Better Renting | Guidance and Support for Landlords | Greater Manchester

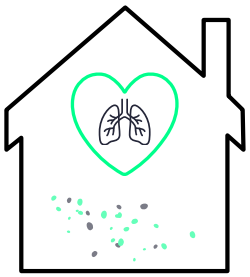
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Damp & Mould: Quick Guide

1. Damp and mould is a health issue

Living with damp and mould can trigger asthma, allergies and breathing problems. It affects sleep, wellbeing and quality of life — especially for children, older people and those with health conditions.



2. Mould starts with moisture and cold surfaces



MOISTURE

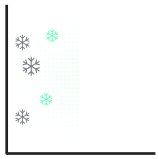
from leaks, rising damp, cooking, showering, drying clothes and breathing



MOISTURE MEETS A COLD SURFACE



MOULD RISK



COLD SURFACE

e.g poorly insulated walls, single glazing

3. Know what to look for

- [ ] Visible mould – black, green or white
- [ ] Musty smells – damp or stale odours
- [ ] Damp patches – walls, ceilings, floors
- [ ] Peeling paint – bubbling or peeling
- [ ] Condensation – on windows or walls
- [ ] Cold spots – especially on outside walls
- [ ] Tenant concerns – reports or photos

4. Consider the root cause

Always **check** and rule **out**:

Moisture getting in

- [ ] Leaks – pipes, shower tray, grouting
- [ ] Rising damp – failed damp proof course
- [ ] Penetrating damp - roofs, windows, gutters

Poor heating and ventilation

- [ ] Ventilation – missing vents/extractors
- [ ] Cold surfaces – external walls, corners
- [ ] Poor heating – missing, old or broken
- [ ] Poor insulation – roofs, walls and floors

Consider all of the above before offering tenant advice on avoiding condensation

5. Addressing condensation

KITCHEN AND BATHROOM



Check cooker hoods and bathroom extractors fans work.

TENANT SUPPORT



Advise tenants on "15 minute purge" - opening a window for 15 mins a day. Provide secure outdoor spaces for drying laundry.

ENERGY EFFICIENCY



Invest in insulation and heating improvements.

WINDOWS



Ensure windows can open. Check trickle vents in windows are unblocked.

ROOF AND UNDERFLOOR



Ensure proper ventilation in roof/underfloor to keep timber dry. Consider air bricks for underfloor.

6. Responding to damp and mould

Damp and mould should be addressed promptly when found or reported:

1. **Listen and inspect:** Ask about tenants' concerns and arrange an in-person inspection to assess the extent and seriousness of the problem.
2. **Identify the root causes:** Get qualified professional advice where needed and take photos of areas affected.
3. **Address the problem:** Arrange appropriate mould removal and tackle the underlying causes, including repairs to leaks or building defects, or improvements to ventilation, heating or insulation.
4. **Support your tenants:** Explain what will happen and when, record the findings and work completed, signpost tenants struggling with energy costs to relevant support organisations.
5. **Follow up:** Check that the work has resolved the problem, that damp or mould has not returned and that you and your tenants have a plan to address causes in the long-term.

Action Card

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BOOK A DAMP AND MOULD PROPERTY CHECK

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Contact my tenant to arrange a damp and mould check

Example message template:

"Hi there, can I come over to check the house is ready for the cold weather? This involves checking for signs of any damp or mould and making sure the heating and ventilation are working properly. Please let me know a time that suits you. Thanks."

Then, complete this:

Visit date: _____

Visit time: _____

To do: _____

- *Ask tenants about any issues they've noticed* ☐
- *Check windows, trickle vents and extractors* ☐
- *Inspect and check for any mould* ☐
- *Consider locations for upgrades e.g. cold spots* ☐
- *Arrange remedial work if necessary* ☐
- *Explain the 15 minute purge to the tenants* ☐