

5 Ways To Protect Your Tenants From Damp And Mould

Introduction

Over the last 12 months, high-profile cases of tenants suffering from extreme cases of damp and mould in their properties have taken the news by storm. The UK Government has made it clear that it is the landlord's responsibility to ensure that tenants are living in a safe and mould-free environment.

It released detailed [guidance in September 2023](#) to explain how landlords should be preventing and addressing damp and mould.





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STEP ONE

IDENTIFY THE SOURCES OF THE DAMP

Damp is caused by water ingress into places where it shouldn't be and quickly leads to mould if not dealt with. Moisture can be caused by blocked drains, leaky pipes, and trapped steam. If tenants are reporting damp or mould, the very first step you should take is to find the source and stop it to prevent the issue from getting worse.





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STEP TWO

IMPROVE VENTILATION

Poor ventilation is one of the main causes of damp and mould, as it means that moisture cannot evaporate, providing the ideal environment for mould to grow.

To improve ventilation, make sure that there is adequate airflow throughout the property. This can be achieved by opening windows, installing extractor fans, ensuring that air vents are not blocked, and giving tenants de-humidifiers.





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STEP THREE

INSULATE YOUR PROPERTY

Damp is best prevented by keeping your property above 18°C to prevent moisture from condensing on walls and allowing mould to grow.

Insulating the property can help to keep your property at the right temperature without energy bills soaring. This can be achieved by installing cavity wall insulation, loft insulation, and double-glazed windows.

Not only will this help to protect your tenants from damp and mould, but it will also make your property more energy-efficient, lowering energy bills and making the home more attractive to prospective tenants.





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STEP FOUR

MAINTAIN YOUR PROPERTY

Regular maintenance is essential for preventing damp and mould. This includes fixing leaks, repairing damaged gutters, and ensuring that the property is properly sealed. It is also important to keep the property clean and tidy, as clutter can prevent airflow and lead to condensation.





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STEP FIVE

EDUCATE YOUR TENANTS

Finally, it is important to educate your tenants about the dangers of damp and mould. This includes explaining how it can affect their health, how to spot it, and how they can prevent it from occurring. Encourage them to report any signs of damp or mould as soon as possible so that you can take action to fix the problem.

Damp and mould can be a serious problem for both your tenants and your property. By following these five steps, you can protect your tenants from the dangers of damp and mould and ensure that your property remains in good condition. Remember, prevention is always better than cure, so take action today to protect your property and your tenants.





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