



**GARDEEN HOUSING ASSOCIATION**

# **MANAGING MOULD, DAMPNESS AND CONDENSATION POLICY**

Implementation	2023/24
Next Review	2026/27

## **CONTENTS**

- 1.0 Introduction
- 2.0 Definition
- 3.0 Policy Objectives
- 4.0 Legal Duties & Statutory Guidance
- 5.0 The Scottish Social Housing Charter
- 6.0 Scope
- 7.0 Our Approach to Managing Mould, Dampness and Condensation
- 8.0 Staff Training
- 9.0 Procedure
- 10.0 Tenant Responsibilities
- 11.0 Data Protection
- 12.0 Review

## **1.0 Introduction**

Gardeen Housing Association aims to ensure that we provide safe and healthy homes for our tenants and their household and protect the fabric of our property.

Gardeen Housing Association will respond promptly to any reports of mould, dampness or condensation and continue to monitor the effectiveness of both the advice we offer to tenants and any remedial work we undertake.

We will ensure that void properties are inspected to ensure that there is no mould or dampness, or where present that this is treated, removed and the cause repaired prior to the property being re-let.

## **2.0 Definition**

Mould spores can pose a danger to health, particularly to children, older people and people with existing skin and respiratory conditions or a weaker immune system which can also have an impact on mental wellbeing.

### Types of dampness

Rising Damp: This is generally the build-up of moisture through the building from the ground, rising through the building.

Penetrating Damp: (including internal escapes of water). This type of dampness occurs where water penetrates the external structure or unattended internal water escapes which can cause rot, dampness and damage to the fabric of the building.

Condensation: Condensation occurs when moisture generated and present in a warm location comes into contact with a cold surface which then condenses into droplets of water.

## **3.0 Policy Objectives**

The aim of this policy is to set out how the Association will meet its statutory duties in relation to the management of mould, dampness and condensation.

The policy sets out the key policy objectives, control measures and accountabilities for ensuring the management of mould, dampness and condensation.

## **4.0 Legal Duties & Statutory Guidance**

The policy will comply with a wide range of legislative and regulatory requirements including:

- The Scottish Secure Tenancy Agreement;
- The Scottish Housing Regulatory Framework;
- The Scottish Social Housing Charter;

- Housing (Scotland) Act 1987, 2001, 2006, 2010 & 2014;
- Property Factors (Scotland) Act 2004;
- The Equality Act 2010;
- The Scottish Housing Quality Standard / EESSH (Energy Efficiency Standard for Social Housing);
- The Scottish Housing Quality Standard developed by the Scottish Government requires that the homes provided by social landlords:
  - Meet the Tolerable Standard;
  - Are free from serious disrepair;
  - Are energy efficient;
  - Have modern facilities and services; and
  - Are healthy, safe and secure.

## 5.0 The Scottish Social Housing Charter

This policy statement supports Gardeen Housing Association in achieving the following relevant Charter Outcomes and Standards:

### **1: Equalities**

- *Every tenant and other customer have their individual needs recognised, is treated fairly and with respect, and receives fair access to housing and housing services.*

### **Housing Quality & Maintenance:**

#### **4: Quality of Housing** – *Social landlords manage their businesses so that:*

- *tenants' homes, as a minimum, when they are allocated are always clean, tidy and in a good state of repair, meet the Scottish Housing Quality Standard (SHQS) and any other building quality standard in place throughout the tenancy; and also meet the relevant Energy Efficiency and Zero Emission Heat Standard.*

#### **5: Repairs, Maintenance & Improvements** - *Social landlords manage their businesses so that:*

- *tenants' homes are well maintained, with repairs and improvements carried out when required, and tenants are given reasonable choices about when work is done.*

#### **13: Value for Money**

- *Tenants, owners and other customers receive services that provide continually improving value for the rent and other charges they pay.*

## 6.0 Scope

The policy applied to Gardeen Housing Association employees, contractors and stakeholders.

## **7.0 Our Approach to Managing Mould, Dampness and Condensation**

### We commit to:

Provide and maintain a comfortable, warm and healthy home, free from damp, mould or disrepair for our tenants.

Recognise that having mould issues in a home can be distressing for our tenants and ensure that we are supportive in our approach.

Work in partnership with tenants to resolve and understand how to reduce condensation, damp and mould issues.

To support our tenants in ways to reduce damp and condensation in their home and how to make positive changes. For example, provide tenants with helpful advice and information on how to reduce the risk of condensation and mould developing in their homes.

Make sure the fabric of our homes are protected from deterioration and damage resulting from, or contributing to, damp and mould.

Undertake responsive repairs to alleviate damp as quickly and efficiently as possible to minimise damage to the fabric, fixtures and fittings of the property.

Know our stock and the types of properties and components that have a higher likelihood to suffer from damp and mould.

Minimise the number and impact of complaints.

Plan resources to respond to higher demand. For example, during the winter months.

Provide staff with the skills to identify and differentiate between signs of damp and condensation and understand the causes and remedies.

To take account of the issues of damp and condensation when designing investment programmes, for example heating and ventilation.

To comply with all statutory and regulatory requirements and sector best practice.

## **8.0 Staff Training**

All staff will be provided with the following:

- Awareness training – staff will be trained to identify potential mould, dampness or condensation issues and understand the Association's policy and procedures regarding these.

- The Association will pass cases as required to our Maintenance Consultant and/or Clerk of Works who are trained to assess the issue, including the use of PPE, identify the root cause, and respond appropriately.

## **9.0 Procedure**

The process, including timescales for staff to deal effectively with reported cases is set out within the Association's Managing Mould, Dampness and Condensation procedure.

## **10.0 Tenant Responsibilities**

Tenants must report any mould, dampness or condensation issues timeously.

## **11.0 Data Protection**

The Association will treat tenant data in line with our obligations under General Data Protection Regulation (GDPR) and our own policy. Details about how tenant data will be used and the basis for processing tenant data is provided in the Association's Fair Processing Notice.

## **12.0 Review**

The Management Committee will review its methodology for managing mould, dampness or condensation every three years or sooner if required by statutory or regulatory requirements.