

Damp and Mould Policy Summary



- **Our Objectives:**
 - This policy sets out our approach to dealing with damp and mould in our homes and communal areas. By working in partnership with our tenants to ensure a safe and healthy environment for them and providing tenants with comprehensive advice and guidance on managing damp mould and condensation.
 - The policy covers the services we provide to tenants who rent their home under a tenancy agreement and those who occupy under a licence. For leaseholders, we will meet the responsibilities as set out in terms of the lease.
- **Policy dates:** The full version of this policy (version 1.0) was signed off and approved by the Director of Housing in January 2024 and will be reviewed every two years or sooner if there is a change in legislation or regulations.
- **The policy scope and limitations:** The scope of this policy covers how the Council's, and our tenants can jointly control, manage, and eradicate condensation, damp and mould. This includes:
 - All Houses, flats including temporary or emergency accommodation.
 - How we identify, diagnose and resolve the varies types of damp.
 - Identify both the tenants and Babergh and Mid Suffolk District Councils responsibilities for dealing with damp, mould and condensation.
 - Offer advice, guidance and assistance throughout the process to tenants.
 - In situations where the cause of damp and mould is a result of the internal environment where the Council's will not be able to undertake works to rectify condensation damp we will offer advice, support and education if condensation is the issue as well as mould treatments.
- **Our obligations:**
 - Under The Housing Act 2004 properties must be free from category 1 HHSRS hazards which includes damp, mould and excess cold. If a property does have a category 1 hazard this means the property does not meet the legal minimum standard for housing condition, and action must be taken to reduce the risk to that which would be expected of a property of that age and type.
 - Under The Landlord and Tenant Act 1985 properties must be fit for human habitation and this includes being free of dampness and category 1 HHSRS hazards.
 - Under the Decent Homes Standards, a property must be considered 'decent' which refers to the following:
 - Meet the current statutory minimum standard for housing.
 - Be in a reasonable state of repair.
 - Have reasonably modern facilities and services.
 - Provide a reasonable degree of thermal comfort.
- Amendments to the Social Housing (Regulation) Bill to introduce 'Awaab's Law' which will require landlords to fix reported health hazards within specific timeframes.
- **Consequences if we fail to deliver on our policy:** In serious cases of non-compliance our Senior Leadership Team and Cabinet will consider if it necessary to disclose this issue to the Regulator of Social Housing under regulatory framework and other relevant organisations such as the Health and Safety Executive.