SITE SURVEY REPORT

Awaab's Law and HHSRS Inspection

Prepared for	Northgate Housing
Date	30 Nov 2026
Site	27 Larch Avenue, Leeds
Prepared by	S. Whitlock
Overall finding for this visit	Significant hazard
Emergency hazards	0
Significant hazards	3
Status	Safety work done, preventative work open

FORM

Awaab's Law and HHSRS Inspection

1. Report and triage

Project	27 Larch Avenue, Leeds: Awaab's Law and HHSRS inspection
Client	Northgate Housing
Site	27 Larch Avenue
Report reference	HZ-2026-0731
Site address	27 Larch Avenue, Leeds
Property location	Front door, 27 Larch Avenue · 53.804120, -1.512360 (SE 32212 34312, ±7 m)
Date the landlord became aware	30 Nov 2026, 09:15
Tenant	K. Bello
Tenant phone or email	07700 900142
Preferred contact method and any reasonable adjustments	Phone or email. Grandparent hard of hearing: speak to K. Bello.
Reported by	Tenant
Is this a new report?	New report
What was reported	Black mould in the back bedroom and the bathroom. The house has been cold since the boiler stopped working. The stair carpet is loose.
Initial view	Potential significant hazard
Hazard reported	Damp and mould growth
Triaged by	Repairs centre, L. Ford

Awaab's Law timeframes. Emergency hazards: investigate and complete the relevant safety work within 24 hours. Significant hazards: investigate within 10 working days of becoming aware, send the tenant a written summary within 3 working days of the investigation concluding, and complete the relevant safety work within 5 working days of it. For both, begin (or take steps to begin) the supplementary preventative work within 5 working days of the investigation; if it cannot begin then, it must begin as soon as reasonably practicable and within 12 weeks. These requirements come from the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 (SI 2025/1042, amended from 30 November 2026 by SI 2026/1195), made under section 10A of the Landlord and Tenant Act 1985, which implies them as a term of social housing tenancies in England. They apply to registered providers of social housing.

> Timeframes at a glance. Met or late for each duty, counted in working days (weekends and bank holidays taken off). Each card appears once its dates are filled in.

Investigation (working days, limit 10)	Met: 5 of 10
Written summary (working days, limit 3)	Met: 1 of 3
Safety work (working days, limit 5)	Met: 4 of 5
Preventative work begun (working days, limit 5)	Met: 3 of 5

2. Household and resident account

Who lives in the home?	Two adults, a child aged 6 and a grandparent aged 71
Has the resident told you about anyone whose health could be affected?	Yes
Who?	Baby or child, Older person, Someone with a breathing condition such as asthma
Do any of them sleep in an affected room?	Yes
How long has the resident noticed it?	1 to 6 months
What has the resident seen or tried?	Mould in the back bedroom corner since late summer, wiped off twice and came back. Bathroom fan has not run since September. No heating or hot water since 25 November; the family are using one fan heater in the living room.
Has it been reported before?	Yes
When, and what was done?	Bathroom fan reported by phone on 21 September 2026 as a repair. No visit recorded.
Does the resident have language, access or contact needs?	No

3. Investigation

Type of investigation	Standard
How was it investigated?	In person
Has the tenant asked for an in-person inspection?	No
Any difficulty getting access?	No
Investigation date	7 Dec 2026, 10:30

Calendar days since the timeframe started	7
Working days since the timeframe started	5
Investigated by	S. Whitlock
Role or qualification	Housing surveyor (HHSRS trained)
Investigator signature	
Does the hazard come from the home, or a building or land the landlord is responsible for repairing or maintaining?	Yes
Is it wholly or mainly caused by the tenant breaking the tenancy?	No
Were all affected areas inspected?	Yes
Is there damp or mould to record?	Yes

4. Building and outside

Property type	House
Age of the property	1920 to 1945
Construction and approximate age	Two storey brick semi-detached house, solid walls, built in the 1930s. Rear windows replaced with uPVC double glazing; front windows are the original single glazed timber.
How was the outside inspected?	Viewed from ground level
Defects found outside	Blocked or leaking gutters
Describe the defects and where they are	Gutter joint dripping at the rear corner, above the kitchen. The wall inside is dry there.

