

HHSRS DEFECT HIGHLIGHT REPORT

HHSRS Hazard 1: Damp and mould growth | Awaab's Law: Phase 1 — LIVE | EMERGENCY — 24-hour duty in force now

Property Address	Greek Street, Stockport, SK8 9JS	Report Reference	R26-433
Housing Association	NA	Job Number	1-433
Inspection Date	4 September 2026	Report Date	4 September 2026
Tenant Reference	Owner	Vulnerability Flag	YES
Inspecting Engineer		Report Status	ISSUED FOR ACTION

1.0 HHSRS HAZARD CLASSIFICATION DASHBOARD

HHSRS HAZARD	CATEGORY	HHSRS BAND	AWAAB'S PHASE	STATUTORY CLOCK
1. Damp and mould growth	CAT 1 (indicative)	Not formally HHSRS-scored	Phase 1 — LIVE	24 hours to make safe

AWAAB'S LAW — STATUTORY RESPONSE CLOCK

Notification received: 4 Sept 2026 | Investigation deadline: 5 Sept 2026

Written summary: 9 Sept 2026 | Safety works commence: 5 Sept 2026

Remediation completion target: 28 Nov 2026

2.0 DEFECT SUMMARY — REPORTED CONDITIONS

2.1 Defect 01 — Damp and mould growth

Location	Bathroom Floor
Hazard Ref	HHSRS Hazard 1 — Damp and mould growth
Awaab's Phase	Phase 1 hazard. EMERGENCY duty engaged: the 24-hour make-safe obligation applies to any prescribed hazard and is in force now.

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Category	CATEGORY 1 — Not formally HHSRS-scored. Significant risk of harm to occupant confirmed.
Observation	Photograph 1 documents extensive black mould growth along tile grout joints and panel edges within the shower enclosure corner. The mould colonies are visually consistent in appearance with <i>Stachybotrys chartarum</i> or <i>Cladosporium</i> species, both of which are commonly associated with persistently damp internal environments. Formal microbiological identification would require laboratory analysis of surface swabs or air samples, which has not been undertaken as part of this instruction.
Occupant Risk	Vulnerable occupant confirmed. Significant risk assessment required.
Root Cause	Chronic moisture ingress through failed grout and sealant joints in wet area; Inadequate or non-functional bathroom ventilation (insufficient air changes per hour per BS 5250); Cold bridging at ceiling-wall junction promoting condensation on cold surfaces.
HHSRS Scoring Basis	Likelihood × spread of harm weighting places this defect above the Category 1 threshold (score ≥ 1000).

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3.0 PHOTOGRAPHIC RECORD



PHOTO 01: The photograph shows a bathroom or wet room corner with extensive black mould growth along tile grout joints and panel edges, combined with heavily deteriorated and failed grout/sealant. Duct tape has been applied as a makeshift repair to the panel joint, indicating a known water ingress or movement issue that has not been properly addressed. The mould coverage across multiple grout lines and the corner junction is substantial, likely exceeding 0.25 m², and represents a significant health hazard under HHSRS. The improvised repair with duct tape is not a compliant or durable waterproofing solution and will be contributing to ongoing moisture ingress.

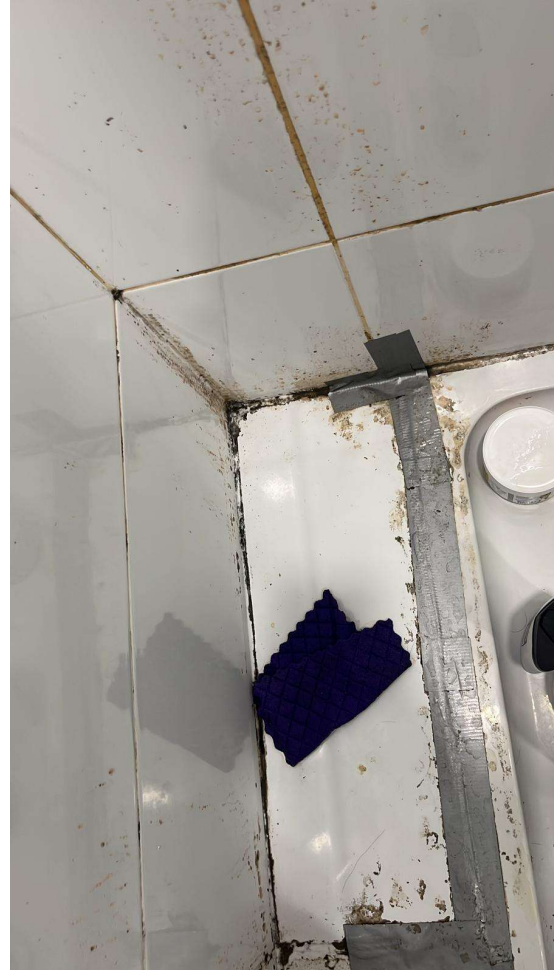


PHOTO 02: The photograph shows a shower enclosure in a UK social housing property with extensive black mould growth across wall tiles, ceiling tiles and grout joints, consistent with a longstanding damp and mould hazard under HHSRS Hazard 1. The affected area appears to exceed 0.25 m² and covers multiple surfaces including the ceiling plane, which significantly elevates the health risk to occupants. Grout joints are heavily colonised and there is widespread brown organic staining across tile faces. A strip of duct tape has been applied to the shower tray surround, suggesting a prior attempted repair to a leaking seal which may be a contributing moisture source.

