



Report of: Director of Housing & Environment

Relevant Lead Member: Councillor Pryce-Roberts

**Contact for further information: Rebecca Spicer, Repairs & Servicing Manager,
(rebecca.spicer@westlancs.gov.uk)**

SUBJECT: DAMP AND MOULD STRATEGY AND ACTION PLAN 2025-2028

1.0 PURPOSE OF THE REPORT

- 1.1 To request approval of the newly developed Damp and Mould Strategy and Action Plan 2025-2028.

2.0 RECOMMENDATION

- 2.1 The Damp and Mould Strategy and Action Plan 2025-2028 be approved.

3.0 BACKGROUND

- 3.1 The Council's current Damp & Mould Strategy 2023 to 2025 will expire shortly and therefore a new Strategy and Action Plan has been developed for 2025 to 2028.

4.0 CURRENT POSITION

- 4.1 Officers have produced a Strategy and Action Plan to formalise our approach to managing mould and dampness issues within the Council's retained housing stock. This is included as Appendix A.
- 4.2 The Strategy outlines the causes of dampness, the regulatory and legislative framework, how we will invest in our homes to minimise dampness issues, and our approach in dealing with dampness and mould issues when they occur. Along with the Action Plan it details how we will ensure awareness of dampness issues is maintained and enhanced. In addition, the document addresses how the Council will monitor and report on its performance.
- 4.3 The Strategy and Action Plan is designed to provide details of the overarching position in respect of the Council's response to Damp and Mould issues. In

addition to the Damp and Mould Strategy and Action Plan, a Damp & Mould Policy has been developed and implemented.

5.0 ONGOING WORK SUMMARY

- 5.1 Our contractor, Savills, completed surveys on 4,839 our homes. This puts the Council in a good position to understand future investment requirements but also the extent of damp and mould issues within our stock. Our internal Stock Surveyors are continuing work to achieve 100% survey coverage. Currently over 92% of our homes have received a stock condition survey. Approximately 6% of these surveys have been carried out by our in-house stock condition team.
- 5.2 Work is ongoing to address damp and mould issues that have already been identified, either through the stock condition surveys or via reports made by tenants, our staff, or external stakeholders.
- 5.3 In addition, all tenants have been contacted asking them to report any damp and mould issues and to make them aware of how to report them in the future.
- 5.4 A Damp and Disrepair Team has been recruited to and so the Council has the resources to act quickly on reports of damp and mould and is able to take proactive steps to reduce damp and mould in tenant's homes.

6.0 CONSULTATION

- 6.1 Tenants have been consulted in the drafting of the Damp and Mould Strategy and Action Plan 2025-2028 and changes have been made in accordance with their feedback.

7.0 SUSTAINABILITY IMPLICATIONS

- 7.1 There are no significant sustainability impacts associated with this report and no significant impact on crime and disorder.

8.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 8.1 There are financial / resource implications arising from this report in respect to delivering the Strategy and Action Plan. Specific HRA budgets have been approved for 2025/26, 2026/27 and 2027/28 to support this work.
- 8.2 The capital budget for damp for 2024/25 is £250,000 of which £177,000 has been spent.

9.0 RISK ASSESSMENT

- 9.1 The Strategy provides a robust framework for managing the risks associated with damp and mould in Council owned homes. It will ensure a responsive customer focussed service is provided which will reduce complaints and disrepair claims.
- 9.2 A comprehensive Strategy and Action Plan will help provide assurance that our approach is robust and effective.

10.0 HEALTH AND WELLBEING IMPLICATIONS

10.1 The Strategy and Action Plan will help ensure that the Council's housing stock provides a safe and healthy place to live, thus promoting good health and wellbeing and enabling people to flourish. It will also potentially prevent and tackle the causes of ill health.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required however one has been produced as part of the introduction of the Damp and Mould Policy.

Appendices

A – Damp and Mould Strategy and Action Plan 2025-2028