Photos of the defects



Where are the defects outside?	Rear gutter joint, above the kitchen · 53.804220, -1.512360 (SE 32212 34323, ±6 m)
Any sign of a plumbing leak?	No

5. Damp and mould: room record

Rooms affected 1: Bedroom

Room	Bedroom
Which one, and where in the room?	Back bedroom, the child's room. Ceiling corner and window reveal on the external wall.
Where is the damp or mould?	Ceiling, External wall, Window reveal or frame
Which looks most like what you can see?	Spotting in a ceiling corner

Photos of the damp or mould





Width of the patch (m)	0.9
Height of the patch (m)	1.57

Height of the patch (m): measuring photo



Area of the patch (m²)	1.41
Size of that wall or ceiling (m²)	10.5
Share of the surface affected (%)	13
Air temperature (°C)	14.5
Relative humidity (%)	76
Coldest surface (°C)	9.5
Estimated dew point (°C)	9.7

The coldest surface is at or close to the dew point, so condensation is likely to form on it.

Humidity is high. Mould can grow where humidity stays at around 70% or more for long periods. One reading shows the conditions at this visit only.

Moisture meter, affected area	28
Moisture meter, dry area nearby	14
Affected area above the dry area (meter units)	14

Meter readings on plaster and masonry are a relative scale. Record them for comparison, not as a moisture content.

Does someone at greater risk sleep or spend long periods in this room?	Yes
Room severity score (0 to 9)	8
Severity	High
What you can see	Black mould spreading out of the ceiling corner and down the wall beside the window, about 1.57 m high, measured from a photo with an A4 sheet taped to the wall, and 0.9 m wide with a tape. Low level staining above the skirting on the same wall. The child's bed is against this wall.

Rooms affected 2: Bathroom

Room	Bathroom
Which one, and where in the room?	Ceiling around the extractor fan and above the window
Where is the damp or mould?	Ceiling, Window reveal or frame, Sealant or tiles
Which looks most like what you can see?	Growth across a bathroom ceiling

Photos of the damp or mould



Area affected (m²)	0.8
Size of that wall or ceiling (m²)	3.6
Share of the surface affected (%)	22
Air temperature (°C)	15
Relative humidity (%)	82
Coldest surface (°C)	10.5
Estimated dew point (°C)	11.4

> The coldest surface is at or close to the dew point, so condensation is likely to form on it.

> Humidity is high. Mould can grow where humidity stays at around 70% or more for long periods. One reading shows the conditions at this visit only.

Moisture meter, affected area	24
Moisture meter, dry area nearby	13
Affected area above the dry area (meter units)	11

> Meter readings on plaster and masonry are a relative scale. Record them for comparison, not as a moisture content.

Does someone at greater risk sleep or spend long periods in this room?	No
Room severity score (0 to 9)	5
Severity	Medium
What you can see	Mould across the ceiling corner around the fan and above the window. Heavy condensation on the glass at the time of the visit.

6. Ventilation and heating

Bathroom extractor fan	Fitted, not working
What is wrong with it?	Fan does not run with the light switch or the pull cord. Motor seized.
Kitchen extraction	Recirculating only
Trickle vents in the affected rooms	Fitted, blocked or shut
Do the windows open?	Yes
Heating	Gas boiler and radiators
Is the heating working in the affected rooms?	No

What is wrong with it?	Boiler locks out on ignition. The resident says there has been no heating or hot water since 25 November 2026.

> The affected rooms cannot be heated. Include the repair in the required work.

7. Damp and mould: cause and decision

Type of damp	Condensation
What is causing the condensation?	Extractor fan missing or not working, Background ventilation blocked or missing, Room cannot be heated, Cold surface or missing insulation
Other causes ruled out, and how	No leak: pipework under the bath and basin dry, no staining from the roof. The dripping gutter joint is above the kitchen and the wall inside is dry. Readings fall away from the cold corner, which fits condensation rather than water getting in.
Rooms affected	2
Rooms scoring High (6 or more)	1
Highest room severity score	8

> At least one room scores High. The score adds up spread, readings and who uses the room. Use it to decide which room to deal with first. Whether there is a significant or emergency hazard is still your decision, recorded below.

Damp and mould: hazard identified	Significant hazard

> Significant hazard. Safety work must be completed within 5 working days, starting the day after the investigation was completed.

