



For landlords • England • 2026

Damp, mould and the law: *the landlord's 2026 guide.*

What the law requires today, what is coming and when, and how to respond to a mould report and fix the cause for good



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This guide is general information to help you understand your options. It is not legal, financial or structural advice for a specific property. Information correct at the time of writing (October 2026).

What this guide will do for you

If you let one to ten homes in the West Midlands, damp and mould is probably the complaint you dread most in winter. It comes back every year, tenants are more aware of their rights than ever, and the law around it has changed more in the last 18 months than in the previous 15 years.

I am Wojtek Pankowski. I run aPlastering from Walsall and I am a qualified Retrofit Assessor and Domestic Energy Assessor. I spend my working weeks inside cold, damp rooms working out why the mould keeps coming back. This guide puts the legal picture and the building science in one place, so you can respond to a report properly, keep the right records and fix the cause rather than the symptom.

Everything legal in here was checked against official sources (legislation.gov.uk and [GOV.UK](https://gov.uk)) and is stated as it stood at the time of writing, **1 October 2026**. Where something has passed but is not yet in force, or is only proposed, I say so and give the date.

Important: this guide is general information for landlords in England. It is not legal advice and does not replace advice from a solicitor, your local council or a landlord association on your particular property or tenancy. The law in Wales, Scotland and Northern Ireland is different. Laws and guidance change, so check the sources listed at the end before relying on any date or figure.

Key takeaways

- **Private landlords already have legal duties on damp and mould today.** Awaab's Law is not the only law. The Housing Health and Safety Rating System (HHSRS), the Homes (Fitness for Human Habitation) Act 2018 and your repairing duties all apply now.
- **Awaab's Law is in force for social landlords only** (since 27 October 2025). Its extension to private renting has been legislated for in principle but, at the time of writing, has no start date and the promised consultation had not been published.
- **The penalties went up on 1 May 2026.** Councils can now fine up to £40,000 for failing to comply with an improvement notice, and tenants can claim back up to two years' rent through a rent repayment order.
- **Section 21 is gone.** Since 1 May 2026 every possession claim needs a legal ground. Tenants are likely to report problems more readily, so a fast, documented response matters more than ever.
- **EPC C by 1 October 2030 is government policy, not yet law.** The planned cost cap is £10,000 per property, counting qualifying spend from 1 October 2025. Today's legal minimum is still EPC E.
- **"Tenant lifestyle" is a weak defence.** Government guidance calls it "totally unreasonable" to blame damp and mould on lifestyle. Cold walls, poor ventilation and building defects are what councils and courts look at.
- **Paint and bleach are not a fix.** Find the cause (condensation, penetrating damp or rising damp), deal with it, keep records, and check again about six weeks later.

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1. The legal framework in plain terms

There is no single "damp and mould law" for private landlords in England. Instead, several overlapping duties apply at once. Some are enforced by the council, some by the tenant through the courts, and some by both. The table sets out where each one stood on 1 October 2026.

Law or rule	Who it applies to	What it requires	Status and date	Risk if ignored
Housing Act 2004, Part 1 (HHSRS)	All residential property, including private and social lets	Homes free of serious hazards. Damp and mould is a recognised hazard that councils assess and score.	In force. Updated scoring and bands from 23 June 2026 (HHSRS (England) (Amendment) Regulations 2026).	Improvement notice, prohibition order, emergency action, civil penalty up to £40,000, prosecution, rent repayment order
Homes (Fitness for Human Habitation) Act 2018 (s9A Landlord and Tenant Act 1985)	Most tenancies under 7 years, private and social	Home must be fit to live in at the start and throughout, including freedom from damp and adequate ventilation	In force for all such tenancies since 20 March 2020	Tenant sues for a repair order and compensation, no fixed cap
Landlord and Tenant Act 1985, s11 (repairs)	Tenancies under 7 years	Keep structure, exterior and installations (heating, water, sanitation) in repair	In force	Disrepair claim for repairs and damages
Awaab's Law (Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025)	Social landlords: councils and housing associations	Investigate, report and make safe within fixed timescales	In force for damp and mould and emergency hazards since 27 October 2025. Phase 2 (more hazards) due 30 November 2026.	Tenant claim for breach of an implied tenancy term, regulator action
Awaab's Law for private renting	Private landlords	Fixed timescales, detail not yet published	Not in force. Enabled by the Renters' Rights Act 2025, no date set, consultation promised	None yet as a separate duty. Existing duties still apply.
Renters' Rights Act 2025	Private landlords	Section 21 abolished, periodic tenancies, higher penalties, wider rent repayment orders	Main changes in force 1 May 2026. Database from late 2026, ombudsman expected 2028.	Fines, rent repayment orders, difficulty regaining possession
Decent Homes Standard for private renting	Private and social landlords	Includes the criterion "A home should be free	Planned. Government response (January	Council enforcement once in force

