

FOI REF: 14483 RESPONSE SENT: 02/10/2024

Request:

My request is related to inspections of housing in your local authority using the Housing Health and Safety Rating System (HHSRS).

For each year from 1 January 2019 to 1 June 2024 (2019, 2020, 2021, 2022, 2023, 2024), I would like:

Details of all

Hazard Awareness Notices, Improvement Notices, Prohibition Orders, Emergency Remedial Action Notices, and Demolition Orders for any of the following issues: Lead (hazard 7),

damp and mould growth (hazard 1), and excess cold (hazard 2)

Included in this information, I would like:

The name of the party being issued the notice or order

The date the notice or order was issued.

Details of issues found, i.e. whether the notice relates to lead paint or lead pipes

The time frame for this request is 1 January 2019 to 1 June 2024.

Response:

Nb – Details of the name of the party being issued the notice or order have been redacted as advised by a council solicitor.

24.01.20 Housing Act 2004 - s.28 / s29 Hazard Awareness Notice

Flat 1b St Peters House, Bank Street, Bishops Waltham SO32 1AE

01.08.22 notice revoked works done

Hazard - Excess Cold, Catagory 1

Deficiencies:

- No fixed heating
- Portable electric heating not adequate, controllable or affordable to heat the space sufficiently
- Draughty front door to flat
- Draughty main entrance door to building
- Poor EPC rating (F)
- Draughty single glazed timber sash window
- No solar gain to basement
- Damp areas on external walls

22.01.20 Housing Act 2004 s.41 Notice of Emergency Remedial Action

28 Sutton Park Road, Sutton Scotney, Winchester, SO21 3GZ

Hazard - Excess Cold Excess Cold.

Gas central heating boiler not working. Landlord failed to carry out repair/replacement.

14.03.23 Improvement Notice

Flat at 163 High Stret, Winchester, SO23 9BA, Located above Gandhi Restaurant on 2nd floor

ongoing

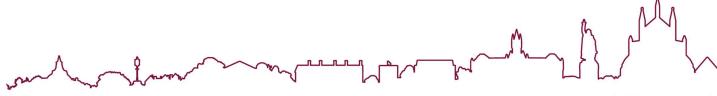
Schedule 1

Notification of Hazards

Hazard – Damp and mould growth; Catagory 2

Deficiencies:

- Penetrating damp was seen on the landing ceiling; above the consumer unit a section of the ceiling has been removed exposing the damp rotten roof timbers.
- Room 3 (front right) mould seen in corner of room. Room 4 (front left) penetrating damp in corner of the wall and ceiling, sash cords broken, window pane broken.



- Broken window pane in the WC, uPVC bathroom fanlight window cannot be closed. Gutters are blocked with vegetation.
- Rooms 1 and 4 are <6.5 sq.m area and not suitable for use as sleeping accommodation. These rooms are overcrowded.
- Timber sash windows in poor repair, draughty and have broken glass, with sash cords not functioning properly. Penetrating damp seen to walls and ceilings..