Reason for the decision	Mould on the external wall and ceiling corner of the back bedroom, around 13% of that wall, and spreading. The room scores 8 of 9 on the form's severity guide and a child with asthma sleeps in it. The bathroom fan does not work and the house cannot be heated, so it will get worse.
Add an HHSRS score for damp and mould growth?	Yes
Likelihood over the next 12 months	1 in 30 (Likely)
Extreme harm (%)	0
Severe harm (%)	1
Serious harm (%)	10
Moderate harm (%)	89
Reasons for the likelihood and spread of harm	Judged for a child aged 14 or under. Mould in a bedroom in daily use, with no working extract and no heating, makes harm more likely than the Part 2 average for a house of this age, so 1 in 30. Spread of harm weighted to moderate outcomes.

Hazard score	163
Risk band	Medium

> Medium risk: Category 2 hazard. The council has discretion to act.

8. Other hazards

Any other hazards found on this visit?	Yes

Hazards found 1: Excess cold

Hazard	Excess cold
Where in the home?	Whole house
Deficiencies found	Gas boiler locks out, so no fixed heating is working. The front rooms have the original single glazed timber windows, with gaps at the meeting rails. The household is using one portable fan heater.

Photos



Air temperature in the room (°C)	13.5
Awaab's Law decision for this hazard	Significant hazard
Reason for the decision	A 71 year old and a child with asthma live here and the house cannot be heated in winter. Excess cold has been covered as a significant hazard since Phase 2 started on 30 November 2026.
Add an HHSRS score for this hazard?	Yes
Likelihood over the next 12 months	1 in 10 (Likely)
Extreme harm (%)	30

Severe harm (%)	5
Serious harm (%)	20
Moderate harm (%)	45
Reasons for the likelihood and spread of harm	Judged for someone aged 65 or over. No working heating in winter and single glazing at the front make harm much more likely than the Part 2 average for a house of this age, so 1 in 10. Spread of harm weighted to extreme and serious outcomes.
Hazard score	31145
Risk band	High (Category 1)

> High risk: Category 1 hazard. The local council has a duty to take action.

Works to remove or reduce the hazard	Repair or replace the boiler. Draughtproof or replace the front windows.

Hazards found 2: Falling on stairs etc.

Hazard	Falling on stairs etc.
Where in the home?	Main staircase, hall to landing
Deficiencies found	Steep, narrow stair with no handrail on either side. The carpet is worn through and loose on several nosings.

Photos



Awaab's Law decision for this hazard	Significant hazard
Reason for the decision	The grandparent uses these stairs several times a day and there is nothing to hold. Falls have been covered as significant hazards since Phase 2 started on 30 November 2026.
Add an HHSRS score for this hazard?	Yes

Likelihood over the next 12 months	1 in 50 (Likely)
Extreme harm (%)	2
Severe harm (%)	5
Serious harm (%)	20
Moderate harm (%)	73
Reasons for the likelihood and spread of harm	Judged for someone aged 60 or over. No handrail and loose carpet on a steep stair make a fall more likely than the Part 2 average, so 1 in 50. Spread of harm weighted to serious and moderate outcomes.
Hazard score	635
Risk band	Medium

> Medium risk: Category 2 hazard. The council has discretion to act.

Works to remove or reduce the hazard	Fit a continuous handrail. Re-fix the carpet now and replace it.

Hazards found 3: Falling between levels

Hazard	Falling between levels
Where in the home?	Front box room, first floor
Deficiencies found	Casement window with a low sill opens fully and has no restrictor. The room is empty at present; the family plan to move the child into it.

Photos



What was measured, if anything	Sill height above the floor
Measurement (m)	0.56

Measurement (m): measuring photo



Awaab's Law decision for this hazard	No significant or emergency hazard
Reason for the decision	The room is not in use and the window is kept locked with the key removed. Restrictors are to be fitted before it is used as a bedroom.
Add an HHSRS score for this hazard?	No
Works to remove or reduce the hazard	Fit restrictors to the box room window.

9. Overall finding

Other hazards recorded	3
Emergency hazards	0
Significant hazards	3
HHSRS scores added	3
High (Category 1) scores	1
Highest hazard score	31145

> At least one hazard is in the High band (Category 1). Under the Housing Act 2004 the local council has a duty to take the appropriate enforcement action for a Category 1 hazard. This form records the assessment and the arithmetic; the council's decision on enforcement is separate, and so is the Awaab's Law decision.

