

Damp and Mould Overview

Housing Scrutiny Commission: 19th September 023



Damp and Mould External Context



Impact of damp and mould upon health

Impact of mould in the home upon health

- Moulds produce substances that can cause allergic reactions, irritation and can be toxic
- Exposure to mould at home may occur as a result of inhaling or touching mould spores
- Damp and mould in the home increases risk of respiratory infections, allergies and asthma
- Exposure to mould can cause an asthma attack

The following groups are especially vulnerable

- Babies, children and older people
- Those with skin (e.g., atopic eczema) or respiratory (e.g., allergies or asthma) conditions
- People with a weakened immune system (e.g., due to receiving chemotherapy)

<https://www.nhs.uk/common-health-questions/lifestyle/can-damp-and-mould-affect-my-health/>

Legal Framework



Homes (Fitness for
Human Habitation)
Act 2018



Housing Act 2004

Action and not Blame

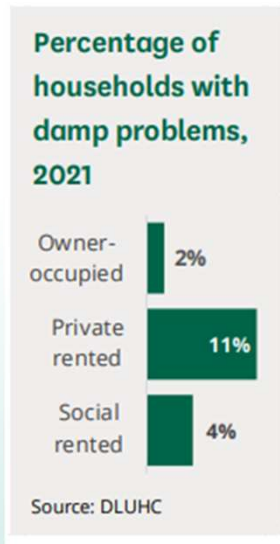
Housing
Ombudsman Service

**Spotlight on:
Damp and mould**

It's not lifestyle

National vs Local

National



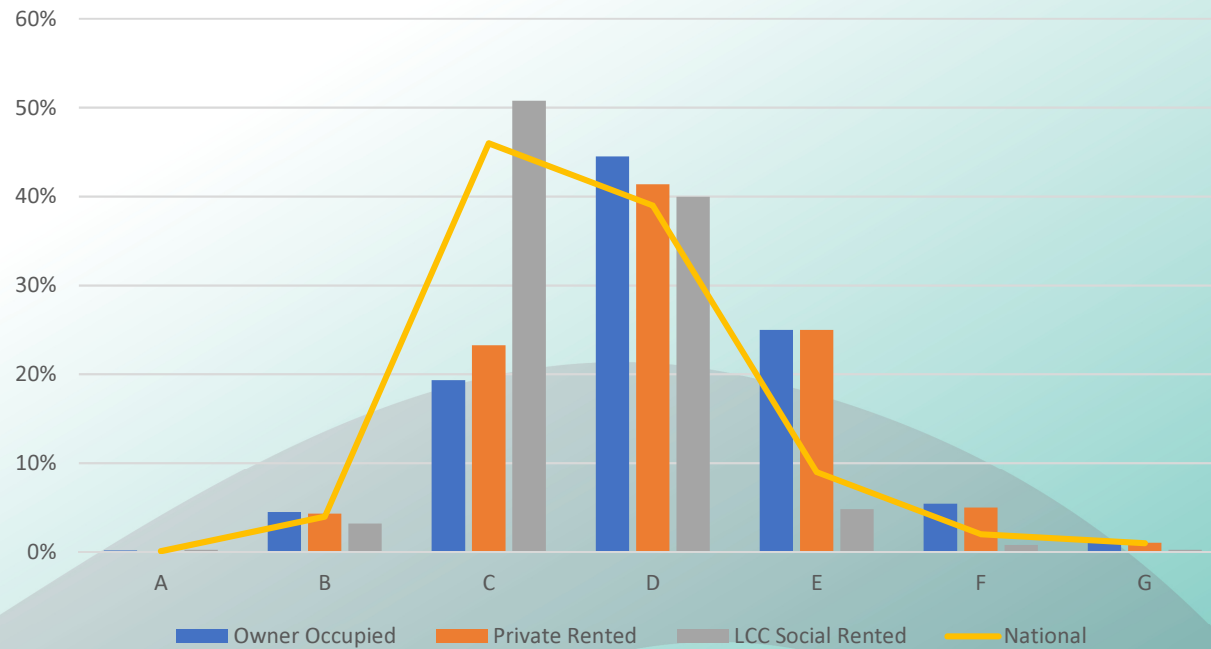
Local

Around 4.6% of our social housing could have a presence of damp or mould

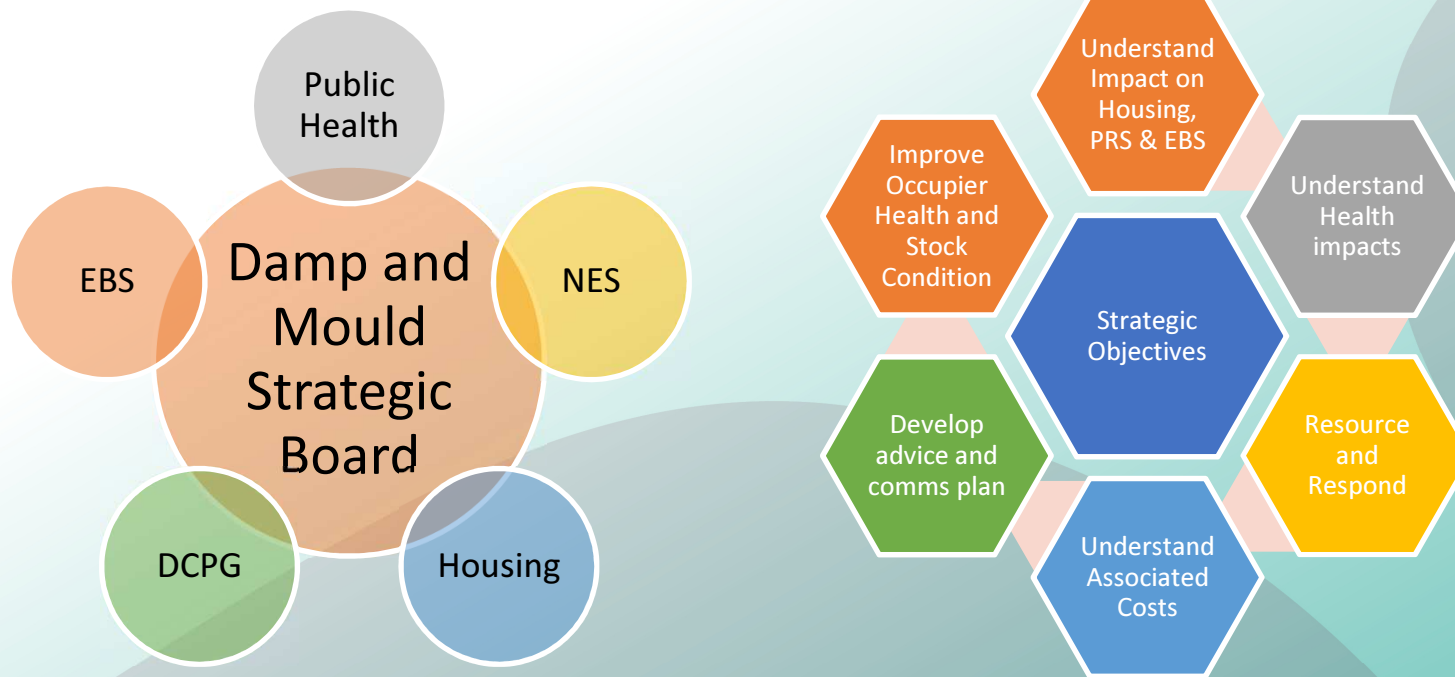
Accurate data for the PRS is not currently available, however, there are 100 live reports of damp/mould

