

To: Cabinet

Date: 25 January 2023

Report/Comments of: Scrutiny Committee

Title: Scrutiny Feedback to Cabinet – Damp and Mould

| <b>SUMMARY OF REPORT CONSIDERED</b>   |   |
|---------------------------------------|---|
| <b>Report Title:</b>                  | Damp and Mould  |
| <b>Purpose/Description of Report:</b> | The purpose of the report is to update Members on the Council's approach and response to damp and mould in properties across the rented sector. |
| <b>Key Decision:</b>                  | No  |
| <b>Scrutiny Lead Member:</b>          | Cllr R Child, Scrutiny Committee Chairman   |
| <b>Relevant Portfolio Holder:</b>     | Cllr R Browne, Portfolio Holder for Housing and Landlord Services   |

## **1. Introduction and Overview**

The Scrutiny Committee met on 11 January 2023 to consider a report on the Council's approach and response to damp and mould across the rented sector and as a local authority landlord.

The report provides details of the information and assurance provided to the Department for Levelling Up, Housing and Communities and the Regulator of Social Housing and sets out details of an action plan in place to further strengthen the Council's approach and response.

## **2. Summary of Feedback/Recommendations for Cabinet Consideration**

- Members commented that the report was well written and structured, and Officers were thanked for the update.
- Concern was raised regarding damp and mould in social housing not owned by the Council. Reassurance was given that in such instances, the Council would liaise with the landlord and housing options would work with the tenant to assist in achieving an appropriate resolution. In

some cases, if required, the Council could take enforcement action if a satisfactory resolution could not be achieved and would assist in accessing alternative accommodation in appropriate circumstances.

- Following a comment regarding work done on voids, Members were reassured that work on resolving damp issues are carried out before a void is returned to the market and that this forms part of the void standard for reporting purposes.
- A Member praised the response of the service when alerted to a particular case of damp and mould they were aware of.
- A concern was raised that the damp and mould leaflet had not been circulated to tenants, however it was explained that the leaflet would be circulated with the next tenant's newsletter. It had also been added to new tenant welcome packs and discussed with the Council's tenant group.

**Written by: Scrutiny Committee Chairman in consultation with Members of the Scrutiny Committee**