Overall finding for this visit	Significant hazard
Reasons for the decision	Condensation mould in a bedroom used by a child and a grandparent, no heating and no working bathroom fan, and a stair hazard for the grandparent. A reasonable landlord would make these safe within 15 working days, with temporary heaters and a mould wash first.
Is a further investigation needed to decide the work?	No

10. Safety and preventative work

Damp and mould safety work	Clean and treat the mould, Repair or replace the extractor fan, Repair the heating, Clear or reinstate the vents
Relevant safety work	Mould wash and treatment in the back bedroom and bathroom. New bathroom extractor fan. Boiler repaired, with three oil filled radiators left on loan until then. Handrail fitted to the stairs and the loose carpet re-fixed.
Safety work completed on	11 Dec 2026, 15:00
Working days after the investigation	4
Could the safety work be done within the timeframe?	Yes
Supplementary preventative work to stop it coming back	Replace the stair carpet. Survey the front windows for draughtproofing or replacement. Fit a ducted cooker hood. Check and top up the loft insulation.
Preventative work started on	10 Dec 2026
Working days after the investigation (or the further investigation)	3
Calendar days after the investigation	3
Does the work need someone else's consent?	No

Safety and preventative work actions 1: Repair the boiler and confirm heating and hot water are working.

Action needed	Repair the boiler and confirm heating and hot water are working.
Priority	Urgent
Owner	Northgate Housing gas team
Due date	8 Dec 2026
Status	Completed

Safety and preventative work actions 2: Fit a handrail to the main staircase and re-fix the loose carpet.

Action needed	Fit a handrail to the main staircase and re-fix the loose carpet.
Priority	High
Owner	Northgate Housing repairs
Due date	11 Dec 2026

Status	Completed

Safety and preventative work actions 3: Fit restrictors to the front box room window.

Action needed	Fit restrictors to the front box room window.
Priority	Medium
Owner	Northgate Housing repairs
Due date	25 Dec 2026
Status	Open

Safety and preventative work actions 4: Survey the front windows and report on draughtproofing or replacement.

Action needed	Survey the front windows and report on draughtproofing or replacement.
Priority	Medium
Owner	S. Whitlock
Due date	1 Jan 2027
Status	In progress
Anything done on the visit	Opened and cleaned the trickle vents in both bedrooms. Left three oil filled radiators on loan. Advised the family to keep the box room window locked.
Follow-up visit date	18 Jan 2027

11. Written summary for the tenant

What we found	We found black mould in the back bedroom and the bathroom. It is caused by condensation: the bathroom fan is broken, the window vents were closed and the house could not be heated. We also found that the house is too cold because the boiler is not working, and that the stairs have no handrail and loose carpet. We have recorded these as significant hazards.
Fixing the problem	We will clean and treat the mould, fit a new bathroom fan, repair the boiler, fit a handrail to the stairs and re-fix the carpet by 11 December 2026. We have left three radiators with you until the boiler is working.
Stopping the problem coming back	We will replace the stair carpet, check the loft insulation, fit a cooker hood that vents outside and survey the front windows, starting on 10 December 2026. We will come back on 18 January to check the mould has not returned.
How the resident can contact the landlord	Call Northgate Housing repairs on the number on your tenancy card, or email repairs@example.com, quoting HZ-2026-0731

Date the written summary was given to the tenant	8 Dec 2026
How it was given	Email or text to an address or number the tenant gave
Calendar days after the investigation	1
Working days after the investigation	1
The summary includes	Whether a significant or emergency hazard was found, and what it is, The action to be taken, with target dates to begin and complete it, How to contact the landlord

12. Tenant updates and closure

Updates to the tenant 1: 30 Nov 2026

Date	30 Nov 2026
How	Phone
What was said, including the timing and progress of the work and how to keep safe	Report logged. Visit booked for 7 December. Advised to keep the bedroom window vent open and to call back if anyone becomes unwell.

Updates to the tenant 2: 7 Dec 2026

Date	7 Dec 2026
How	In person
What was said, including the timing and progress of the work and how to keep safe	Explained what was found. Radiators left on loan and shown how to use them safely. Box room window to stay locked.

Updates to the tenant 3: 8 Dec 2026

Date	8 Dec 2026
How	Email
What was said, including the timing and progress of the work and how to keep safe	Written summary sent with the work and target dates.

Updates to the tenant 4: 11 Dec 2026

Date	11 Dec 2026
How	Phone
What was said, including the timing and progress of the work and how to keep safe	Confirmed the boiler, fan, handrail and mould treatment are done. Carpet, windows and insulation work to follow.
Updates to the tenant	4

Status	Safety work done, preventative work open
Date signed	7 Dec 2026

Signing records what was found on the day. It does not replace a specialist survey, test or repair by a competent person.