

Tuesday, 11th February 2025

Report of the Assistant Director, Assets

Update on Housing Damp & Mould

Exempt Information

Not exempt.

Purpose

This report provides an update on the Council's approach to Damp & Mould in housing properties

Recommendations

It is recommended that:

1. Committee notes the contents of this report which has been provided as an update only.

Executive Summary

The main purpose of this report is to provide Committee with an update on the current position, policy and processes relating to Damp & Mould in council housing properties.

Since the last update to this committee a new Damp & Mould Policy has been implemented, this builds on the process map and document that was presented at a previous meeting of the committee. The Damp & Mould Policy can be found at Appendix 1. The policy sets out the Council's approach to addressing damp and mould in its housing properties. This policy builds on the work that was previously done to map out the processes of recording and actioning damp and mould in properties.

To assist in the monitoring of damp and mould cases and for the purposes of recording progress of cases a weekly report is produced that sets out all open cases of damp and mould, these are reviewed with the contractor and progress monitored. A redacted copy of a report can be found at Appendix 2.

As set out in the previous report to this committee our customer services team carry out monthly follow-on calls to tenants where damp and mould cases have been reported and actions taken, this feedback helps to determine whether the interventions have had the desired effect.

As part of our work with the Regulator for Social Housing we are now reporting on Damp and Mould cases along with the progress of these cases. Damp and Mould is one of the areas that are of interest to the Regulator and is something that they are likely to continue taking an interest in.

Work continues to monitor trend data, however as set out in a previous report there are no particular area or archetype trends that are apparent and family homes with multiple occupants appear to be more prone to experiencing damp and mould.

Stock Condition Survey work continues across the housing stock, this work is due to be completed before the end of the financial year. To date there have been 51 reports of Damp & Mould from circa. 2000 surveys, of these 5 were considered to be severe, 14 moderate and 32 slight. All are reported as and when identified and are dealt with through the repairs process in line with the Damp & Mould Policy.

There has been previous discussion around recording health data, at present we rely on tenants reporting issues with Damp & Mould to report on any health issues that may be impacted by Damp & Mould. Consideration is to be given as to whether the question of health should be asked of tenants reporting damp and mould, this will include how data is used in line with GDPR.

All of our own staff and key staff working for our contractors have had damp & mould awareness training. More work is needed with the contractors to ensure that a wider pool of staff have basic awareness training. It is recognised that from time to time more specialist knowledge will be required and to that end the Council has access to specialist damp and mould survey companies.

The area of damp and mould continues to develop, and it recognised that additional resources are likely to be needed both internally and on the works delivery side

Options Considered

None as part of this report which is intended to provide an update only.

Resource Implications

This report is intended to provide an update only and has no direct resourcing implications.

Legal/Risk Implications Background

None specifically arising from this update, key issues were identified as part of the approval process for the Damp & Mould Policy.

Equalities Implications

None arising from this report. A separate Impact Assessment was produced as part of the Damp & Mould Policy.

Environment and Sustainability Implications (including climate change)

None as part of this report which is intended to provide an update only.

Report Author

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Appendices

Appendix 1 – Damp and Mould Policy

Appendix 2 – Sample weekly report