



Report to:	Cabinet	7 November 2023
Lead Cabinet Member:	Councillor John Batchelor, Lead Member for Housing	
Lead Officer:	Peter Campbell – Head of Housing	
Key Decision:	Yes The key decision was first published in the June 2023 Forward Plan.	

Damp, Mould and Condensation Policy

Executive Summary

1. As a consequence of the increased focus on damp and mould in rented properties following the death of Awaab Ishak in Rochdale, the Housing Regulator has increased expectations of how Housing Providers approach damp and mould in rented properties. The Council has reviewed its policy and processes for dealing with damp, mould, and condensation in our council homes. This sets out the legal requirements, as well as managing the expectations of our tenants in terms of timescales and the types of works provided.
2. In developing the policy, officers have looked at good practice, including guidance from the Housing Ombudsman, and listened to the views of tenant representatives by way of a small working group with officers.
3. The dialogue with the tenant representatives has been constructive and has strengthened the draft policy in terms of clarification. Taking on board tenants' concerns, the timescales and approach are reasonable and achievable.

Recommendations

4. It is recommended that Cabinet approve the draft Damp, Mould, and Condensation Policy at Appendix A. And that the Lead Member for Housing is given delegated authority to approve minor amendments, such as correcting drafting errors, to improve clarity, and to reflect changes in legislation, guidance of good practice.

Details

5. The Council has a responsibility to maintain its properties to a high standard.
6. The Council recognises that damp and mould within a property may lead to health problems for tenants, and that we have a responsibility to ensure our properties offer safe and secure homes.

7. The policy describes what damp and mould is, what action we and our tenants can take to eradicate damp and mould, together with the timescales and responsibilities for action. This policy reflects best practices.
8. The policy has been developed with input from external experts and amended following consultation with tenant representatives.

Reasons for Recommendations

9. To provide direction on the prevention of damp, mould and condensation for council tenants. The policy demonstrates that the Council has a robust and transparent process in place that meets legislative requirements and has taken into account tenants' views.

Options

10. The Council must have a policy in place as to how it approaches issues of damp, mould, and condensation to its council tenants. Without such a policy, the Council would be open to challenge and would be non-compliant with the guidance provided by the Housing Regulators. Therefore, no other option is provided, other than amendments to the draft policy presented.

Implications

11. There are no significant implications.

Consultation responses

12. Tenant representatives have participated in the development of the policy and their views have been considered in the development of this policy.

Alignment with Council Priority Areas

Housing that is truly affordable for everyone to live in

13. Ensuring that Council properties are maintained to a high standard, and that we provide clear information in how we deal with damp, mould and condensation issues within Council housing

Appendices

Appendix A: Damp, Mould and Condensation Policy

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