

S A M P L E

Following the coroner's inquest into the death of 2-year-old Awaab Ishak due to mould, an expert committee was set up to produce guidance on the health risks of damp and mould in social and private sector properties. This guidance outlines the health risks it poses. This guidance is for landlords recommending

Landlords are required to ensure their properties are fit for human habitation, and free from hazards. Damp and mould are hazards. Landlords must identify and deal with damp and mould. The committee's guidance is for landlords in Wales for

It is anticipated that the guidance has been followed in practice. In the meantime, landlords are advised to deal with damp and mould as

1. Homes must be safe from health & safety hazards. Landlords may require
2. Homes must be safe from health & safety hazards. Protection Action can be
3. Homes must be safe from health & safety hazards. (Fitness for purpose) Some tenants with vulnerabilities, such as mental health, may be affected. If the property is not safe, tenants can bring a claim against their landlords. It is the responsibility of the landlord to ensure the length of the
4. All private rented properties must be safe from health & safety hazards. more energy efficient, which is often

Proactive Steps To

The committee's guidance is for landlords to deal with damp and mould. The management of damp and mould in relation to processes for dealing with damp and mould about actions to be taken to deal with potential issues so that

- Damp and mould

Identifying the Cause

the death of 2-year-old Awaab Ishak due to mould, an expert committee was set up to produce guidance on the health risks of damp and mould in social and private sector properties. This guidance outlines the health risks it poses. This guidance is for landlords recommending

Landlords are required to ensure their properties are fit for human habitation, and free from hazards. Damp and mould are hazards. Landlords must identify and deal with damp and mould. The committee's guidance is for landlords in Wales for

It is anticipated that the guidance has been followed in practice. In the meantime, landlords are advised to deal with damp and mould as

dangerous Category 1 Hazards using the Housing Act 2004). Hazard 1 means where a tenant is unable to live in the property for a period of a year because of the hazard.

that are prejudicial to health (Environmental Protection Act 1990). Damp and mould is at a stage that it is harmful to health legal

the Landlord and Tenant Act 1985 (by Homes for Wales 2018) and effectively free from damp and mould. Landlords must ensure their properties are free from the effect of damp and mould and any hazards, such as pre-existing health conditions, people with vulnerabilities, such as mental health, may be affected. If the property is not safe, tenants can bring a claim against their landlords. It is the responsibility of the landlord to ensure the length of the

an energy efficiency or Band E. Generally, the less likely it will be affected by condensation and dampness and mould.

information about what landlords should be doing to deal with damp and mould. This ranges from having processes in place for the management of damp and mould, adequately trained staff in relation to damp and mould, and responding promptly from tenants seriously and responding promptly through of checks pre-tenancy can help identify potential issues so that

checklist.

It is important to first establish the cause of the problem before any action can be done to rectify the problem. This can be done by a professional surveyor (preferably by a damp surveyor) to identify the cause as soon as possible. The possible types of issues are:

- Penetration of rain
- Rising damp
- Traumatic damage
- Condensation
- Mould

Condensation Condensation

This is often the cause of the problem. This is caused by the use of the property. This is often caused by tenants' behaviours such as:

- Letter: Acceptance of the problem
- Tenant Conduct

Next Steps

Once the cause of the problem has been identified, the action should be taken. This should be done within approximately 6 weeks of the works have been completed.

- Letter: Acceptance of the problem
- Letter: Acceptance of the problem

For a comprehensive guide to the causes of damp and mould, see "Understanding and preventing damp and mould in the home" [here](#).

S

A

M

P

L

E

the damp and/or mould to establish what needs to be done to rectify the problem. This can be done by a professional surveyor (preferably by a damp surveyor) to identify the cause as soon as possible. The possible types of issues are:

within a property and generally arises from the use of the property. This is often caused by tenants' behaviours such as:

should

landlord should promptly notify the tenant of the problem. This should be done within approximately 6 weeks of the works have been completed.

mould works
should inspection

mould and best practice recommendations see "Understanding and preventing damp and mould in the home" [here](#).