

08 April 2024

**Our Ref: FOI 349**

**Request**

We received your request on 19 March 2024 for the following information:

- 1. Provide a yearly breakdown (split by area) of the number of cases of damp and mould reported to the Housing Executive. Please include and distinguish reports relating to social housing and temporary accommodation.*
- 2. Please indicate for how many of these cases an Independent Damp Surveyors' Report was issued, or other investigation undertaken.*
- 3. Please indicate how many households were rehomed as a result of damp and mould issues during the period.*

Your request has been handled under the Freedom of Information Act 2000 (FOIA).

## Our response

*As part of our response, we have included in 'other investigation undertaken' - Cavity Wall Inspections.*

Question 1 - *Provide a yearly breakdown by calendar year (split by NIHE area) of the number of cases of damp and mould reported to the Housing Executive. Please include and distinguish reports relating to social housing and temporary accommodation.*

### Part 1, A:

NIHE Area	Reported Year					Grand Total
	2019	2020	2021	2022	2023	
CAUSEWAY AREA	515	440	511	663	860	2,989
LISBURN / CASTLEREAGH AREA	349	284	321	368	590	1,912
MID AND EAST ANTRIM AREA	535	412	624	706	1,232	3,509
MID ULSTER AREA	223	174	253	247	316	1,213
NORTH BELFAST AREA	531	485	586	498	704	2,804
NORTH DOWN AND ARDS AREA	543	411	510	573	615	2,652
SOUTH AND EAST BELFAST AREA	655	616	696	804	1,146	3,917
SOUTH ANTRIM AREA	641	431	570	665	845	3,152

SOUTH AREA	650	456	599	683	884	3,272
SOUTH DOWN AREA	497	398	498	603	830	2,826
SOUTH WEST AREA	225	169	228	286	351	1,259
WEST AREA	456	227	501	762	1,123	3,069
WEST BELFAST AREA	655	642	749	736	987	3,769
<b>Grand Total</b>	<b>6,475</b>	<b>5,145</b>	<b>6,646</b>	<b>7,594</b>	<b>10,483</b>	<b>36,343</b>

## Part 1, B

Property Type	Count of Reports
Bedsit	29
Bungalow	8,003
Cottage	421
Flat	7,796
Hostel	116
House	19,621
Maisonette	357
<b>Grand Total</b>	<b>36,343</b>

Accommodation Type	Count of Reports
NIHE Properties	36,227
Temporary	116

In regard to Temporary Accommodation, the Housing Executive holds information within the scope of your request. However, it will not be possible to make this available to you without exceeding the 'appropriate limit' as defined by the FOI Act.

To provide this would involve each individual temporary accommodation placement made being retrieved, allocated to a geographical region, notification of any reported dampness being compiled, verified and validated at an average of 15 minutes per placement, which would entail at least 9,086 hours of staff time, attracting an overall cost of £232,174 to provide the information.

This cost is broken down as follows:

2018/19 – 3,354 placements x 15 minutes = 838 hrs = £20,950

2019/20 – 4,527 placements x 15 minutes = 1,131hrs = £28,293

2020/21 – 9,752 placements x 15 minutes = 2,238 hrs = £60,950

2021/22 – 9,265 placements x 15 minutes = 2,316 hrs = £57,906

2022/23 - 10,253 placements x 15 minutes = 2,563 hrs = £64,075

Section 12 of the Act makes provision for public authorities to refuse requests for information where the cost of dealing with them would exceed the appropriate limit, which for the Housing Executive is set at £450. This represents the estimated cost of one person spending 18 hours in determining whether the Housing Executive holds the information, locating, retrieving and extracting it.

Question 2 - *Please indicate for how many of these cases an Independent Damp Surveyors' Report was issued, or other investigation undertaken - (Cavity Wall Inspection).*

**Part 2, A:**

**Damp Survey Requested**

NIHE Area	Reported Year					Grand Total
	2019	2020	2021	2022	2023	
CAUSEWAY AREA	22	41	82	92	82	319
LISBURN / CASTLEREAGH AREA	3	3	24	30	15	75
MID AND EAST ANTRIM AREA	30	50	131	121	169	501
NORTH BELFAST AREA	36	48	69	40	24	217
NORTH DOWN AND ARDS AREA	33	21	49	57	40	200
SOUTH AND EAST BELFAST AREA	22	15	12	18	7	74
SOUTH ANTRIM AREA		44	112	87	93	336
SOUTH AREA	5	14	41	82	50	192
SOUTH DOWN AREA	24	36	75	149	181	465
SOUTH WEST AREA				2	3	5

WEST AREA	3		3	6	13	25
WEST BELFAST AREA	33	63	93	100	94	383
<b>Grand Total</b>	<b>211</b>	<b>335</b>	<b>691</b>	<b>784</b>	<b>771</b>	<b>2,792</b>

## Part 2, B

'Other Investigation' – Cavity Wall Inspection

NIHE Area	Reported Year					Grand Total
	2019	2020	2021	2022	2023	
CAUSEWAY AREA	10	5	23	46	58	142
LISBURN / CASTLEREAGH AREA			1	10	10	21
MID AND EAST ANTRIM AREA	12	6	12	32	31	93
MID ULSTER AREA			2			2
NORTH BELFAST AREA		1	2	2	2	7
NORTH DOWN AND ARDS AREA	1	2	4	3	1	11
SOUTH AND EAST BELFAST AREA	4	4	2	2	4	16
SOUTH ANTRIM AREA	17	8	29	47	65	166
SOUTH AREA	2	2	2	3	9	18

SOUTH DOWN AREA	6		6	11	40	63
SOUTH WEST AREA	8			4	6	18
WEST AREA	10	2	11	16	20	59
WEST BELFAST AREA	15	2	2	7	16	42
<b>Grand Total</b>	<b>85</b>	<b>32</b>	<b>96</b>	<b>183</b>	<b>262</b>	<b>658</b>

*In regard to Temporary Accommodation, please see the response to Q.1 above.*

Question 3 - ***Please indicate how many households were rehomed as a result of damp and mould issues during the period.***

*Please see the response to Q.1 above*

**This concludes our response.**