Law or rule	Who it applies to	What it requires	Status and date	Risk if ignored
		from damp and mould"	2026) says it will apply from 2035	
Minimum Energy Efficiency Standards (MEES)	Private landlords	Minimum EPC E today	E is in force. EPC C by 1 October 2030 is confirmed policy, legislation still needed	Today up to £5,000 per property. Proposed up to £30,000.
Environmental Protection Act 1990 (statutory nuisance)	All property	No condition that is prejudicial to health	In force	Abatement notice, or the tenant can bring a private prosecution in the magistrates' court

The practical message is simple. You do not need to wait for Awaab's Law to reach private renting before you have a legal problem. If a rented home has serious damp or mould, a council can act and a tenant can sue under the rules that already exist.

2. Awaab's Law explained

Awaab's Law is named after Awaab Ishak, a two-year-old who died in December 2020 from a respiratory condition caused by prolonged exposure to mould in his family's housing association flat in Rochdale. The law sets hard deadlines for landlords to investigate and fix hazards once they are reported.

Social landlords: in force now

Since **27 October 2025**, social landlords in England (councils and housing associations) must meet these timescales for significant damp and mould hazards and for emergency hazards:

Step	Significant hazard (e.g. damp and mould)	Emergency hazard
Investigate	Within 10 working days of becoming aware	Within 24 hours
Written summary of findings to the tenant	Within 3 working days of the investigation ending	As part of the response
Make safe	Within 5 working days of the investigation ending	Within 24 hours
Further (supplementary) works	Start within 5 working days where possible, otherwise as soon as reasonably practicable and within 12 weeks	As needed

If the home cannot be made safe in time, the landlord must offer suitable alternative accommodation. The requirements are implied into the tenancy, so a tenant can enforce them through the courts. **Phase 2 starts on 30 November 2026** and extends the same approach to excess cold, excess heat, falls, structural collapse, fire and explosions, electrical hazards and domestic hygiene. A phase 3 covering the remaining hazards is planned, with no date confirmed in the guidance I reviewed.

Private landlords: not yet

The Renters' Rights Act 2025 gives the government power to apply Awaab's Law to private renting, and the government has said it will. At the time of writing there is **no commencement date**, and the government has said it will consult on how to apply it fairly to private landlords before doing so. A parliamentary committee has pressed for it to happen sooner. Treat any article that says private landlords must already meet the 10-day and 5-day deadlines with caution.

My advice to private landlords: use the social housing timescales as your benchmark now. They are a clear, defensible standard, they will probably look similar when the private version arrives, and they are the kind of response a council officer or a judge will see as reasonable.

3. HHSRS: damp and mould as a hazard, council powers and fines

The Housing Health and Safety Rating System is how councils judge whether a home is safe. An environmental health officer inspects, identifies hazards and scores how likely they are to cause harm and how serious that harm could be. Damp and mould growth has always been one of the listed hazards.

What changed on 23 June 2026

The HHSRS was updated by the Housing Health and Safety Rating System (England) (Amendment) Regulations 2026, with new statutory operating and enforcement guidance. The number of prescribed hazards fell from 29 to 21 by grouping related ones, and the ten letter bands (A to J) became three: **High, Medium and Low**. A score of 1,000 or more is High and is a **Category 1 hazard**. Lower scores are Category 2. Official guidance says the requirements themselves have not changed, only how hazards are grouped and scored, but commentators expect the new Medium band to make it easier for officers to act on Category 2 damp and mould.

What the council must and can do

- **Category 1:** the council has a duty to take appropriate action.
- **Category 2:** the council has a power to act, and often does where children or vulnerable people live there.

The options include a hazard awareness notice (advisory), an improvement notice requiring specified works by a deadline, a prohibition order restricting use of part or all of the home, and emergency remedial action where there is an imminent risk. Since **27 December 2025** councils also have stronger investigatory powers under the Renters' Rights Act to inspect and demand documents.

Fines and rent repayment

- Failing to comply with an improvement notice is a criminal offence. For offences on or after **1 May 2026** the council can impose a civil penalty of up to **£40,000** instead of prosecuting (previously £30,000). Statutory guidance suggests councils start at £25,000 for this offence before adjusting for aggravating and mitigating factors.
- For the same offence the tenant or council can seek a **rent repayment order** of up to **24 months' rent** for offences from 1 May 2026 (previously 12 months), and repeat offenders face the maximum.

