

Action plan for addressing damp and mould in private rented properties.

This plan sets out how we aim to address damp and mould issues in private rented properties.

On track code/ risk level

Colour	Action
Green	Completed
Orange	On track, in progress, ongoing
Red	Concerns about delivery/ performance

Thematic Area	Action	Update	On track code
Response to DLUHC	Initial response to DLUHC (Letter from Michael Gove)	Complete	Green
Proactive approach to raising tenant awareness of damp and mould growth, and the support available to them.	We provide support to tenants to understand how to reduce moisture levels in their homes, when to ventilate, how to get the best out of their heating systems and where to go for further advice and information during home inspections.	Ongoing	Orange
Proactive approach to raising landlord awareness of damp and mould, HHSRS / housing and health and associated responsibilities	The Council arrange and host two landlord forum's a year. These include information, advice, and guidance on a range of subjects including damp and mould and energy efficiency.	Complete for 2023	Green
Energy Efficiency improvement work	Promote funding available to improve the energy efficiency in rented accommodation – Cosy Homes, Warmer Homes and ECO4.	Ongoing	Orange
Responding effectively to reports of damp and mould	Continue to inspect all properties in relation to damp and mould service requests. Whilst we always try to work positively with landlords and tenants to resolve complaints, where landlords are not dealing with defects giving rise to a damp and mould hazard which is significantly affecting the physical and or mental health of tenants, we will take enforcement action under the Housing Act 2004	Ongoing	Orange
Effective Enforcement	Adoption of the Private Sector Housing Enforcement Policy – July 2023	Complete	Green

	Adoption of the Private Sector Housing Strategy November 2020		
Effective Enforcement	There are 3 HHSRS trained Housing Standards Officers within the Private Sector Housing Team. HHSRS refresher training completed November 2023	Complete	Green
Effective Enforcement	Damp and Mould refresher training completed October 2023	Complete	Green
Effective Enforcement	Use of Houses in Multiple Occupation (HMO) licensing to proactively identify causes of damp and mould through planned inspections.	Ongoing	Orange
Ongoing monitoring and evaluation	<p>We will regularly review the effectiveness of the plan's implementation through monitoring our service requests for damp and mould complaints and recording number of category 1 and 2 hazards removed.</p> <p>We will adjust this plan and take forward key points based on any future government guidance or following implementation of the new Decent Homes standard for the private rented sector.</p>	Ongoing	Orange