



Lessons Learnt From Dealing with Damp and Mould Problems in RBH Homes

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Purpose of session



- To share with the sector our learning from the tragic death of Awaab Ishak
 - The Coroner's outcome
 - Lessons Learnt
 - What We Have Changed

The Coroner's Outcome



- Breakdown in communication between statutory organisations – Northern Care Alliance (GP's Health Visitors, Midwives, Hospitals)
- Language barriers resulting in lack of understanding
- Outdated HHSR Guidance and Decent Homes II requirements
- Mis-guided legal practises in disrepair

The Coroner's Outcome - Cause Of Death



la) Acute airway Oedema with severe granulomatous tracheobronchitis

lb) Environmental Mould Exposure

“Awaab Ishak died as a result of a severe respiratory condition caused due to prolonged exposure to mould in his home environment. Action to treat and prevent this was not taken. His respiratory condition led to a respiratory arrest. The medical advice given to his parents led to Awaab receiving sub-optimal ventilation of his airway which was unable to prevent his cardiac arrest”

The Discussion of Causes of Damp, Mould and Condensation



The Science – Professor Malcolm Richardson

- Numerous studies have demonstrated an association between penicillium and the lung function of children (reviewed in Bundy et al.,2009; Sharpe et al.,2015). ***The true effect of Penicillium and other fungi on the airway hyperresponsiveness of asthmatic patients is not known....***
- Exposure to indoor fungal allergens is important because of both the high percentage of time spent indoors and data suggesting the importance of fungal antigens across a variety of allergic diseases.
- In children specifically visible mould and mould order were associated with the development and exacerbation of asthma, providing sufficient evidence of a causal relationship based on analysis of 61 studies that reported on visible mould or mould order or quantitative assessment of culturable fungi or mould species

Lessons Learnt I



- Making assumptions about cultural behaviours
- Blaming lifestyle
- Language barriers
- Inadequate intelligence about people and homes
- Too many stand-alone systems
- Poor and inconsistent record keeping

Lessons Learnt II



- Access levels to different systems
- Data analysis and scrutiny
- Move away from core landlord services
- Repairs related performance reporting
- Tenant Contact

What We Have Changed I



- Quality and ease of information for customers to encourage reporting
- Vulnerability assessments
- Language
- Intensive housing management services
- Every visit to a customer counts (over 27,000 inspections since Nov)
- Visibility through weekly dashboard
- 100% stock condition survey with regular post inspections of DMC works
- Ventilation Units and Fans – adequacy?

What We Have Changed II



- Disrepair processes
- Inter-team communication
- Complaints Handling
- Spotlight Report analysis
- Started on data improvement journey
- New repairs KPI's



Thank You

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