

Damp and Mould Advice for UK Landlords



Protecting Your Property and Your Tenants' Health

What is Damp and Mould?

Dampness is the presence of unwanted moisture in a building. It can be caused by leaks, condensation, or rising damp.

Mould is a type of fungus that grows in damp and humid environments. It can cause health problems, such as allergies, asthma, and respiratory infections.

The Risks of Damp and Mould

Damp and mould can damage your property, including the structure, walls, and furnishings.

Damp and mould can also affect your tenants' health and wellbeing, which can lead to complaints, legal issues, and financial costs.

More information: www.nhs.uk/common-health-questions/lifestyle/can-damp-and-mould-affect-my-health/

How to Prevent Damp and Mould

Keep your property well-ventilated and heated to prevent condensation.

Insulate your property to reduce heat loss and cold spots.

Fix leaks and maintain gutters, downpipes, and drains to prevent water damage.

Use mould-resistant materials, such as paint, wallpaper, and flooring.

Encourage your tenants to report any damp or mould problems promptly.

How to Treat Damp and Mould

Identify the source of the dampness and fix it.

Dry out the affected areas using dehumidifiers, heaters, or ventilation.

Clean and remove the mould using a fungicidal cleaner or bleach.

Dispose of any contaminated materials, such as carpets or curtains, safely.

Your Legal Responsibilities as a Landlord

Landlords have a legal obligation to provide a safe and healthy living environment for their tenants.

Landlords must comply with the Housing Health and Safety Rating System (HHSRS) and other relevant legislation.

The full act can be found [here](#).

Landlords who fail to address damp and mould problems can face fines, legal action, and damage to their reputation.

Conclusions and recommendations

Damp and mould are serious issues that can affect your property and your tenants' health.

By taking proactive measures to prevent and treat damp and mould, you can protect your investment and your tenants' wellbeing.

If you're unsure about how to handle damp and mould problems, seek advice from a qualified professional.

You can also reach out to your Local Authority who could also support you with advice and assistance.

It is also recommended you make yourself aware of what tenants are being advised if damp and mould issues are not addressed. https://england.shelter.org.uk/housing_advice/repairs/damp_and_mould_in_rented_homes



Better Business for All works to boost business productivity and growth by making it easier for businesses to access the regulatory support they need from Local Authorities such as Trading Standards, Environmental Health, Licensing and others. BBfA also works with regulators to help them better understand the challenges faced by businesses.

I hope this guidance has been useful, further business support information can be found here: [Better Business For All | Hertfordshire LEP](#)