Energy Efficiency Factors

EPC Rating Comparison



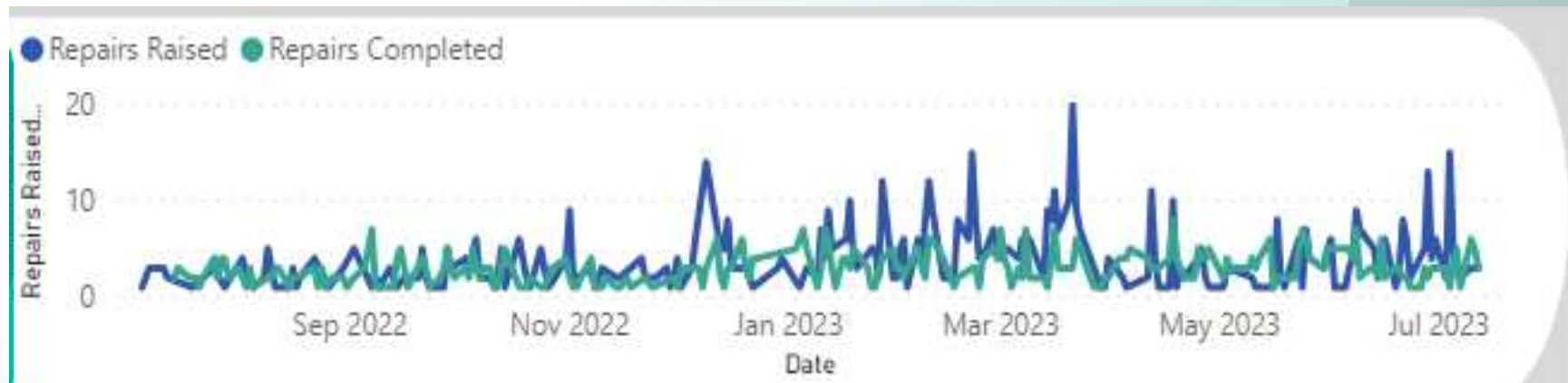
Strategic Oversight and Objectives



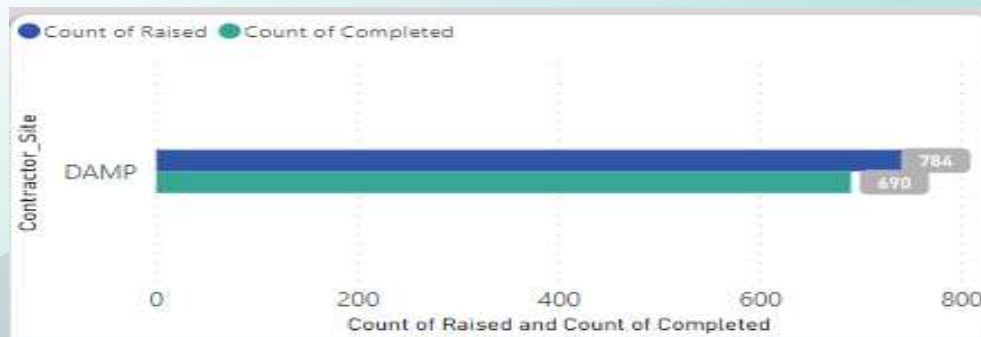
Actions

Action	Housing	NES	Public Health	DCPG	EBS
Ascertain, enforce and comply with legal obligations	✓	✓	✓		
Understand fundamental behaviours of damp and mould and best practice to abate	✓	✓	✓		✓
Analyse relevant data and identify trends and key findings (EPC/BRE/ONS)	✓	✓	✓		✓
Identify available advice, support and accessibility	✓	✓	✓	✓	✓
Undertake skills analysis of staff and train/develop as necessary	✓	✓	✓		
Establish relevant KPI measures and develop dashboards	✓	✓	✓		
Identify financial implications and projected impacts on FBR	✓	✓	✓	✓	✓
Establish and promote available funding and grants	✓	✓	✓	✓	✓
Develop meaningful comms	✓	✓	✓		✓
Establish comms methods for best reach and impact				✓	

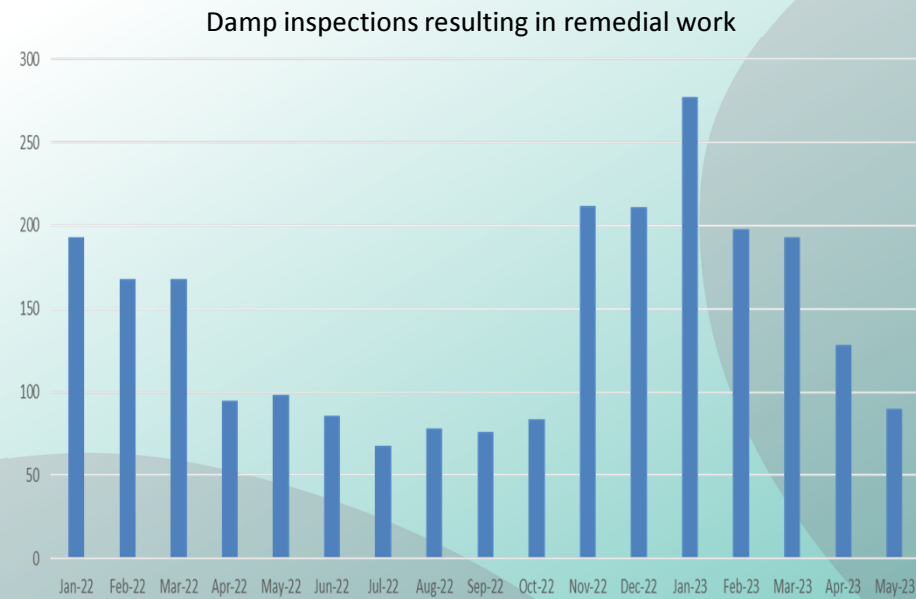
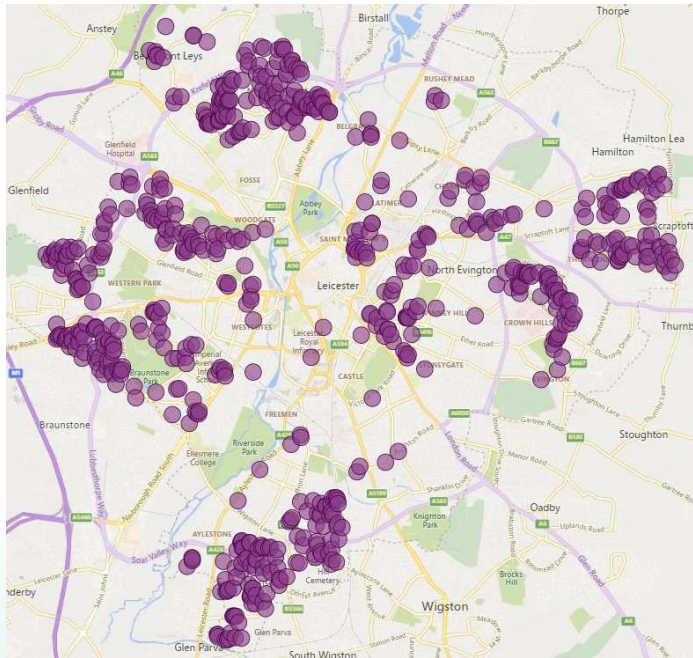
Housing Response



