

## North West Leicestershire District Council

### Damp and Mould Action Plan

Summary of action areas:

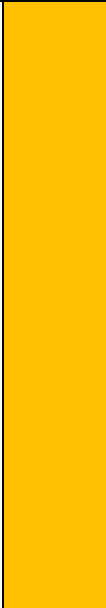
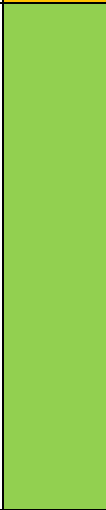

**Proactive approach to raising tenant awareness of damp and mould and the support available.**

**Proactive approach to raising landlord awareness of damp and mould, Housing Health and Safety Rating System (HHSRS) / housing and health and associated responsibilities and holding landlords to account.**

#### On track code / risk level

|  |                                     |
|--|-------------------------------------|
|  | Completed                           |
|  | On track, in progress, some issues  |
|  | Concerns about delivery/performance |

| Thematic Area  | Action   | Update   | On Track Code |
|--|--|----------|---------------|
| <b>Responses to Department for Levelling Up, Housing and Communities (DLUHC) and Regulator of Social Housing (RSH)</b> | Initial response to DLUHC (Michael Gove letter)  | Complete |               |
| <b>Proactive approach to raising tenant awareness of damp and mould, and the support available.</b>                    | The Council will provide information on the website to provide support to tenants and how to make a complaint about damp and mould. The Council will write to all known tenants to raise awareness of the issues | Complete |               |

|  |   |   |   |
|--|---|---|---|
| <p><b>Proactive approach to raising landlord awareness of damp and mould, HHSRS / housing and health and associated responsibilities</b></p> | <p>The Council will arrange and host a landlord forum in 2023. This will include information, advice, and guidance on:</p> <ol style="list-style-type: none"> <li>1. Damp and mould, and landlord responsibilities</li> <li>2. Housing and Health / HHSRS, and landlord responsibilities</li> <li>3. Cost of Living – information, support and referral pathways</li> <li>4. Grant schemes</li> <li>5. Promote the Decent and Safe Homes (DASH) landlord accreditation scheme</li> </ol>  | <p>In progress</p>  |    |
| <p><b>Operating transparently, and to be accountable holding landlords to account</b></p>  | <p>There are other Registered Providers who are landlords in the District. Each of them will be required to respond to the Regulator of Social Housing on their assessment, approach and response. The Council will also seek assurance that the social housing being provided by other landlords is safe, and that the Council understand any actions or improvements required.</p> <p>The Council has written to all know Landlords to advise them of their obligations under Minimum Energy Efficiency Standards (MEES).</p> | <p>Complete - Information received from registered providers on their approach to damp and mould in their properties</p> <p>On going regular engagement with local registered providers</p> |   |
|  | <p>We have HHSRS trained practitioners in the Council in the Environmental</p>  | <p>Complete</p>   |  |

|   |  |   |  |
|---|--|---|--|
|   | Protection Team. We are committed to ensure officers remain competent and any new members of staff will receive the necessary training   |   |  |
| <b>Energy Efficiency improvement work</b> | Support the delivery of funding available to improve the energy efficiency in rented accommodation   | <p>Complete - Continuing the delivery of Local Authority Delivery (LAD) and Home Upgrade Grant (HUG) funding to improve energy efficiency and through the Lightbulb delivery a top up Green Grant is available to eligible households.</p> <p>Green Living Leicestershire Partnership, a partnership between all the Leicestershire Districts and Leicestershire County Council, has worked to develop a Leicestershire wide Statement on Flexible Eligibility for the Energy Company Obligation (ECO) scheme. The statement is agreed in principle but needs a revision based on updated guidance from OFGEM. The detail is being finalised ready for signature. It will published once the delivery mechanism is in place</p> |  |
| <b>Effective Enforcement</b>              | <p>Adoption and Publication of Private Sector Housing Enforcement Policy, Civil Penalties and Minimum Energy Efficiency Standards Regulations (MEES)</p> <p>The Council has developed a risk-based approach to ensure the higher risk properties are tackled first. This risk-based approach is based on a number of</p> | <p>Complete - Policies adopted and available on the website</p> <p>Completed – all non properties with a rating that does not meet the MEES has been risk assessed</p>  |  |

|                                       |   |                    |  |
|---------------------------------------|---|--------------------|--|
|                                       | <p>factors including; the properties current Energy Performance Certificate (EPC) score, previous complaints regarding the property and the level of works required to improve the property.</p>  |                    |  |
| <p><b>Working Collaboratively</b></p> | <p>A pilot project being set up through Lightbulb is the Respiratory illness project. North West Leicestershire officers are part of the working group scoping the project. The proposal for this pilot is to address housing conditions likely to exacerbate asthma and respiratory illness across Leicestershire by improving collaborative working between housing and health practitioners. This is to ensure that effective intervention is undertaken at the earliest point to reduce the likelihood of serious illness developing.</p> | <p>In Progress</p> |  |