

## Case Study 1: N4

Ward: Tollington

### Background

Tenant reported damp and mould and dangerous windows in a top floor flat

### Hazards Identified

Damp and Mould to front and rear walls, lack of extraction and sash windows with broke cords were unable to stay open without falling. Windows and frames were in a state of disrepair.



### Enforcement

Improvement notice served and a Hazard awareness notice serviced for overcrowding.

### Outcome

Tbc waiting for notice expiry, property will require licensing from May 2024.

## Case Study 2: N4

### Ward: Finsbury Park

#### Background

Tenant reported a leak from bathroom into common parts. Inspection carried out for disrepair and identified the property was unlicensed.

Two storey property, in a converted three storey building. One bedroom self-contained second floor flat, shared lounge/dining room and kitchen with bathroom to first floor.

#### Hazards Identified

Damp and Mould Growth – Lack of extraction and leak from bathroom into common parts. Overall poor condition various defects and kitchen with damaged worn work surface.



#### Enforcement

Hazard letter, Schedule of works sent to landlord with timescales for completion of works, Civil Penalty Notice for unlicensed premises being considered.

#### Outcome

New bathroom and Kitchen installed, and common parts ceiling made good.

## Case Study 3: N7

Ward: Arsenal

### Background

Tenant reported damp and mould, damaged down pipe and mice received from tenant.

1 bedroom ground floor flat converted 3 storey property (3 flats) potentially an unlicensed s257 HMO as all under same freeholder.

### Hazards Identified

Rotten windows, Damp and Mould Growth , electrical faults



### Enforcement

Notice served and Works in default carried out.

### Outcome

Works in default being carried out.

## Case Study 4: N5

### Ward: Highbury

#### Background

Tenant in an HMO reported a dangerous staircase without any banisters in a licensed HMO. Inspection carried out for disrepair along with HMO Licence conditions check.

Two storey property in a converted three storey building. Three bedrooms on first floor, shared lounge/dining room and kitchen on ground floor.

#### Hazards Identified

Falls between levels – no banister to staircase. Stairs from ground floor to first floor completely open with fall possible from stairs to ground floor.

Fire – No mains-wired fire alarm, poor fire separation to kitchen to kitchen and entrance door required use of a key from the inside preventing escape in the advent of a fire.



#### Enforcement

Action taken under HMO licence conditions, HMO management regulations and schedule of works sent to licence holder with timescales for completion of works.

#### Outcome

New banister installed to stairs, partition and fire door installed between kitchen and lounge. Fire alarm installed, fire blanket and thumb turn lock to front door fitted.

## Case Study 5: N5

### Ward: Highbury

#### Background

Proactive Mandatory HMO inspection conducted for a house in a converted three storey building 6 bedrooms comprising of basement / ground floor, first floor and second floor comprise of four kitchens and three bathrooms.

#### .Hazards Identified

Electrical, Fire, Poor lighting, Falls between levels, Thermal, poor sanitation, litter and rubbish arrangements Other disrepair identified includes broken door handle, cracked window in the kitchen area.



#### Enforcement

Schedule of works sent.

#### Outcome

Works to be completed within a month.



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