

Question 8 – Once an investigation has been completed, if the hazard cannot be remedied under normal emergency repair targets, do you agree that the tenant should be issued with a written plan detailing the arrangements made to manage the risks to the tenants pending full remedy along with a defined contact.

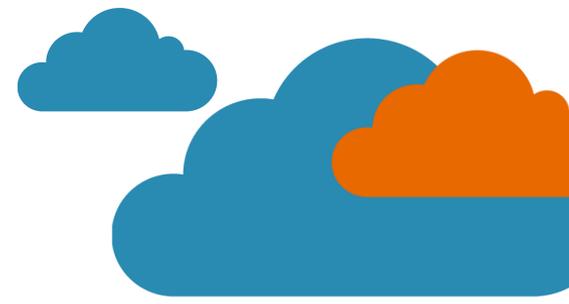
Yes/No

Question 9 - If you agree that a remedy plan should be provided, what would you consider is a reasonable time (in calendar days) to provide the tenant with a copy of the remedy plan?

- 1 day
- 3 days
- 7 days
- 14 days
- Other

Question 10 - Should the rule also require social landlords to collect and report on tenant satisfaction with their landlords' response to their complaint of a hazard and with any remedial works subsequently carried out to remedy the hazard?

Yes/No



**Full report
coming soon**