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**Ref No:** EQ633351155

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**Officer Name:** Emmanuel Lynch

**Email Address:** emmanuel.lynnch@ipswich.gov.uk

**Title of report:** Damp and Mould Policy

**Report :** On 20 July 2023, Awaab's Law entered the statute book as Section 42 of the Social Housing (Regulation) Act 2023. Awaab's Law effectively inserts into social housing tenancy agreements a term (called an implied term) that will require landlords to comply with new requirements, to be set in detail through secondary legislation. This means all registered providers of social housing (also referred to as 'social landlords') will have to meet these requirements and, if they fail to do so, tenants will be able to hold their landlords to account by taking legal action through the courts for a breach of contract

This policy sets out the approach Ipswich Borough Council will take to ensure that damp, mould, and condensation within the Council's properties are treated seriously and dealt with swiftly and effectively. The Council wants all tenants to enjoy living in homes that are safe and well maintained. We all so recognise that the presence of damp and mould in homes has potential physical and mental health implications to our tenants.

The policy further sets out the scope and context, explains what damp and mould is and the common causes. It explains how IBC will deal with a report of damp and mould by a tenant and/or leaseholder and explains how IBC is working on other identification measures and how this policy will be monitored going forward

**What evidence/data is being used to support this equality analysis? Please select all that apply.:** Customers complaints/comments, Findings from surveys, focus groups & consultations, Information from statutory partners (e.g police)

**Service area:** Maintenance & Contracts

**Corporate Manager:** Gavin Fisk

**Corporate Manager email:** Gavin.Fisk@ipswich.gov.uk

**Links to supporting documents where available:**

(<https://www.gov.uk/government/consultations/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector/awaabs-law-consultation-on-timescales-for-repairs-in-the-social-rented-sector>)

**Please upload any supporting documents:**

**What is proposed?:** With the implementation of the new Housing Consumer Standards and the pending Awaab's Law the Council has a duty to manage damp and mould which through this policy and strategy will have a zero-tolerance approach to damp and mould and as a landlord ensure that it protects tenant under its responsibilities on damp and mould which will provides and maintains dry, warm, and healthy homes for all tenants and reduces the number of homes with damp and mould through improvements and repairs as quickly and efficiently as possible to protect the health of tenants and minimise damage to the structure, fixtures, and fittings of properties.

**Why are the changes being introduced?:** Changes from the new Housing Consumer Standards and Awaab's Law have and will set new requirements on social landlords, including timescales for repairs, to ensure they are taking swift action to address dangerous hazards such as damp and mould.

**What evidence is being used to support this Equality Impact Assessment, and how is it being used?:** The evidence will be supported by new legislation under Awaab's Law and Housing Consumer Standards which requires social landlords to take swift action to remove damp and mould.

**How will this change be implemented?:** Through the implementation of new legislation under Awaab's Law and through the new Housing Consumer Standards which have been considered and form part of the Damp and Mould policy.

**Age:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** Children and elderly people along with anyone with existing skin problems, such as eczema or respiratory problems, such as allergies and asthma, or those with weakened immune system, will suffer the effects of mould greater. The new damp and mould policy considers the impact or adverse affects on this group of people and all ages, it considers and aims to remove hazards within 72-hours. This will be reviewed once Awaab's Law has been implemented.

**Disability:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of disability but does recognise that some tenants may be vulnerable and classified withing the same group set as children and elderly people along with anyone with existing skin problems, such as eczema or respiratory problems, such as allergies and asthma, or those with weakened immune system, will suffer the effects of mould greater and will aim to remove the hazard within 72 hours.

**Marriage & Civil Partnership:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of marriage or civil partnerships it aims to protect them in the event they are exposed to hazards from mould and damp.

**Race:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or**

**further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of race, it aims to protect them in the event they are exposed to hazards from mould and damp.

**Pregnancy & Maternity:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of pregnancy or maternity, it aims to protect them in the event they are exposed to hazards from mould and damp.

**Religion or Belief:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of religion or belief, it aims to protect them in the event they are exposed to hazards from mould and damp.

**Gender Reassignment:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of gender reassignment, it aims to protect them in the event they are exposed to hazards from mould and damp.

**Sex:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of sex, it aims to protect them in the event they are exposed to hazards from mould and damp.

**Sexual Orientation:** No impact

**Please provide an explanation of this impact and actions to mitigate any adverse impact, or further promote positive impact.:** The new policy does not discriminate against tenants on the grounds of sexual orientation, it aims to protect them in the event they are exposed to hazards from mould and damp.

**I can confirm the report does meet Ipswich Borough Council's equality objectives:** I can confirm the report does meet Ipswich Borough Council's equality objectives

**The report helps us to 'eliminate unlawful discrimination, harassment & victimisation' in the following way(s):** The report will support the new damp and mould policy by protecting tenants against the hazards of damp and mould and will not unlawfully discriminate or harass or victimise tenants.

**The report helps us to 'advance equality of opportunity...' in the following way(s):** The report will support the new damp and mould policy by protecting tenants against the hazards of damp and mould and will advance equality of opportunity for tenants.

**The policy helps us to 'foster good relations...' in the following way(s):** The new damp and mould policy will foster good relations by protecting tenants against the hazards of damp and

mould.

**The new provisions will be reviewed in the following way(s)::**The policy will be review annual, on implementation of Awaab's Law or with changes to legislation.

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