Curriculum Vitae of Shaun Moss

PROFESSIONAL SUMMARY

My expertise is in environmental health, with specialist expertise in housing conditions, disrepair, and building safety. My experience spans the Housing Act 2004, the Housing Health and Safety Rating System (HHSRS), and the investigation of complex hazards in residential properties, including high-rise buildings with unsafe cladding and fire safety risks.

I provide independent expert evidence, including the preparation of detailed reports, schedules of works, and witness statements that meet evidential standards. My work includes the assessment of damp, mould, structural defects, fire safety non-compliance, and housing disrepair, supporting both enforcement and litigation.

Alongside casework, I deliver professional training for enforcement officers, housing providers, and legal representatives on the HHSRS and housing standards, and enforcement.

EXPERIENCE

Surrey Property Licensing Ltd – Director
August 2020 – Present

- Founded a consultancy providing licensing processing, HMO compliance checks, housing reviews, HHSRS reports, and fire risk assessments.
- Advise landlords on compliance within the Private Rented Sector, ensuring adherence to legislation.
- Contribute to improving housing standards through training and consultancy services.
- Act as an expert witness in civil litigation in relation to housing conditions and housing disrepair.

Dacorum District Council – Private Sector Housing Enforcement Officer
January 2023 – Present

- Lead investigations and enforcement of high-rise residential buildings, ensuring compliance with fire safety regulations and cladding requirements.
- Enforce compliance under the Housing Act 2004, focusing on buildings 18m+ and risk-assessing those 7 stories or more.
- Implement multi-agency collaboration with Fire & Rescue Services, Building Control, and Building Safety Regulator.
- Investigate unauthorised HMOs within the Local Authority, conducting inspections under HHSRS and relevant housing legislation.
- Enforce compliance through Civil Penalties, Housing Act 2004, and legal prosecutions where necessary.

Upkeep Training Limited – Trainer & Consultant
March 2025 – Present

- Act as a consultant delivering professional training in the HHSRS and assessments to social housing providers.

Pennington Choices Limited - Associate Training Consultant
September 2025 – July 2026

- Act as a consultant delivering professional training in the HHSRS and assessments to social housing providers.

BCP Council – Private Sector Housing & Targeted Enforcement Manager
December 2021 – January 2023

- Managed a team of 13 officers overseeing housing enforcement and compliance.
- Administered HMO licensing for approximately 1,500 properties, ensuring enforcement of unlicensed HMOs and mobile home sites.
- Oversaw high-rise residential building safety, fire risk concerns, and Homes for Ukraine inspections.
- Led policy realignment efforts and optimized team workflows for improved service delivery.

BCP Council – Senior Private Sector Housing & Targeted Enforcement Officer
June 2021 – December 2021

- Provided expert leadership in housing enforcement, guiding a team of 13 officers.
- Conducted complex HMO inspections, tall buildings with fire safety concerns, issued Civil Penalties, and managed legal cases under the Housing Act 2004.
- Managed HMO licensing processes, administrative casework, and officer training.

RHE Global - Trainer & Consultant
January 2021 – Present

- Deliver training to Environmental Health Officers, Housing Enforcement Officers, and Housing Associations on HHSRS and enforcement practices.
- Contributed to the HHSRS Review project in collaboration with MHCLG.

Landlords Defence Limited – Case Consultant
August 2020 – February 2021

- Assisted in defending landlords against enforcement actions, Civil Penalties, and Rent Repayment Orders.
- Represented clients in First-tier Tribunal cases related to housing enforcement.

Woking Borough Council – Housing Standards Team Leader
September 2019 – August 2020

- Carried out complex HMO inspections and tall building assessments with fire safety concerns, issued Civil Penalties, and managed legal proceedings under the Housing Act 2004.
- Developed and implemented operational procedures to streamline enforcement activities.

Woking Borough Council – Housing Strategy and Enabling Officer
September 2014 – September 2019

- Contributed to housing strategy, private sector schemes, and affordable housing projects.
- Monitored legislative changes, assessed impact, and provided policy recommendations.

QUALIFICATIONS

Expert Witness & Investigative Practice

Cardiff University Bond Solon
Expert Witness Criminal Certificate
July 2026

Bond Solon
BTEC Level 7 Advanced Professional Certificate in Investigative Practice
July 2024

Cardiff University Bond Solon (CUBS)
Expert Witness Civil Certificate
July 2024

Fire Safety & Risk Management

Fire Protection Association
Level 3 Award in Fire Door Inspections
February 2026

Fire Protection Association
Level 3 Award in Passive Fire Protection
September 2025

Fire Service College
Fire Safety Management and Fire Risk Assessor
September 2021

Fire Protection Association
Level 3 Certificate in Foundation Fire Risk Assessment
November 2026

Housing & Environmental Health

Awarding Body of the Built Environment
Level 3 Award in Damp Mould and Condensation in Buildings
April 2025

Awarding Body of the Built Environment
Certificate in Housing Health and Safety Rating System
December 2017

Chartered Institute of Housing
QCF Level 4 Certificate for the Housing Profession
November 2015

QCF Level 3 Certificate Housing Practice
January 2014

Education & Training

CTC Training
Level 3 Award in Understanding the Principles and Practices of Assessment (RGF)
April 2026

Level 3 Award in Education and Training (RQF)
December 2025

MEMBERSHIPS AND ACCREDITATION

Chartered Institute of Environmental Health – Member

Expert Witness Institute – Associate
Bond Solon National Register of Certified Experts – Certified Expert
Faculty of Public Health – Associate
Fire Protection Association – Member
British Standards Institute – Member

POST NOMINALS

MCIEH – Member of the Chartered Institute of Environmental Health
L3AwardIPFP - Level 3 Award in Intermediate Passive Fire Protection
L3AwardDMCB – Level 3 Award in Damp, Mould, and Condensation in Buildings