



TRAFFORD COUNCIL

DAMP AND MOULD POLICY

AUTHOR: Estates Team

VERSION: 1.0

DATE: September 2025

REVIEW DATE: September 2027

1. Introduction

- 1.1. This policy outlines Trafford Council's commitment to preventing and addressing damp and mould issues in our housing stock, ensuring safe and healthy living conditions for all tenants.
- 1.2. As a result of the implementation of Awaab's Law, from October 2025 all social landlords will be required to address damp and mould hazards that present a significant risk of harm to tenants within fixed timescales. From the same point in time, they will also have to address all emergency repairs (whether they relate to damp and mould or not), as soon as possible and within a timescale of no longer than 24 hours

2. Legal and Regulatory Framework.

- 2.1. This policy complies with:
 - Housing Act 2004 and Housing Health and Safety Rating System (HHSRS)
 - Homes (Fitness for Human Habitation) Act 2018
 - Social Housing (Regulation) Act 2023 including Awaabs law- Decent Homes Standard
 - Awaabs Law(effective from October 2025)

3. Scope.

- 3.1. This policy applies to all residential properties owned by Trafford Council, including homes used as temporary accommodation, and communal areas.

4. Preventative Measures

Trafford Council is dedicated to providing safe, healthy living environments for all tenants. We have proactive measures in place to prevent and address damp and mould issues in our properties, which include:

- 4.1. Routine inspections- All properties will be inspected at least every 6 months, and officers will be given training on identifying damp and mould.
- 4.2. Tenant Education- Tenants will receive guidance on ventilation, heating, and cleaning practices.
- 4.3. Trafford will ensure all kitchens and bathrooms are fitted with adequate ventilation systems.

5. Tenant Responsibilities.

- 5.1. Tenants are required to report any signs of damp or mould immediately.
- 5.2. Tenants must use the ventilation and heating system provided in their homes to manage humidity, reducing the risk of condensation within their homes.
- 5.3. Tenants are required to keep their home clean and free of unreasonable clutter, to ensure circulation of heat and air.

6. Response and reporting.

- 6.1. Tenants can report via;
 - Online portal
 - By phone/email
 - Face to face at property inspections/tenant visits.
- 6.2. Emergency health hazards(including severe damp and mould) will be investigated within 24 hours. Any relevant safety work to be completed as soon as reasonably practicable, both within 24 hours of becoming aware of them.
- 6.3. Non emergency reports will be investigated within 10 working days, and any relevant safety work will be completed within 5 working days of the investigation concluding.
- 6.4. A written summary of the investigation will be provided to the tenant within 3 working days of the investigation concluding.
- 6.5. Outcomes and response times will be reported monthly to director, and annually to board.

7. Vulnerable Residents

Extra care will be taken with homes with the following,

- Children under 5 years of age.
- Tenants with pre existing respiratory or immune related health conditions.

- Elderly or disabled tenants.
- Fast track inspections and repairs will be provided in such cases.

8. Training and Awareness

- 8.1. All staff to receive training on:
- Damp and mould identification
 - Health impacts
 - Awaab's law requirements
 - Damp and mould awareness to be communicated annually to tenants
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