Housing Response



Location and Frequency of Damp Reports (LCC Stock)



Only 58% of all damp reports lead to remedial work being required

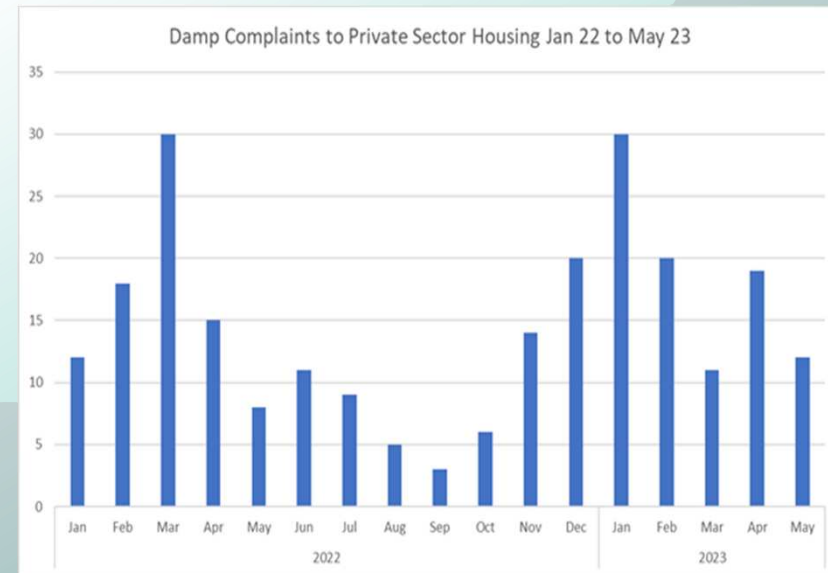
Technical Advancement



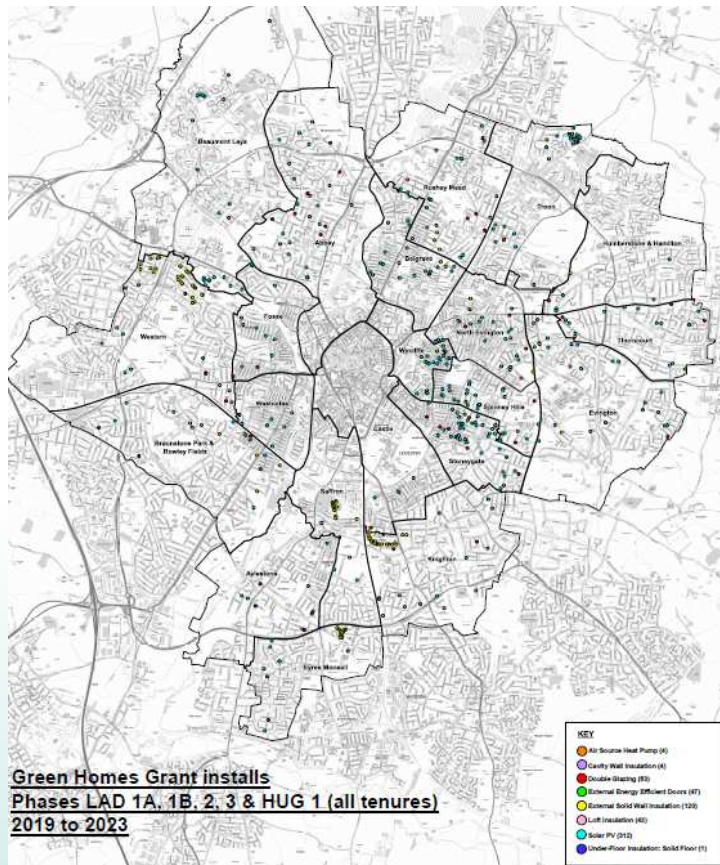
PRS Response

- BEIS funding (£99K) to improve response to poor EPC rated properties
 - Development of on-line portal to report issues in PRS
 - Tablets to streamline inspections
- Review of online help and guidance for PRS and LCC tenants
- Leicester Energy Action – help available and referral process

Location and Frequency of Damp Reports (PRS)



Retrofit Grants for Private Sector Homes - EBS



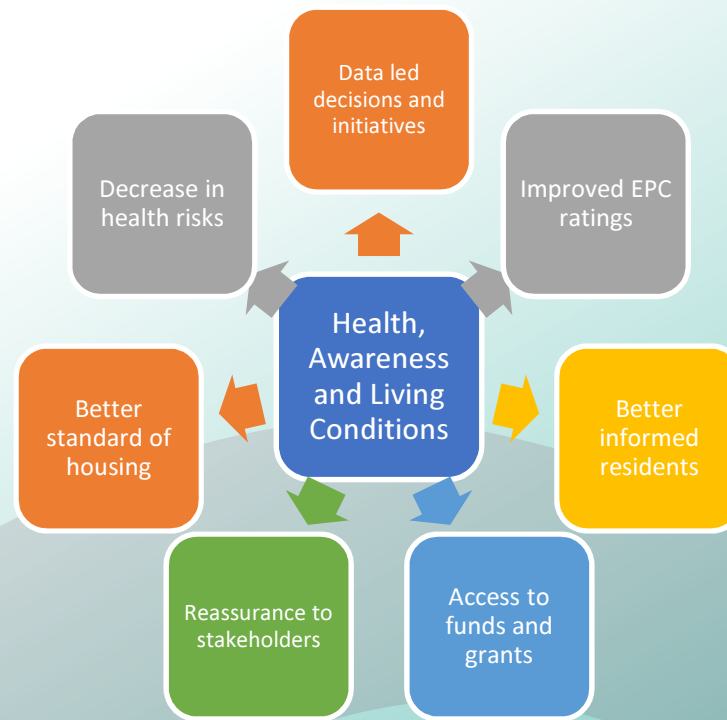
Number of homes upgraded over the past 4 years

Project	Total homes	Spend
Warmer Homes Greener Homes (gas boiler grants)	88	£ 230,231
Green Home Grants Local Authority Delivery (LAD) (mixed measures to on-gas homes)	591	£ 6,386,744
Home Upgrade Grants (HUG) (mixed measures to off-gas homes)	39	£ 310,312
Total	718	£ 6,927,287

Target number of additional homes to upgrade, by the 31st March 2025

Project	Target homes	Funding available
Warmer Homes Greener Homes (gas boiler grants)	36	£ 105,276
Green Home Grants Local Authority Delivery (LAD) (mixed measures to on-gas homes)	175	£ 1,505,362
Home Upgrade Grants (HUG) (mixed measures to off-gas homes)	150	£ 3,291,300
Total	343	£ 4,858,585

Outcomes



Challenges

- Identification of damp and mould issues in the PRS, capturing data and change
- Customer expectation, experience and responsiveness
- Economic climate is driving up fuel poverty – compounding the issues
- The financial impact of energy bills is driving up the prevalence of cases
- Financial pressure – additional cost to council to respond to damp and mould
- Meeting the new Housing regulations of April 2024
- Government scrutiny of response to damp and mould
- Increased media interest in cases
- Affordability within the PRS to respond to cases (lack of funding scheme)

Next Steps

- Development of a KPI dashboard to capture ongoing performance across all areas
- Understanding the impact of the new Social Housing Regulator and current Legislation (Homes (Fitness for Human Habitation) Act 2018), how do we comply?
- Ongoing resource across teams to ensure we are all able to respond to the current demands.
- Update all comms to create a consistent message to all and ensure that all tenants can easily report issues
- Report back to LMB and CCNH as a standing item