

Assurance Statement

Damp and Mould



Issue

- Damp and mould within Lafford properties and grounds.
- Damp is the build up of moisture in a property which can affect walls, floors, ceilings, and furnishings.
- Mould is a fungus which grows in damp environments.
- Moisture in buildings can be caused by rising damp, leaking pipes, rain seeping into walls, roofs, or window frames. This can then lead to mould developing.

[Understanding and addressing the health risks of damp and mould in the home - GOV.UK](https://www.gov.uk/government/consultations/understanding-and-addressing-the-health-risks-of-damp-and-mould-in-the-home)
(www.gov.uk)

How this could affect Tenants

- Mould produces allergens, irritants can be toxic.
- Inhaling or touching mould spores may cause respiratory problems or allergic reactions, and can affect the immune system.
- Those more at risk of health complications as a result of mould, are:
 - Babies and children
 - Older people
 - Those with existing skin conditions
 - Those with respiratory conditions such as asthma
 - Those with weakened immune systems

Assurance for Lafford Tenants

- Any member of staff working for Lafford homes who witness damp or mould in a property, will report it to our repairs team. Reports of damp or mould made by tenant or staff will be investigated within 10 working days.
- A qualified member of staff will inspect the property and make recommendations as a result.
- Reports will be discussed with the tenant and remedial work (including cleaning of the mould) will agreed with the tenant, such as positive pressure fans and air vents.
- If tenants are unsure, they are able to contact Lafford Homes to express their concerns.
- Lafford Homes Complaints policy is available on the website if tenants feel that procedures are not being followed.

How to Contact Lafford Homes

- Email: enquiries@laffordhomes.co.uk
- Telephone: 01529 308313

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