

DAMP AND MOULD GUIDELINES FOR LANDLORDS AND AGENTS: *At a glance*

WHAT TO DO IF YOUR TENANT REPORTS AN ISSUE WITH DAMP OR MOULD:

You should:

- Organise an inspection
- Carry out the necessary repairs in a “reasonable time”

As landlords are obliged to keep the property structure, exterior, and service installations - such as water supply - in a good state of repair, this means your agency or landlord will need to fix:

- Any pipes leaking in the property
- Broken heating systems
- Missing roof tiles or issues with the guttering
- Cracks in walls or rotten window frames
- Damaged plaster, skirting boards, and flooring - and you are also obliged to redecorate once the repair has been completed

However, you won't need to provide the tenant with alternative accommodation during repairs.

If these repairs don't fix the issue, the agent or landlord may need to carry out improvements to the property. For instance, if the property is naturally damp rather than due to a specific issue, you'll need to consider improving the heating, insulation, or ventilation of the property - or even simply buying a dehumidifier.

Source: “Damp and mould in rented homes,” england.shelter.org.uk

HOW TO AVOID ISSUES WITH DAMP OR MOULD:

The Housing Health and Safety Rating System (HHSRS) highlights actions that landlords or agents can take to avoid problems with damp and mould in their rental properties:

- Install damp proof membranes around doors and windows
- Add frost protection to pipes and tanks
- Make sure your baths, sinks, and drainage are installed correctly, to limit leaks
- Consider installing ventilated roofs and under floor spaces
- Install and encourage the use of extractor fans in key areas (e.g. bathroom or kitchen) where steam is likely
- Introduce low-level ventilation throughout the property. If the property has a large number of tenants, ventilating properly becomes ever more important.

Source: “Housing Health and Safety Rating System: Guidance for Landlords and Property Related Professionals,” gov.uk