

From: The Minister

**Kellie Armstrong MLA
Northern Ireland Assembly
Parliament Buildings
Ballymiscaw
Stormont**

Dear Kellie,

AQW 41571/22-27 – DAMP AND MOULD SURVEYS OF SOCIAL HOUSING

Due to the volume of detail required to answer part (i) I have arranged for the response to be placed in the Assembly Library.

Yours sincerely,



**Gordon Lyons MLA
Minister for Communities**

AQW 41571 22-27 – Annex A

Copies of the periodic surveys carried out on registered housing associations, as outlined in his response to the Tackling Disrepair, Damp and Mould private members motion on 24 February 2026 – in relation to AQW 41571/22-27

In December 2022, the Department for Communities' Housing Regulation Branch commenced surveying Registered Housing Associations (RHAs) on how they were addressing damp and mould within their stock. Survey questions are updated on an annual basis.

Attached below are the questions from each of the surveys undertaken:

- Appendix A – survey questions that issued to RHAs on 1 December 2022;
- Appendix B – survey questions issued on 1 November 2023, covering the period from 1 April 2023 to 30 September 2023;
- Appendix C – survey questions issued on 17 June 2024, covering the period from 1 October 2023 to 31 March 2024; and
- Appendix D – survey questions issued on 19 June 2025, covering the period from 1 April 2024 to 31 March 2025.

Appendix A

In December 2022, RHAs were asked to respond to the following questions:

1. Your approach to identifying the prevalence of mould and damp hazards affecting any of your properties;
2. Details of any recent assessment of the extent of mould and damp hazards in your properties;
3. The actions you take to address these hazards; and
4. Details of any ongoing mould issues in individual homes and how these are being progressed.

Appendix B

Survey issued 1 November 2023 covering period 1 April – 30 September 2023

Please provide the number of cases of damp or mould identified by your association during the period 1 April 2023 to 30 September 2023.	At 30 September 2023 how many of these cases had not been resolved?	Please provide reasons why these cases were unresolved (at 30 Sept) along with a summary of actions being taken by the organisation to address these.
Please provide the number of Damp or Mould cases identified prior to 1 April 2023 that remain unresolved at 30 September 2023.	Please provide a summary of how the association's board monitors and receives assurance on the organisation's effective management of damp and mould issues.	Please provide details of any exercises/events/initiatives undertaken to educate tenants on how to report and prevent damp and mould.
Do you have a specific Damp/Mould policy/procedure in place?	If so, please advise when this policy was last reviewed.	Have your asset management policies been updated to consider the impact of damp and mould?
Please provide any other information or comments which you feel are relevant.		

Appendix C

Survey issued 17 June 2024 covering period 1 October 2023 – 31 March 2024

Name of RHA
Question
Please provide the number of cases of damp or mould identified by your association <u>during the period 1 October 2023 to 31 March 2024.</u>
At 31 March 2024 how many of these cases had not been resolved?
Please provide reasons why these cases were unresolved (at 31 March 2024) along with a summary of actions being taken by the organisation to mitigate the risk to tenants.
Please provide the number of Damp or Mould cases identified <u>prior to 1 October 2023</u> that remain unresolved at 31 March 2024.
Please provide reasons why these cases were unresolved (at 31 March 2024) along with a summary of actions being taken by the organisation to mitigate the risk to tenants.
Please provide a summary of how the association's board monitors and receives assurance on the organisation's effective management of damp and mould issues.
Please provide details of any exercises/events/initiatives undertaken during the period 1 October 2023 to 31 March 2024 to educate tenants on how to report and prevent damp and mould.
Do you have a specific Damp/Mould policy/procedure in place?
If so, please advise when this policy was last reviewed. If you do not have a policy in place please advise if you are in the process of developing one?
Has your asset management policy been updated to consider the impact of damp and mould?
Please provide any other information or comments which you feel are relevant.

Appendix D

Survey issued 19 June 2025 covering period 1 April 2024 – 31 March 2025

Name of RHA
Question
Please provide the number of new cases of damp or mould identified by your association <u>during the period 1 April 2024 to 31 March 2025.</u>
At 31 March 2025 how many of these cases had not been resolved?
Please provide reasons why these cases were unresolved (at 31 March 2025) along with a summary of actions being taken by the organisation to mitigate the risk to tenants.
Please provide the number of long-standing Damp or Mould cases identified <u>prior to 1 April 2024</u> that remain unresolved at 31 March 2025.
Please provide reasons why these long-standing cases remained unresolved (at 31 March 2025) along with a summary of actions being taken by the organisation to mitigate the risk to tenants.
Please provide a summary of how the association's board monitors and receives assurance on the organisation's effective management of damp and mould issues.
Please provide details of any exercises/events/initiatives undertaken during the period 1 April 2024 to 31 March 2025 to educate tenants on how to report and prevent damp and mould.
Please advise when your Damp & Mould policy was last reviewed. If you do not have a policy in place please advise if you are in the process of developing one?
Please provide details of the last internal audit that was completed which included damp and mould. Please state what assurance rating was achieved and the number of recommendations raised.
If recommendations were raised in the above internal audit please advise what action the association is taking to address these.
Please provide any other information or comments which highlights the work your association has taken to address damp and mould.