



Halton
Housing

Board Meeting Summary



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Wellbeing
Award
Good Practice



**disability
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Halton Housing Board Meeting Summary – 19th December 2022

Damp and Mould

Board approved a new Damp and Mould Policy.

The Policy supports our corporate plan 2022-2025 in which we set out our priority to make sure that our customers' homes meet their current and future needs and that we will invest in our homes to make them safe, warm, affordable and secure along with maintaining, repairing our homes, being clear about what we will do and when we will do it.

The purpose of the Policy is to ensure that we clearly define our role and responsibility for dealing with damp and mould in our properties, and the approach that we will take where damp and mould is identified.

The Policy covers the identification of the types of damp (rising, penetrating and condensation dampness), including internal leaks, and describes how we will offer guidance, advice and assistance throughout the process to customers. The Policy also sets out how we will go about gathering data and reporting, identifying proactive methods to mitigate the risk of dampness.

The Policy considers and incorporates the recommendations from the Housing Ombudsman Service (Spotlight on Damp and Mould Report - October 2021) and confirms that we will take a zero-tolerance approach when damp and mould is identified.

The Policy includes our principles for dealing with damp and mould.

Board was also informed that we had submitted the required return to the Regulator of Social Housing by the due date.

Board agreed that it should retain a focus on this area until it becomes part of the regular compliance reporting framework.

Regulatory Judgement (RJ)

Board was informed that the Regulator of Social Housing (RSH) has refreshed its assessment of our compliance with the Governance and Financial Viability Standard of the Regulatory Framework. This is based upon assurance obtained through the Stability Check process and other regulatory activity, as set out in Regulating the Standards.

The governance and financial viability grades and straplines are:

- G1 - The provider meets our governance requirements.

- V2 - The provider meets our viability requirements. It has the financial capacity to deal with a reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance.

Our RJ has been regraded for viability from V1 to V2. Our existing G1 grade for governance has not changed.

Within the RJ, the RSH has observed that we are investing in our existing homes by increasing maintenance and major repairs expenditure, which weakens our financial performance. Delivering this investment, coupled with the current economic uncertainty in relation to inflation and interest rates, reduces our capacity to respond to adverse events.

Other Items

Board approved the annual rent increases for 2023/24, the rent mitigation plan and the self-assessment against the Housing Ombudsman complaint handling code.