



Report to: Policy & Performance Improvement Committee – 4 December 2023
Director Lead: Suzanne Shead – Director - Housing, Health & Wellbeing
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Report Summary	
Report Title	Damp & Mould Policy
Purpose of Report	The purpose of the report is to share the draft Damp & Mould Policy which sets out our approach to tackling and preventing damp and mould in Council owned homes.
Recommendations	To endorse the Damp & Mould Policy for approval by Cabinet as recommended by the Local Influence Network Chairs.

1.0 Background

- 1.1 In October 2021, the Housing Ombudsman issued a “Spotlight on Damp and Mould”, highlighting the approach they expect social landlords to take when dealing with tenants who complain about damp to them. This has included adopting a more customer centred approach to the issue and better response to managing complaints.
- 1.2 On 22 November 2022, the Regulator of Social Housing sent a letter to all social housing providers seeking information and assurances on our approach to tackling damp and mould. Our response was well received including the changes we have made in this draft policy and our approach to tackle damp and mould.
- 1.3 Awaabs Law was a new amendment to the Social Housing Act and received royal assent in July 2023. This will enforce social landlords to remedy damp and mould within strict time limits. However, further guidance/regulation as to the relevant timescales and definitions are still awaited. Also, under the Social Housing Act 2023, the Housing Ombudsman has been given new powers to investigate damp and mould cases.
- 1.4 As part of our approach we have undertaken a full review of our Damp & Mould Policy and procedures to include the 27 recommendations from the Housing Ombudsman review and adopt a more customer centred approach.
- 1.5 A presentation and the attached draft policy has been to all our Local Influence Network (LINs) groups earlier this year. The changes in the policy and our approach were positively received and approved.

2.0 Proposal

- 2.1 The draft Damp & Mould Policy is attached as **Appendix 1** to this report for comment and onward recommendation to Cabinet for approval.
- 2.2 The Local Influence Network and Tenant Engagement Board have seen and approved the Policy.

3.0 Implications

In writing this report and in putting forward recommendations, officers have considered the following implications: Data Protection, Digital and Cyber Security, Equality and Diversity, Financial, Human Resources, Human Rights, Legal, Safeguarding and Sustainability, and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

3.1 Financial Implications - FIN23-24/

This Policy has no direct financial implications outside of existing budgets for repairs and capital works in Council owned homes.

3.2 Equalities

The Policy has no direct equalities implications although there is an expectation that approaches to engagement are varied and reflect the needs and requirements of tenants.

3.3 Tenant Involvement

Local Influence Networks (LINs) have been consulted in the creation of this Policy.

Background Papers and Published Documents

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

None