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| To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE | Subject: DECORATION OF ROOMS AFFECTED BY THE FAILURE OF DAMP PROOF COURSE AND MAJOR ROT INFESTATION |  |
| From: HEAD OF HOUSING SERVICES                 |   |  |
| Date: 5 AUGUST 2010                            | Ref: EMcH/RS/MO'D   |  |

### 1. Purpose of Report / Introduction

The purpose of this report is to set out proposals to alleviate decoration issues following major repair works resulting from failure of damp proof course or major timber rot infestation.

### 2. Background

- 2.1 Annually a number of properties are affected by breakdown or failure of damp proof course or significant timber rot infestation due to dry or wet rot. This results in the majority of cases, to large amounts of plaster requiring to be removed (900mm away from the nearest point of damp or rot). In extreme cases the tenant may require to be decanted.
- 2.2 The current tenancy agreement places the responsibility for internal decoration on the tenant, and the current insurance policy for the council does not cover redecoration where the council is not negligent.

### 3. Proposals / Considerations


- 3.1 In order to alleviate what is potentially an extensive disturbance situation, it is proposed that a decoration allowance be paid. The value suggested is £65 per room.
- 3.2 In situations where a decant is required it is proposed that the wallpaper is stripped in the rooms affected and the walls are emulsioned with a colour to the tenant's choice.

### 4. Financial / Personnel / Legal / Policy / Equalities Implications

- 4.1 Based on the historic information it is estimated that in the case of decoration vouchers the cost would be £14,000 and in full decant situations would be £30,000. All costs would be accommodated in the HRA repairs budget.

**5. Recommendations**

It is recommended that the Committee approve the recommendations set out in paragraphs 3.1, 3.2 and 4.1.



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**Housing and Social Work Services**  
**5 August 2010**

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