

## **Damp and Mould Action Plan**

Broxbourne Council's Private Sector Housing Team respond to complaints about damp and mould in privately rented properties and take appropriate enforcement action.

In 2022, the Government asked all Local Authorities to review how they deal with damp and mould in rented homes, and to produce an Action Plan for how they will prioritise damp and mould issues.

The Council's Action Plan is:

### **1) Responses to the Department of Levelling Up, Communities and Housing**

An initial response was made and the survey completed. The Council will continue to respond to future requests as required.

### **2) Raising tenant awareness of damp and mould and the available support**

The Council's website provides housing advice with a specific section on damp and mould, and how to register complaints. The Borough's tenants can contact the Council's Private Sector Housing Team if they have an issue the landlord is not addressing. The Council also has a leaflet regarding damp and mould, which sets out the common causes of growth and provides advice on how to identify, treat, control and prevent damp and mould.

### **3) Respond to tenant complaints regarding damp and mould**

The Council supports to tenants to understand how to reduce moisture levels in their homes and when to ventilate. The Housing team also ensures that tenants and landlords are aware of Government guidance and the implications.

### **4) Pro-active communication with landlords to raise awareness of damp and mould**

The Council is working with landlords to improve their understanding of issues and responsibilities, and encourage them to engage with tenants on how to manage moisture in the property. The Housing team will write to licenced HMOs and Housing Associations every two years to ensure they are actively keeping this topic under review and taking matters seriously. In addition, the Council holds a Landlord's Forum annually which allows engagement and raises landlord awareness of damp and mould.

### **5) Maintaining property standards through mandatory HMO Licensing**

The Council will inspect all licenced HMOs annually to assess hazards and, in particular, to review any damp and mould issues. This will allow the Housing team to address any evident hazards and address them promptly. The Council has specific equipment to assess damp and mould hazards effectively, including measuring humidity.

### **6) Enforcement Action**

The Council follows a graduated enforcement policy and takes enforcement action e.g. Improvement Notices/Legal proceedings as deemed appropriate.

### **7) Ongoing Review**

This Action Plan will be reviewed periodically, and key points will be completed in line with Government guidance and legislation.