



EQUALITY ASSESSMENT

PART 1 - INITIAL SCREENING

Name of Policy/Function:	X	This is new
Damp, Mould & Condensation Policy		This is a change to an existing policy
		This is an existing policy, Function, not previously assessed
		This is an existing policy/function for review

Date of screening	20 th February 2024
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1. Briefly describe its aims & objectives

The Damp, Mould & Condensation Policy sets out Oadby & Wigston Borough Council's approach to dealing with damp, mould & condensation within a council property or building.

The Damp, Mould & Condensation Policy aims are to ensure:

- Tenants are treated in a fair and consistent way
- Compliance with statutory requirements and good practice
- A focus on working in partnership with tenants ensuring that a safe and healthy internal environment is provided
- Effective investigations and implement all reasonable remedial repair solutions and improvements to eradicate damp including, managing and controlling condensation
- That tenants have access to and/or are provided with comprehensive advice and guidance on managing and controlling damp, mould and condensation
- That budgets are used effectively and efficiently to deal with damp, mould and condensation problems
- That the fabric of our property is protected from deterioration and damage resulting from damp, mould and condensation

2. Are there external considerations?

e.g. Legislation/government directive etc

- Housing Act 1985
- Homes (Fit for Human Habitation) Act 2018
- Landlord and Tenant Act Section 11 – Repairs and Maintenance
- Housing Act 2004 – Housing Health and Safety Rating
- Decent Homes Standard

3. Who are the stakeholders and what are their interests?

The Council;

- to ensure that all Legal and Regulatory Framework is adhered to meet its statutory obligations
- to ensure that our response to damp, mould & condensation are timely and reflect the urgency of the issue
- to carry out investigations to determine the cause of damp, mould & condensation
- to promote and provide advice and guidance on how to manage damp, mould & condensation
- to deliver effective solutions
- to communicate with the tenant to keep them up to date with their enquiry from inception to completion
- to treat residents reporting damp, mould & condensation with respect and empathy
- to identify early signs of damp, mould & condensation
- to consider alternative accommodation arrangements for tenants where it is unsafe to remain in the property
- to inform new tenants or tenants involved in a mutual exchange of any known damp or mould concerns within the property

Tenants/leaseholders;

- to have an awareness of this policy
- to have access to advice, information and guidance on how to manage damp, mould & condensation
- to understand the council's response to reports of damp, mould & condensation

Members;

- to ensure members are aware of the new Damp, Mould & Condensation Policy
- to enable members to explain the introduction of the new policy to their constituents and/or signpost them to the Repairs & Maintenance Team appropriately

4. What outcomes do we want to achieve and for whom?

The Council will want:

- to avoid liability in not meeting its statutory obligations in ensuring properties are well maintained and to a decent standard
- to avoid reports of damp, mould & condensation escalating to a formal complaint stage
- to ensure that its response to damp, mould & condensation is effective and timely
- to ensure that it remains compliant with legislation and regulations

5. Has any consultation/research been carried out?

Yes

- research into Damp, Mould & Condensation policies adopted by local authorities has been completed
- recommendations from the Housing Ombudsman Spotlight Report on Damp and Mould have been taken into account
- a consultation exercise has been completed

6. Are there any concerns at this stage which indicate the possibility of Inequalities/negative impacts?

Consider and identify any evidence you have -equality data relating to usage and satisfaction levels, complaints, comments, research, outcomes of review, issues raised at previous consultations, known inequalities) If so please provide details.

No

7. Could a particular group be affected differently in either a negative or positive way?

Positive – *It could benefit*

Negative – *It could disadvantage*

Neutral – *Neither positive nor negative impact or not sure.*

	Type of impact, reason & any evidence
Disability	Neutral
Race (including Gypsy & Traveller)	Neutral
Age	Neutral
Gender Reassignment	Neutral

Sex	Neutral
Sexual Orientation	Neutral
Religion/Belief	Neutral
Marriage and Civil Partnership	Neutral
Pregnancy and Maternity	Neutral

8. Could other socio-economic groups be affected?

e.g. carers, ex-offenders, low incomes, homeless?

There are no specific groups that would be affected by the Damp, Mould & Condensation Policy.

9. Are there any human rights implications?

Yes/No (If yes, please explain)

No

10. Is there an opportunity to promote equality and/or good community relations?

Yes/No (If yes, how will this be done?)

Yes

- the consultation exercise the Council will ensure tenants, leaseholders, local residents, members and relevant agencies are aware of the new Damp, Mould & Condensation Policy
- through creating an awareness of the new policy the Council anticipates it will naturally promote equality and good community relations

11. If you have indicated a negative impact for any group is that impact legal?

i.e. not discriminatory under anti-discrimination legislation

N/A

12. Is any part of this policy/service to be carried out wholly or partly by contractors?

No

13. Is a Part 2 full Equality Assessment required?

No

14. Date by which a Part 2 full Equality Assessment is to be completed with actions.

N/A

Please note that you should proceed to a Part 2, the full Equality Impact Assessment if you have identified actual, or the potential to cause, adverse impact or discrimination against different groups in the community.

We are satisfied that an initial screening has been carried out and a full equality assessment **is not required*** (please delete as appropriate).

Completed by: Sunny Basran Date: 20th February 2024
(Policy/Function/Report written)

Countersigned by:Date:.....
(Head of Service)

Screened by:.....Date:.....

Please forward an electronic copy to: veronika.quintyne@oadby-wigston.gov.uk
(Community Engagement Officer)

Equality Assessments shall be published on the Council website with the relevant and appropriate document upon which the equality assessment has been undertaken.