

KNOWES HOUSING ASSOCIATION LTD	
Policy Name	Damp and Mould Policy
Policy Category	Repairs and Maintenance
Policy Number	MDS19
Date to Management Committee	February 2023
Previous Review	New Policy
Next Review Date	February 2026
Links to other Policies	MDS03, MDS05
Consultation	Committee and Staff

1. POLICY AIMS & OBJECTIVES

1.1 This policy aims to ensure that reports of mould that have arisen from damp conditions are:

- Identified and recorded in such a way that all information and actions relating to incidents are clear and can be monitored and audited.
- Can be used to review successful actions or identify actions which have had limited success.
- Mould and dampness are treated and eradicated in a timely and efficient manner.
- Homes are damp and mould free and comfortable and healthy for our tenants to live in

2 BACKGROUND TO MOULD & DAMPNESS REPAIRS REPORTING

2.1 The cost of living crisis, which has seen an unprecedented rise in the cost of energy, has also seen a rise in fuel poverty and has meant that many people are unable to afford to use their heating systems as often as they would like or as they did previously. This has meant that reports of dampness and mould in houses has increased.

2.2 In 2022 mould was reported as a contributing factor in the death of a child in a RSL in England. This has caused the RSL sector to refocus on the causes and eradication of dampness and mould in their stock.

2.3 Knowes has developed a system of recording instances of dampness and mould and the measures taken to eradicate it and their effectiveness.

3 LEGAL FRAMEWORK

3.1 This policy is in accordance with the Housing (Scotland) Act 2001 and the Scottish Secure Tenancy Agreement used by Knowes Housing Association, Scottish Housing Quality Standard (SHQS) and EESSH 1 & 2.

4 RISK ASSESSMENT/MANAGEMENT SECTION

4.1 There is a risk that dampness and mould if left untreated, could result in unhealthy living conditions for our tenants and consequently adversely affect the health of anybody living in the house.

4.2 There is a risk that damp or mould if not treated, or the Association is not able to clearly demonstrate such treatments, could leave Knowes open to potential sanctions from the Housing Regulator or legal challenge from tenants which could result in a financial and reputational loss.

4.3 Damp or mould issues left unaddressed could lead to a deterioration of the stock which could in turn lead to greater costs to eradicate damage caused by dampness and mould at a later date and potentially affect the ability of Knowes to let homes in a timely manner.

5 POLICY REPORTING

5.1 A report will be provided to the Committee every six months detailing the number and extent of the issues reported and showing the actions planned, carried out and their effectiveness.

6 EQUALITIES STATEMENT

6.1 Knowes Housing Association Ltd is committed to tackling discrimination on the grounds of sex or marital status, racial grounds, or grounds of disability, age, sexual orientation, language, social origin, or of other personal attributes, including beliefs or opinions, such as religious beliefs or political opinions.

6.2 Knowes HA seeks to embrace diversity, promote equal opportunities for all and eliminate any unlawful discrimination in all areas of our work.

6.3 This policy can also be made available free of charge in a variety of formats, including large print, translated into other languages or on audio tape.

7 METHOD OF RECORDING

7.1 A spreadsheet is located in the maintenance folder which contains addresses where mould has been reported and the dates of inspection, actions taken and their effectiveness.

7.2 Each report will have a separate folder with additional information where it exists and photos where appropriate.