Councils in the West Midlands, like everywhere else, receive damp and mould complaints every winter. The landlords who end up with a notice are rarely the ones who responded quickly and kept records. They are usually the ones who repainted twice and told the tenant to open a window.

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4. Fitness for Human Habitation: what tenants can claim

The Homes (Fitness for Human Habitation) Act 2018 added section 9A to the Landlord and Tenant Act 1985. It gives tenants a direct right to take their landlord to court if the home is not fit to live in, without needing the council to get involved.

- **Who it covers:** tenancies of less than 7 years, private and social. It has applied to all such tenancies, including periodic ones, since 20 March 2020. Now that almost all private tenancies are periodic assured tenancies under the Renters' Rights Act, it covers nearly every private let.
- **What counts:** the court looks at matters including repair, stability, **freedom from damp**, internal arrangement, natural light, **ventilation**, water supply, drainage, sanitary facilities and cooking facilities, plus any HHSRS hazard.
- **What the tenant can get:** an order to carry out the work and compensation. GOV.UK guidance notes there is no specified limit on compensation.

There are exceptions. You are not required to fix problems caused by the tenant failing to behave in a "tenant-like manner", damage from events outside your control, or the tenant's own belongings. That exception is narrower than many landlords hope. Ordinary cooking, showering and drying clothes are normal use of a home, not misuse.

Under the court's Pre-Action Protocol for Housing Conditions Claims, a tenant's solicitor will usually send a letter of claim first, and the landlord is expected to reply within a set period (generally 20 working days). A calm, documented reply with your investigation findings and a timetable for works is the best position to be in.

5. Your repairing duties under section 11

Section 11 of the Landlord and Tenant Act 1985 requires you to keep in repair the **structure and exterior** (including drains, gutters and external pipes) and the **installations** for water, gas, electricity, sanitation, space heating and hot water. It applies to tenancies under 7 years and you cannot contract out of it.

Two points matter for damp:

- **Condensation alone is not always "disrepair".** Case law (notably *Quick v Taff-Ely BC*, 1985) held that condensation mould caused by poor design, with nothing actually damaged, was not disrepair under section 11. This is why the Fitness for Human Habitation Act and HHSRS matter so much: they cover condensation and mould even where nothing is technically broken.
- **Penetrating and rising damp usually are.** A leaking gutter, cracked render, failed pointing, a blocked drain or a broken heating system are classic section 11 repairs. So is the damage those defects cause to plaster and decorations.

Your duty to repair generally starts when you know, or have been told, about the defect. That makes the date of the tenant's first report important, and it is why your record-keeping (section 11 of this guide) starts from that date.

6. The Renters' Rights Act 2025: what changes on damp

The Renters' Rights Act 2025 received Royal Assent on 27 October 2025. Its main tenancy changes took effect on **1 May 2026**. The government's implementation roadmap sets out three phases.

Phase	What	Status on 1 October 2026
Council investigatory powers	Stronger powers to inspect, demand documents and access data	In force since 27 December 2025
Phase 1	Section 21 abolished, fixed terms replaced by periodic assured tenancies, civil penalties up to £40,000, rent repayment orders doubled to 24 months and extended to superior landlords	In force since 1 May 2026
Phase 2	Private Rented Sector Database (mandatory registration with an annual fee) and a Landlord Ombudsman	Database rollout expected from late 2026. Mandatory ombudsman membership expected 2028.
Phase 3	Decent Homes Standard and Awaab's Law extended to private renting	Not in force. Decent Homes Standard to apply from 2035. Awaab's Law date not set.

The Decent Homes Standard for private renting

The government's January 2026 response to its consultation confirmed a reformed Decent Homes Standard for both social and private rented homes, applying from **2035** and enforced by councils in the private sector. One of its criteria reads simply: **"A home should be free from damp and mould."** Another covers thermal comfort, linked to the energy efficiency standards and a heating system able to heat the whole home. The detailed regulations still have to be made. 2035 sounds distant, but the physical work (insulation, ventilation, heating) is best planned alongside the EPC deadline in 2030.

Section 21 and "retaliatory eviction"

Before 1 May 2026, the Deregulation Act 2015 stopped landlords using section 21 for six months after a council served certain notices, to prevent "revenge evictions". With section 21 abolished, every possession claim now needs a ground under section 8, such as rent arrears, antisocial behaviour, or selling or moving in (which cannot usually be used in the first 12 months of a tenancy). A tenant's complaint about mould is not a ground for possession.

