

Property and Housing Services

Damp and Mould Control Policy for HRA Housing (2025)

Equality and Health Impact Assessment (EqHIA)

Document control

Title of activity:	Damp and Mould control policy (2025)
Lead officer:	Ian Saxby - Assistant Director, Property, Housing and Assets
Approved by:	Paul Walker - Director of Property and Housing
Author:	Joe Agius, Housing policy and strategy officer
Date completed:	February, 2025
Scheduled date for review:	February, 2028

Did you seek advice from the Corporate Policy & Diversity team?	NO
Did you seek advice from the Public Health team?	NO
Does the EqHIA contain any confidential or exempt information that would prevent you publishing it on the Council's website?	NO

Equality & Health Impact Assessment checklist

About your activity

1	Type of activity	Policy
2	Who will be affected by this activity	Havering Council property occupiers (tenants, leaseholders), Housing Services staff and management
3	Scope of activity	This policy applies to all LBH tenants and leaseholders, LBH staff and LBH appointed contractors. The scope of this policy extends to properties owned or managed by LBH.
4	Is this a new document for EqHIA approval?	YES
5	Does this document have the potential to impact upon people with protected characteristics as detailed herein?	YES
6	Does this document have the potential to impact upon affected people's health and wellbeing as detailed herein?	YES

Completed by:	Joe Agius, Housing policy and strategy officer
Date:	February, 2025

1. Age		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive This policy does not discriminate. It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of age has been assessed as positive .
Positive	<input checked="" type="checkbox"/>	
Neutral	<input type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:
N/a.

2. Disability		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive This policy does not discriminate. It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of disability has been assessed as positive .
Positive	<input checked="" type="checkbox"/>	
Neutral	<input type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:
N/a.

3. Sex/gender		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive This policy does not discriminate. It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of sex/gender has been assessed as positive .
Positive	<input checked="" type="checkbox"/>	
Neutral	<input type="checkbox"/>	
Negative	<input type="checkbox"/>	

Evidence:
N/a.

4. Ethnicity/race		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive
Positive	<input checked="" type="checkbox"/>	This policy does not discriminate.
Neutral	<input type="checkbox"/>	It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of ethnicity/race has been assessed as positive .
Negative	<input type="checkbox"/>	

Evidence:

N/a.

5. Religion/faith		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive
Positive	<input checked="" type="checkbox"/>	This policy does not discriminate.
Neutral	<input type="checkbox"/>	It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of religion/faith has been assessed as positive .
Negative	<input type="checkbox"/>	

Evidence:

N/a.

6. Sexual orientation		
<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive
Positive	<input checked="" type="checkbox"/>	This policy does not discriminate.
Neutral	<input type="checkbox"/>	It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of sexual orientation has been assessed as positive .
Negative	<input type="checkbox"/>	

Evidence:

N/a.

7. Gender reassignment

<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive
Positive	<input checked="" type="checkbox"/>	This policy does not discriminate.
Neutral	<input type="checkbox"/>	It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of gender reassignment has been assessed as positive .
Negative	<input type="checkbox"/>	

Evidence:

N/a.

8. Marriage/civil partnership

<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive
Positive	<input checked="" type="checkbox"/>	This policy does not discriminate.
Neutral	<input type="checkbox"/>	It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of marriage/civil partnership has been assessed as positive .
Negative	<input type="checkbox"/>	

Evidence:

N/a.

9. Pregnancy, maternity and paternity

<i>Please tick (✓) the relevant box:</i>		Overall impact: Positive
Positive	<input checked="" type="checkbox"/>	This policy does not discriminate.
Neutral	<input type="checkbox"/>	It will further strengthen the Health and Safety of members of this protected characteristic group, thus the overall impact on the basis of pregnancy, maternity and paternity has been assessed as positive .
Negative	<input type="checkbox"/>	

Evidence:

N/a.

Health & Wellbeing	
<i>Please tick (✓) the relevant box:</i>	
Positive	<input checked="" type="checkbox"/>
Neutral	<input type="checkbox"/>
Negative	<input type="checkbox"/>

Overall impact: Positive

The Council is committed to the health, safety and well-being of Havering's residents. This policy does not discriminate.

This policy will not only support the investigation and early intervention of damp and mould, but also prevent indoor air pollution through improved ventilation.

Thus, it has been assessed as **positive**.

Do you consider that a more in-depth Health Impact Assessment is required as a result of this brief assessment? No ✓

Evidence:
N/a.

Review

This EqHIA will be reviewed in February 2028 or beforehand if:

- New, applicable legislation/regulation comes into effect, or
- New, relevant data becomes available.