# Nags Head tenants battle mould and damp issues affecting their health



Tenants living in the Nags Head Estate in east London have expressed their dissatisfaction with their housing conditions, citing persistent issues with damp and mould that they claim have adversely affected their health. Lorraine Branch, who has resided in the estate for 14 years with her four children, highlighted the severity of their situation, stating, "We're treated like peasants. Like we're not good enough to live in decent homes." Lorraine and other tenants have turned to legal assistance and health professionals from the charity Medact to address the long-standing problems associated with their residences, managed by the Peabody housing association.

The situation on the Nags Head Estate has reportedly evolved over several years, with tenants alleging that repairs conducted by Peabody have only offered temporary solutions rather than lasting fixes. Lorraine demonstrated the extent of the issues in one of the flats, where dampness caused paint to peel off the walls. “They’re quick fixes,” she explained, urging that proper insulation and significant repairs are necessary rather than superficial touch-ups.

Other residents corroborated these claims. One tenant, who chose to remain anonymous, described their flat as having black mould pervasive in the hallway, kitchen, and on shower curtains. They reported significant delays from Peabody in addressing their complaints, stating that after mould was cleaned, it quickly reappeared, indicating unresolved underlying issues.

Fatima Tejani, who has lived on the estate for 16 years, shared that her respiratory health has deteriorated since moving in, leading to conditions such as chronic obstructive pulmonary disease (COPD). She expressed concern over the implications of poor housing conditions on her family’s health, saying, "When you have health problems, you have mental health problems. Peabody has made us sick." Fatima raised concerns about the risks of living in a damp environment, especially regarding the potential dangers posed by water and electricity, quipping, "If we go to sleep, are we going to wake up?"

The tenants’ decision to engage with Medact resulted in a survey that revealed concerning statistics: 35 out of 37 households reported visible mould, while 30 had damp conditions in their properties. Furthermore, the charity indicated that many residents reported new health symptoms post-move-in, highlighting a worrisome correlation between housing conditions and respiratory issues.

Dr Isobel Braithwaite from Medact underscored the gravity of the situation, asserting that their findings indicated "really extensive issues with damp, mould, leaks, and disrepair," which are tightly linked to the health challenges faced by the residents on the estate.

In response to the tenants' concerns, Tracy Packer, who serves as Peabody's managing director for north-east London, acknowledged the matters raised by the residents. Packer mentioned that Peabody invested over £1 million in improvements in 2024 and is committed to designing a further £3 million plan to address the issues identified. “Unfortunately, it will take time to resolve all the issues,” she admitted, also noting the broader challenges faced due to overcrowding and rapidly rising operational costs which affect the housing association's ability to provide adequate accommodation.

The ongoing plight of the Nags Head tenants coincides with new rules set to take effect in October requiring social housing landlords in England to expedite the resolution of issues related to damp and mould. This announcement follows significant public concern over housing conditions and was partly catalysed by tragic events, including the death of two-year-old Awaab Ishak, which were linked to poor housing conditions.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.bigissue.com/news/activism/tower-hamlets-estate-horror-mould-fighting-back/> - This article supports the claims of poor living conditions on the Nags Head Estate, including damp and mould issues, and highlights how residents have been organizing to demand better living conditions from their landlord, Peabody.
2. <https://www.medact.org/2024/blogs/peabody-makes-us-sick-september-protest/> - Medact's involvement with tenants from the Nags Head Estate and other Peabody-run estates is documented here, showing how they have been advocating for improved housing conditions due to the health impacts of damp and mould.
3. <https://www.insidehousing.co.uk/insight/the-estate-where-tenants-are-taking-collective-legal-action-on-damp-and-mould-86481> - This publication reports on tenants from an east London estate (identified as the Nags Head Estate) pursuing a collective legal claim against Peabody due to persistent damp and mould issues affecting their health.
4. <https://www.gov.uk/government/news/new-measures-to-tackle-damp-and-mould-in-social-housing> - Although not specifically mentioned in the search results, this link typically would cover the new regulations for social housing landlords in England to address damp and mould issues more efficiently, aligning with the article's mention of upcoming rules.
5. <https://www.bbc.co.uk/news/uk-england-manchester-63375567> - This BBC article covers the tragic case of Awaab Ishak, a two-year-old who died due to mould exposure at home, highlighting public concern and the push for change in housing standards.
6. <https://www.peabody.org.uk/about-us/news-and-press-releases> - This link is to Peabody's news and press releases section, where they would likely address public concerns and updates regarding their responses to damp and mould issues, as well as any investment in estate improvements.
7. <https://www.bbc.com/news/articles/c93gnyp13pzo> - Please view link - unable to able to access data