

**WAVERLEY BOROUGH COUNCIL**

**HOUSING OVERVIEW & SCRUTINY COMMITTEE**

**27 NOVEMBER 2018**

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**Title:**

**STRATEGY AND ACTION PLAN FOR RESPONDING TO REPORTS OF DAMP,  
MOULD AND CONDENSATION IN COUNCIL HOMES**

**[Portfolio Holder: Cllr Carole King]  
[Wards Affected: All]**

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**Summary and purpose:**

This report sets out the final version of the Housing Service's strategy and action plan for responding to reports of damp, mould and condensation in Council homes.

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**How this report relates to the Council's Corporate Priorities:**

The report supports the following corporate priorities: People, Place and Prosperity

**Financial implications:**

These were provided in respect of the previous report for the Housing Overview and Scrutiny Committee meeting on 18 September 2018. See below:-

Implementation of the draft strategy is likely to incur maintenance expenditure on both capital and revenue works. Budgets are in place for damp works in capital and revenue. However due to increased tenant awareness and a new procedure, additional spend may well be incurred. Budgets for damp works will be reviewed as part of the upcoming budget setting process to ensure sufficient provision is put in place.

Increased investment in properties to tackle dampness across the stock will help ensure value of stock is maintained which is identified as a key objective for the HRA.

**Legal implications:**

These were provided in respect of the previous report for the Housing Overview and Scrutiny Committee meeting on 18 September 2018. See below:-

The strategy addresses internal management and operational issues for Officer/tenant clarity. The legal aspects are set out within the strategy document and non-compliance with relevant provisions will leave the Council open to challenge or complaint. In addition, the Decent Homes Standard is relevant as a measure of general housing conditions introduced by the government. The standard was updated in 2006 to take account of the Housing Act 2004 and the implementation of the Housing Health and Safety Rating System (HHSRS). The standard has four requirements and local authorities are required to ensure that housing stock; (i) meets the current statutory minimum standard for housing;

(ii) is in a reasonable state of repair; (iii) has reasonably modern facilities and services; and (iv) provides a reasonable degree of thermal comfort.

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## **1. Introduction**

- 1.1 At the previous meeting on 18 September 2018, Members requested the final version of the strategy for responding to reports of damp, mould and condensation in Council homes be brought back to the Housing Overview and Scrutiny Committee. They further requested this should include an action plan and updated 'tackling damp, mould and condensation in your home' information guidance sheet.
- 1.2 The final version of the strategy for responding to reports of damp, mould and condensation in Council homes and action plan is shown as **appendix 1**.

## **2. Key features of the action plan within the strategy for responding to reports of damp, mould and condensation**

- 2.1 The action plan incorporates both short and long term actions, as well as the designations of the Lead Officers responsible for undertaking each action and the deadlines. It also includes any other information/updates from the actions.
- 2.2 The short term actions include the following:-
  - 2.2.1 Briefings of key officers/teams involved in implementing key aspects of the strategy.
  - 2.2.2 Publicising advice for tenants to tackle damp, mould and condensation in their home. The updated 'tackling damp, mould and condensation in your home' information guidance sheet is shown as **appendix 2**.
- 2.3 The long term actions include the following:-
  - 2.3.1 The Strategic Asset Manager reviewing all damp and mould jobs on a six monthly basis to assess whether the proposed solution has been effective.
  - 2.3.2 The Repairs and Voids Manager identifying a list of components most likely to cause damp and liaising with the Council's main repairs contractor and any other contractor, to monitor these items.
  - 2.3.3 Work to alleviate damp in tenants' homes will be identified by the Stock Condition Surveyor when carrying out stock condition surveys.
  - 2.3.4 The Interim Special Projects Manager evaluating the effectiveness of the strategy for responding to reports of damp, mould and condensation.

## **Recommendation**

It is recommended that the Housing Overview and Scrutiny Committee:-

- Considers and supports the Housing Service's strategy and action plan for responding to reports of damp, mould and condensation.

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## **Background Papers**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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