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4.0 REMEDIATION ACTION PLAN

#	REQUIRED ACTION	PRIORITY	RESPONSIBLE PARTY	TIMESCALE	AWAAB'S COMPLIANCE
1	Remove all failed grout and sealant throughout the wet area and regROUT/reseal with a proprietary epoxy or anti-fungal grout and sanitary-grade silicone sealant to BS 5385.	URGENT	Maintenance Team	5 working days	Phase 1
2	Inspect and test the bathroom mechanical extract ventilation (MEV) unit or extractor fan — verify it meets minimum 15 l/s (54 m³/hr) intermittent extract rate for bathrooms per Building Regulations Part F and BS 5250.	URGENT	Maintenance Team	5 working days	Phase 1 investigation
3	Complete written summary of findings and issue to tenant.	HIGH	Housing Association — Asset Team	3 working days of investigation	Phase 1
4	Physical site inspection by qualified surveyor to confirm diagnosis and scope works.	URGENT	Maintenance Team	5 working days	Phase 1 investigation
5	Remediation works completion, dry-out period, and post-works inspection.	MEDIUM	Appointed Contractor	Within 12 weeks of investigation	Phase 1 remediation
6	Tenant satisfaction log and TSM RP02 entry — confirm works complete and record outcome.	MEDIUM	Housing Association — Compliance	Within 10 working days of works complete	Ombudsman evidence

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5.0 GOVERNANCE & AUDIT TRAIL

5.1 Ombudsman-Ready Defect Record

Date defect first reported	4 Sept 2026 — via PropertyDefect WhatsApp
Date of acknowledgement to tenant	4 Sept 2026 — WhatsApp receipt issued
Date of inspection	4 Sept 2026 — desktop review
Written summary issued to tenant	9 Sept 2026 — due per Awaab's Law
Significant risk of harm confirmed	YES — Category 1 HHSRS hazard confirmed. 5 working day safety works clock started.
Tenant vulnerability flagged	YES — vulnerability flagged; recorded in tenancy management system.
Previous reports of this defect	To be checked against HA tenancy management system.
Temporary mitigation offered	Advised on interim ventilation/heating measures pending remediation.
Contractor instructed	Pending HA instruction — record contractor name and order reference here.
Works completed	Pending — target date derived from action plan timescales above.
Post-works inspection	Post-works inspection required — sign-off by the housing association.
Tenant satisfaction confirmed	TSM TP02/TP03 entry required after works complete.

5.2 Regulatory & Ombudsman Compliance Framework

FRAMEWORK	REQUIREMENT	STATUS
Awaab's Law (Phase 1 — LIVE)	Investigate 10 WD; summary 3 WD; safety works 5 WD if significant risk; remediation 12 weeks.	Clock running
Housing Ombudsman Code	Acknowledge within 5 days; Stage 1 response within 10 WD; written audit trail.	Audit trail open
RSH Consumer Standard	Proactive hazard ID; tenant notified; TMS record.	TMS entry required
RSH Tenant Satisfaction Measures	RP02 repairs on time; TP02 satisfaction with repairs.	Log against RP02
Decent Homes Standard	Damp and mould not to reach HHSRS hazardous level.	NON-DECENT — act required
HHSRS — Housing Act 2004	Landlord has duty to act on identified hazards.	Duty triggered

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5.3 Sign-Off & Certification

ROLE	NAME & CREDENTIALS	SIGNED / DATE
Inspecting Officer		
Reviewed by		
Asset Manager		
Director Sign-Off		

CAT 1 (INDICATIVE) Awaab's Law clock running	GOVERNANCE REQUIRED Director sign-off + audit trail	REPORT: R26-433 Francis Bradshaw Consulting Ltd
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***Professional Limitations:** This report is a desktop HHSRS highlight assessment based on the photographs and tenant description submitted via the PropertyDefect reporting system. It is prepared for the sole use of the commissioning Housing Association. HHSRS scores stated are indicative professional assessments; formal enforcement scoring requires assessment by an Environmental Health Officer. Awaab's Law timescales are per the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025.*

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