

Damp and Mould Policy

Who does this policy apply to:	Board, Staff, Tenants, and Contractors
Review Date (minimum every three years)	May 2026
Policy Author/Reviewer and Job Title	Sally Rowe, Head of Asset Services

POLICY

Purpose and Scope of the Policy:

The purpose of this policy is to proactively manage the potential risks and promptly diagnose and prevent issues which may arise from damp and mould in our properties. This policy has been written to ensure that wherever possible, our tenants are not adversely affected by the effects of damp and mould and drives forward an agenda of proactive action to tackle and or manage the health and safety of our tenants and to provide and maintain a safe and healthy environment.

Policy Details:

This policy outlines WFHA's approach to dealing with damp and mould within its properties and to ensure compliance with the law including the Landlord and Tenant Act 1985, Housing Health and Safety Rating System within the Housing Act 2004 and Decent Homes Guidance.

WFHA will:

- Comply with legal, regulatory, and contractual requirements and good practice.
- Undertake effective investigations and implement all reasonable repair solutions and improvements to eliminate damp.
- Ensure that the fabric of our properties is protected from deterioration and damage resulting from damp and mould.
- Respond to all reports of damp, mould and condensation and complete any repair works/measures in line with our Responsive Repairs policy, complying with all legislation. This will be dependent on the severity and urgency of the problem, the complexity of the solution and the repair works/actions required.
- Ensure that tenants are treated in a fair and consistent way.
- Focus on working in partnership with tenants ensuring that a safe and healthy internal environment is provided.
- Ensure that tenants have access to and are provided with comprehensive advice and guidance on managing and controlling damp, mould and condensation.
- Provide mandatory annual training for staff engaged in providing services to tenants.
- Provide after care appointments to ensure measures are effective and tenants continue to be well informed.
- Collect and use data to highlight trends and inform prevention measures.

WFHA define damp in line with the current Decent Homes Standard at any one time and in any event in the following non-prescriptive ways:

- Mild: any room in a property with an observable level of mould growth or deterioration of internal finishes of 5% of any wall or ceiling surface.

- Moderate: greater than 5% of observable levels of mould growth or deterioration of internal finishes with no reports of ill health.
- Severe: any observable level of mould growth or deterioration of internal finishes greater than 5% in bedrooms or sitting rooms, or in any room where a member of the household suffers ill health.

Responsibilities

The Chief Executive is the Competent Person with overall responsibility for ensuring that this policy complies with regulation and the law. The Chief Executive will responsibly delegate tasks to comply with their duties under the law.

The Head of Asset Services is the designated Competent Person to coordinate the health and safety programme and will seek external expert advice and guidance as required.

Related Policies:

Health & Safety
 Responsive Repairs
 Scheme Appraisals
 Asset Management Strategy
 Tenant Handbook
 Tenant Service Standards
 Allocations & Lettings
 Equality & Diversity
 Complaints & Compliments

Key Legislation:

Defective Premises Act 1972
 Environmental Protection Act 1990
 Housing Health & Safety Rating System (HHSRS)
 Decent Homes Standard 2006 and as amended
 Homes (fitness for Human habitation) Act 2018
 Landlord and Tenant Act 1985
 Social Housing Regulation Bill (as amended)

Document History:

Date of Last Review: May 2023
 Next Review Dat: May 2026

Equality Impact Statement:

WFHA must ensure all individuals are treated fairly and in line with legislation relating to the nine protected characteristics identified in the Equality Act 2010 and with the Association's Equality policies and procedures. You must comply with the law and Association policies and procedures governing equality and diversity. The nine protected characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.



WFHA Policy Equality Impact Assessment Form

1.0	Name of the policy being assessed	Damp and Mould Policy									
2.0	Is this a new policy or a revision?	New									
3.0	Person responsible for assessment	Sally Rowe									
4.0	Briefly describe the aims, objectives and purpose of the policy	The purpose of this policy is to proactively manage the potential risks and promptly diagnose and prevent issues which may arise from damp and mould in our properties.									
5.0	What outcomes are wanted from this policy i.e. benefits for our tenants	To provide and maintain a safe and healthy environment.									
6.0	Does the policy affect any of the protected characteristics as noted below? If yes, tick those that apply:	Yes					No If no, go straight to section 10.0				
7.0	What protected characteristics could be effected by this policy:	Age	Marriage or civil partnerships	Disability	Race	Pregnancy / Maternity	Gender	Religion or belief	Gender Reassignment	Sexual Orientation	
8.0	Describe the likely impacts of the policy could have upon the protected characteristic group/s										

9.0	What actions are required to address the impacts arising from this assessment. <i>(This may include collecting additional data, putting monitoring in place, specific actions to mitigate negative actions etc.)</i>	
10.0	Upon the completion of points 1.0 to 9.0, please complete the information below:	
	Name	Sally Rowe
	Job title	Head of Asset Services
	Signed	
	Date this Equality Impact Assessment was completed	17 July 2023
	Please attach the completed document as an appendix the policy.	