

DAMP, MOULD AND CONDENSATION POLICY

Report of Director of Property

1. SUMMARY

- 1.1 Under the Consumer Standards regulations there is a requirement for all Registered Providers (RP's) to provide tenants with accessible, relevant, and timely information. RP's must also meet all applicable statutory requirements for the health and safety of the occupants of their homes.

2. RECOMMENDATION(S)

- 2.1 To recommend that the Board approve the attached policy, subject to any minor amendments arising from consultation with the Virtual Panel.

3. REASON(S) FOR RECOMMENDATION

- 3.1 To ensure Derby Homes provide facilities to maintain a safe, warm and dry healthy home for tenants.

4. MATTER(S) FOR CONSIDERATION

- 4.1 This Policy pulls together all strands of work to tackle instances of damp, mould and condensation in our properties.
- 4.2 The Policy, attached at Appendix 1 covers the responsibilities of the landlord and the responsibilities of the tenant.
- 4.3 A suite of performance indicators will be developed and published from April 2023. These indicators will measure the numbers of cases being reported, the timeliness of our response and the overall success rate of eliminating/reducing the problem.

5. OTHER OPTIONS CONSIDERED

- 5.1 None

IMPLICATIONS

6. COUNCIL IMPLICATIONS

6.1

7. The Council are the responsible body for ensuring that all regulatory requirements are met. Derby Homes will provide assurance through agreed governance arrangements.

7.1 EQUALITIES IMPACT ASSESSMENT (EIA)

Information will be provided to tenants in a range of formats. Vulnerable households will be prioritised.

8. CONSULTATION

- 8.1 The virtual panel will be consulted on the Policy and comments incorporated prior to the report being considered by Derby Homes Board.

9. HEALTH AND SAFETY IMPLICATIONS

- 9.1 Damp encourages the growth of mould and mites which can be the source of many health problems, including respiratory infections, asthma and allergies. Those with pre-existing health conditions are at greater risk.

The Housing Health and Safety Rating System cites the presence of damp and mould as a potential health and safety hazard in homes.

10. FINANCIAL IMPLICATIONS

- 10.1 The Board approved as part of setting the 2023/24 budget £50,000 towards “targeted damp/mould service in properties” – the intention is to recruit to a post which will provide a dedicated service on this area which will supplement existing work across teams.

11. POLICY REVIEW IMPLICATIONS

- 11.1 This is a key policy of Derby Homes and is included in the Key Policy Review Schedule. It will be due for a full review in March 2026.

The areas listed below have no implications directly arising from this report:

Legal
Personnel
Environmental
Risk

For more information please contact:

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Background information:

List of appendices: Appendix 1 Damp and Mould Policy

This report has been approved by the following:

Finance Director and Company Secretary	Michael Kirk	01.03.2023
Company Solicitor	Taran Lalria	01.03.2023