



Damp and Mould Policy

Report Author

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Purpose of Report

To seek approval from Cabinet for the adoption of the updated Damp and Mould Policy, having been recommended by the Housing Overview and Scrutiny Committee meeting held on 20 January 2025.

Recommendations

That Cabinet:

- 1. Approves the adoption of the updated Damp and Mould Policy**
- 2. Delegates authority to the Chief Executive to make minor alterations and amendments to the Policy post adoption as required by changes to regulations and expectations by the Regulator for Social Housing.**

Decision Information

Is this a Key Decision? No

Does the report contain any exempt or confidential information not for publication? No

What are the relevant corporate priorities? Housing

Which wards are impacted? All

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 There are no financial implications arising from this report.

Completed by: David Scott – Assistant Director of Finance (Deputy s151 officer)

Legal and Governance

- 1.2 The Council has statutory responsibilities as a social landlord regarding compliance associated with damp and mould. Having a Damp and Mould Policy in place ensures that the Council is clear as to how it will meet these regulatory requirements.

Completed by: James Welbourn, Democratic Services Manager and Deputy Monitoring Officer

Health and Safety

- 1.3 Failure to comply with established standards and legal requirements carries both financial and reputational risks for the authority. More importantly the Council has a moral obligation to ensure that time frames for repair are adhered to and no one's physical or mental health is unduly impacted by the presence of or response to Damp and Mould matters.

Completed by: Phil Swinton Health, Safety and Compliance Manager

2. Background to the Report

- 2.1. The Council has a clear commitment in its Corporate Plan 2024-2027 to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations which the updated Damp and Mould Policy will support the Council with achieving.
- 2.2. This policy replaces the current Damp and Mould Protocol document which forms part of the Council's previous Repairs and Maintenance Policy. This standalone Damp and Mould Policy is in line with good practice and other landlords.

- 2.3. Social landlords must adhere to several regulations relating to damp and mould and a lack of compliance can place a landlord at risk of prosecution or financial penalty. It is therefore essential that the Council has a damp and mould policy in place which meets regulatory requirements.
- 2.4. Everyone is vulnerable to the health impacts of damp and mould, but people with certain health conditions, children and older adults are at greater risk of more severe health impacts.

3. Key Considerations

- 3.1. When responding to reports of damp and mould landlords should:
 - Respond sensitively and assess the issue with urgency to identify the severity of the damp and mould and potential risk to residents.
 - Always tackle the underlying issue promptly, and act with urgency when concerns have been raised about resident health.
 - Residents should be informed about the steps that will be taken to remove mould and the timeframes for the work.
 - Landlords should inspect homes at least 6 weeks after remedial work has been carried out to ensure that the issue has been fixed and damp and mould has not reappeared. If damp and mould has reappeared, further investigation and intervention should be pursued.
 - Landlords should take a proactive approach to reduce damp and mould including having a clear process in place to document, manage and act on reports of damp and mould, understand the condition of their homes and make necessary interventions to ventilation, energy efficiency and address any building deficiencies.
 - Landlords should support residents to understand what they can do to reduce damp and mould and build relationships with residents, ensuring that they feel encouraged to report cases of damp and mould.

4. Other Options Considered

- 4.1 Cabinet could choose not to approve the Policy but this would not be in line with good practice.

5. Reasons for the Recommendations

- 5.1. To ensure an updated Damp and Mould Policy is in place which meets regulatory requirements and our internal auditors' expectations.
- 5.2. To ensure the most efficient and timely service for Council's residents.

6. Consultation

- 6.1. The draft Damp and Mould Policy was presented to the Housing Scrutiny and Overview Committee on 20 January 2025.
- 6.2. A public consultation did not take place as the Council is required to follow legislative requirements which are due to be introduced in October 2025 when responding to reports of Damp and Mould.

7. Appendices

- 7.1. Appendix 1 – Damp and Mould Policy