

North Lanarkshire Council Report

Housing Committee

Does this report require to be approved? ☐ Yes ☒ No

Ref BL/MH/AC

Date 08/11/23

Preservation Works Report 2022/23 and 2023/24 YTD

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Executive Summary

The purpose of this report is to provide committee with an update on North Lanarkshire Council housing repairs which relate to preservation works, this is for the period 2022/23 and 2023/24 up to 31 August 2023.

The report is also in relation to a motion passed at full council meeting on 15 December 2022.

Recommendations

It is recommended that the Housing Committee:

- (1) Acknowledge the report and its findings with relation to preservation related works.

The Plan for North Lanarkshire

Priority Improve North Lanarkshire's resource base

Ambition statement (1) Ensure a housing mix that supports social inclusion and economic growth

Programme of Work Transforming Places

1. Background

- 1.1 There are different types of preservation which consist of the following forms;

Condensation, this is the most common form of unwanted dampness in properties and occurs when warm moist air comes into contact with a cold surface. Air can contain varying amounts of water vapour; warm air can hold more water vapour than cold air. When warm air comes into contact with a colder surface, it cools down and can't retain the same amount of water vapour and presents itself as moisture or water on surfaces such as window cills. If not managed by the householder/tenant can cause mould, mildew or fungus.

Rising damp, this affects the walls of the properties and is predominantly within ground floor properties where moisture from the ground travels up through the walls. This mainly occurs where there is debris in the wall cavity or subfloor void, internal or external renders / plasters overlapping the DPC, external ground levels being raised above the DPC, inappropriate insulation material in the cavity, intersecting masonry structures / abutting garden walls.

Wet/dry rot, there are different types of fungal decay that affects the timber surfaces. The main difference is that wet rot likes to grow on timber with a high moisture content of over 50% and can be caused by defects to plumbing, guttering and leaking roofs and on occasion can cause condensation to appear. On the other hand, dry rot likes to grow at a lower moisture content of around 20-30% and can spread over a relatively dry timber if the humidity is right. It can also result in an insect infestation such as woodworm should the correct conditions prevail, the insects have laid their eggs in the timber.

2. Report

2.1 Housing related preservation works.

- 2.1.1 It should be noted that during 2022/23 that 1586 properties reported issues relating to condensation. The value of the works was £271,937.63, It should be noted that within 2023/24 which is up to 31 August 2023 that there have been 671 properties reporting condensation. The value of the works was £166,452.74.
- 2.1.2 It should be noted that during 2022/23 that 13 properties reported issues relating to rising damp. The value of the works was £33,288.22, It should be noted that within 2023/24 which is up to 31 August 2023 that there have been 10 properties reporting rising damp. The value of the works was £20,261.78.
- 2.1.3 It should be noted that during 2022/23 that 233 properties reported issues relating to rotworks which can be either be wet or dry rot or insect infestation. The value of the works was £1,079,387.48. It should be noted that within 2023/24 which is up to 31 August 2023 that there have been 109 properties reporting rotworks. The value of the works was £515,087.17.
- 2.1.4 With regards to surveys we also progressed preservation works. Within 2022/23 we progressed 596 surveys at a value of £86,882.03 and within 2023/24 which is up to 31 August 2023 we have progressed 226 surveys at a value of £30,261.78, these surveys will have led to some of the work being carried out.
- 2.1.5 Table 1 references the information noted from 2.1.1 to 2.1.4.

Table 1

	2022-2023		2023-2024 (YTD 31.08.2023)	
	No of Properties	Value	No of Properties	Value

Condensation	1586	£271,937.63	671	£166,452.74
Rising Damp	13	£33,288.22	10	£20,289.99
Wet/Dry Rot (Rotworks)	233	£1,079,387.48	109	£515,087.17
Surveys Issued	596	£86,882.03	226	£30,261.78
Total * this excludes surveys		£1,471,495.36		£732,091.68

2.1.6 As noted within 1.1 condensation is the main form of enquires from North Lanarkshire Council properties where any identified works are processed and actioned. As referenced within Table 1 there were 1586 properties within 2022/23 where condensation was noted as the cause of works this is in comparison to 13 properties for rising damp (0.8%) and 233 properties for rotworks (14%) this equates to 85% relating to condensation issues.

2.1.7 In reference to 2023/24 YTD up to 31 August 2023 there were 671 properties within where condensation was noted as the cause of works this is in comparison to 10 properties for rising damp (1.5%) and 109 properties for rotworks (16%) this equates to 82.5% relating to condensation issues.

2.1.8 It should be noted that advice and support is also given to tenants on how to reduce condensation within the home and further advice is also provided via North Lanarkshire Council website this can be accessed via [Avoiding condensation | North Lanarkshire Council](#).

3. Measures of success

3.1 An annual review and appropriate action as issues arise and submission of an annual report to cycle 2 Housing committee will be a measure for success in terms of governance and accountability.

4. Supporting documentation

4.1 Not applicable.



Brian Lafferty
Chief Officer (Housing Property Services)

5. Impacts

5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact? If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/>
5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?
5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/>
5.6 Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?

	<p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.7</p>	<p>Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.8</p>	<p>Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.9</p>	<p>Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p>
<p>5.10</p>	<p>Armed Forces Covenant Duty</p> <p>Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.</p>
<p>5.11</p>	<p>Children's rights and wellbeing impact</p> <p>Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>