



# DAMP AND MOULD POLICY

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## 1. Context

In late 2022, an English based Housing Association's failure to act on reported dampness and mould, within one of its properties resulted in the tragic death of a two-year-old, with the mould issue determined as the primary cause. The Scottish Housing Regulator (SHR) acted promptly by requesting that all Scottish Housing Associations outline and evidence how they approach, mould and condensation issues, what actions are taken and how individual occurrences of condensation and mould are dealt with when raised by tenants. The SHR re-iterated that this case has highlighted the clear link between Damp and Mould in houses and serious health conditions.

## 2. Policy Objective

Tenant safety has always been of paramount importance to ng homes and we wish to ensure that all of our tenants have a warm, safe, and healthy home through a purposeful approach to the prevention, treatment and remediation of these issues.

The objective of ng homes' Damp and Mould Policy is to:

- Safeguard the health of tenants by dealing appropriately with any condensation, mould or damp issues within their home

This Policy should be read in conjunction with the following procedures that have already been implemented by the Association:

- Damp and Mould Reporting Procedure (Appendix 1)
- Damp and Mould Investigation Procedure (Appendix 2)

## 3. Legal, Statutory and Regulatory Obligations

ng homes will adhere to the following to ensure all ng homes' legal, statutory and regulatory objections are fulfilled:

- Housing (Scotland) Act 2014 and any future amendments
- Health and Safety Executive Guidance
- Health and Safety at Work Act 1974
- The Building (Scotland) Regulations & Building Standards 2017
- Construction (Design and Management) Regulations 2015

- The Gas Safety (Installation and Use) Regulations 1998 and the Gas Safety (Installation and Use) (Amendment) Regulations 2018
- The Control of Asbestos Regulations 2012
- Right to Repair (Housing Scotland Act 1987 as amended 2001 and 2010)
- Right to Compensation for Improvements (Housing Scotland Act 1987 as amended 2001 and 2010)
- The Property Factors (Scotland) Act 2011 and Code of Conduct
- Energy Efficiency Standards in social Housing (EESH 1 & 2)
- Scottish Housing Quality Standards (SHQS)
- SHR advice and Annual Assurance Statement requirements.

#### **4. Equal Opportunities**

Our Damp and Mould Policy complies with our homes Equalities and Diversity Policy to ensure equality of treatment for all service users without discrimination or prejudice.

#### **5. General Data Protection Regulations (GDPR)**

Our homes will ensure that we safeguard the data we process. All personal data will be treated in line with our obligations under the General Data Protection Regulations (GDPR) and the Data Protection Act 2018, as well as the terms of the tenancy agreement. Information regarding how personal data will be used and the basis for processing such data is provided in the Association's privacy notice.

#### **6. Other Related Strategies, Policies and Procedures**

- Asset Management Strategy
- Risk Management Strategy
- Complaints Policy
- No Access Policy
- Data Protection Policy
- Estate Management Policy
- Adaptations Policy
- Void Management policy
- Customer Care Policy
- Asbestos Management Policy
- Gas Safety Policy

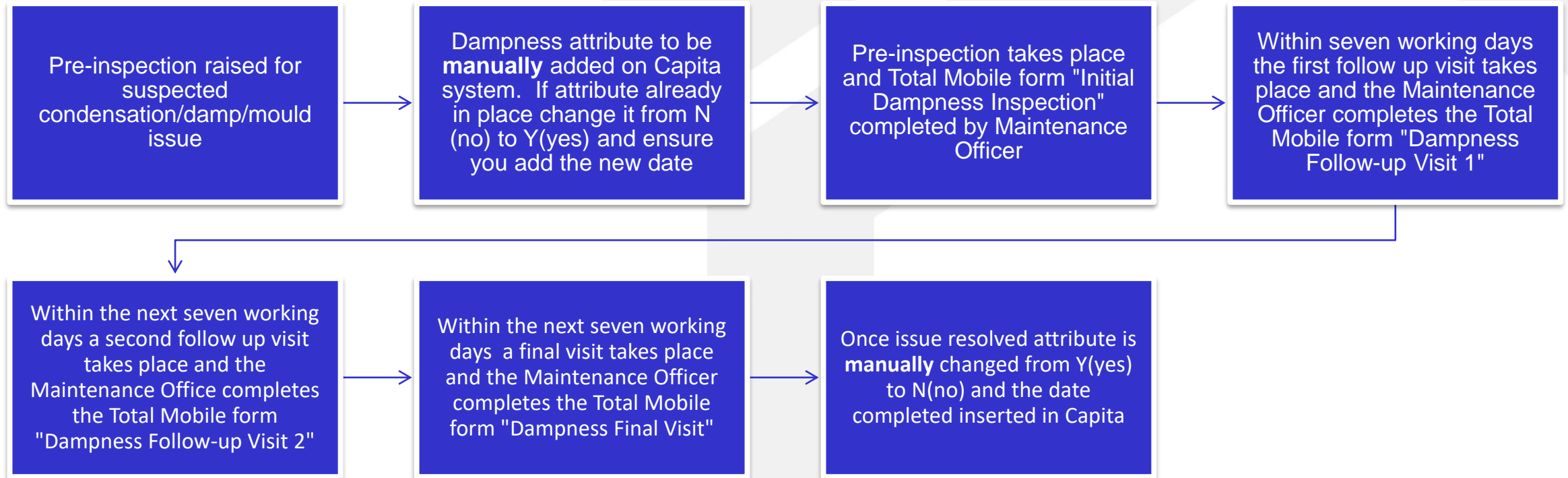
- Electrical Safety Policy
- Electrical Safety in Multi-Storey Blocks Policy
- Emergency Lighting in Multi-Storey Blocks Policy
- Fire Safety in Multi-Storey Blocks Policy
- Tenants Right to Repair Policy
- Clerk of Works Procedures
- Design and Specification Policy
- Development Defects Policy and Procedures
- Development Handover Procedures Policy
- Development Defects Policy and Procedures
- Damp and Mould Reporting Procedure
- Damp and Mould Investigation Procedure

## **7. Review of Policy**

The Damp and Mould Policy will be reviewed in 3 years, or sooner, if legislative, regulatory or good practice requirements change.



# Damp and Mould Reporting Procedure





# Damp and Mould Investigation Procedure

