

Report To:	INWARD FOCUS SELECT COMMITTEE
Date:	19 OCTOBER 2023
Heading:	DAMP AND MOULD
Executive Lead Member:	NOT APPLICABLE
Ward/s:	ALL
Key Decision:	NO
Subject to Call-In:	NO

Purpose of Report

The purpose of this report is to present the Inward Focus Select Committee with further information requested as part of the Select Review: Damp and Mould. This includes the Council's developing draft Damp and Mould Policy, attached as Appendix A and the Tenant's Guide to Condensation, Damp, and Mould attached as Appendix B.

Recommendation(s)

The Inward Focus Select Committee is recommended to:

- a. Review and provide feedback on the emerging draft Damp and Mould Policy, attached as Appendix A, and the Tenant's Guide to Condensation, Damp, and Mould, attached as Appendix B.
- b. Identify any further information and evidence gathering needed as part of the Select Review: Damp and Mould and agree the next steps for the review process.

Reasons for Recommendation(s)

Damp and Mould was added to the Select Work Programme 2023/2024 by the Principal Select Committee in June 2024.

Alternative Options Considered

No alternative options have been considered at this stage of the review process.

Detailed Information

BACKGROUND

The Inward Focus Select Committee have held one previous meeting reviewing the Damp and Mould topic in July 2023. At this meeting, Members were presented with introductory information on the Damp and Mould topic. This included details of Awaab's Law, information on the Regulators request for assurance in handling of damp and mould, Ashfield District Council's approach to damp and mould issues, and the gaps and challenges the Council is facing in this regard. Committee also welcomed attendance from the Assistant Director of Housing Operations who took part in discussions and answered questions.

Following discussions, Committee resolved the following in readiness for the next meeting:

- a. An opportunity to review and provide feedback on the Council's developing Damp and Mould Policy
- b. An opportunity to review and provide feedback on the Tenant's Damp and Mould Guidance Leaflet
- c. An opportunity to gain further insight into the impact of Awaab's Law and other factors on the Council's private sector enforcement procedures and resources

To provide the Committee with the opportunities listed above, the draft Damp and Mould Policy is appended to this report as Appendix A. The Tenant's Guide to Condensation, Damp, and Mould is appended as Appendix B.

Furthermore, the Council's Team Manager for Environmental Health (Residential) has been invited to attend the meeting and assist Members in gaining further insight into the Council's residential private sector enforcement procedures and resources relating to damp and mould.

Implications

Corporate Plan:

The Select Review: Damp and Mould aligns with many of the Council's Corporate Priorities set out within the Corporate Plan. These relate to:

- Providing good quality, value for money services
- People focused – putting people at the heart of what we do
- Protecting the Council from costly disrepair claims that could bring the Council into disrepute

Legal:

There are no direct legal implications resulting from the recommendations within this report. The Inward Focus Select Committee will be mindful of the legislation relating to the topic of Damp and Mould and factor any relating implications into a final report to Cabinet.

Finance:

There are no direct financial implications resulting from the recommendations within this report.

Budget Area	Implication
General Fund – Revenue Budget	Not applicable.
General Fund – Capital Programme	
Housing Revenue Account – Revenue Budget	
Housing Revenue Account – Capital Programme	

Risk:

No risks have been identified at this stage of the Select Review: Damp and Mould.

Human Resources:

There are no direct human resources implications resulting from the recommendations within this report.

Environmental/Sustainability:

There are no direct environmental or sustainability implications resulting from the recommendations within this report.

Equalities:

There are no direct equalities implications resulting from the recommendations within this report.

Other Implications:

There are no other implications resulting from the recommendations within this report.

Reason(s) for Urgency

None.

Reason(s) for Exemption

None.

Background Papers

None.

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