In practice this means two things. First, tenants who used to stay quiet for fear of a no-fault eviction are more likely to report damp. Second, the relationship is now longer-term by default, so fixing the cause properly once is cheaper than handling the same complaint every winter for years. Tenants can also challenge rent increases at the First-tier Tribunal, so trying to recover the cost of repairs through a sharp rent rise is not a reliable plan.

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7. EPC and MEES: E today, C by 2030

Under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, you cannot let a home with an EPC rating below **E** unless a valid exemption is registered. The current cost cap is **£3,500** (including VAT) and the maximum penalty is **£5,000** per property. This is the law today.

What the government has decided for 2030

In January 2026 the government published its response on raising the standard. At the time of writing this is **confirmed policy, not yet law**: the government has said it will seek new powers through an Act of Parliament and then make regulations, aiming for 2027.

- **Standard:** all private rented homes to reach EPC C equivalent by **1 October 2030**, with a single compliance date.
- **Early compliance:** homes rated C or above on the current Energy Efficiency Rating on an EPC issued **before 1 October 2029** will count as compliant until that EPC expires.
- **New metrics:** after that, compliance is planned against new EPC metrics, fabric performance first and then either heating system or smart readiness. The launch of reformed EPCs has been moved to the second half of 2027.
- **Cost cap:** **£10,000** per property, counting qualifying spend from **1 October 2025**. Grants and ECO funding count towards it. The Boiler Upgrade Scheme does not. Reasonable EPC costs count. Homes worth under £100,000 have a lower cap of 10% of value.
- **Exemptions:** once the cap is reached, a 10-year exemption. There is also a planned **landlord discretion not to install solid wall insulation**, recorded as an exemption, and a "negative

impacts" exemption where evidence shows a measure would harm the property.

- **Penalties:** proposed maximum of £30,000 per property per breach.

Why this matters for damp

Many West Midlands rentals are 1930s semis and Victorian terraces with solid walls. These are exactly the homes with cold surfaces and condensation mould, and exactly the homes where solid wall insulation can go wrong if the wrong system is chosen. The solid wall exemption tells you something: the government recognises that insulating solid walls carries moisture risk if it is not designed properly. If you do insulate, it needs an assessment first. If you spend money since 1 October 2025, keep every invoice, because it may count towards your cap.

8. Why mould happens, and why "tenant lifestyle" arguments often fail

Mould needs moisture on a surface for long enough. There are three common sources, and each needs a different fix.

Type	Typical signs	Common causes	Right response
Condensation	Black spotty mould in corners, behind furniture, window reveals, bay windows, external wall of bedrooms. Worse in winter. Streaming windows.	Cold wall surfaces, too little ventilation, moisture from daily life, under-heating	Warmer surfaces (insulation), effective extraction and background ventilation, adequate heating
Penetrating damp	Patches that grow after rain, often at one spot, sometimes with tide marks. Can appear in any season.	Leaking gutters and downpipes, failed pointing, cracked render, defective flashings, bridged cavities, wind-driven rain on exposed walls	Repair the defect outside first, then let the wall dry and repair plaster
Rising damp	Tide mark up to about 1 metre at the base of walls, salts, crumbling plaster	Missing or bridged damp-proof course, raised ground or path levels, render or plaster bridging	Diagnose carefully. Often mistaken for condensation or leaks. Lowering ground levels and removing bridges may solve it.

How condensation works

A household of four can put roughly 10 litres of water vapour into the air each day from breathing, cooking, showering and washing. That moisture condenses wherever it meets a surface cold enough. A typical uninsulated 225mm solid brick wall can sit at around 14–15°C on its inside face on a freezing day, and corners, reveals and bay panels are colder still. The colder the surface, the higher the humidity right next to it, and mould can grow at a surface humidity of around 80% sustained over time, well before water visibly runs down the wall.

Why the lifestyle argument usually fails

- **Government guidance is explicit.** GOV.UK guidance for rented housing providers, first issued in 2023 after Awaab's death, says it is "totally unreasonable" to blame damp and mould on "lifestyle choices" and that simply removing surface mould will not stop it returning.
- **The home is assessed, not the tenant.** An HHSRS assessment looks at the condition of the dwelling and its likely effect on a typical occupier, with extra weight given to the most vulnerable. Cooking, bathing and drying clothes are normal use.
- **Tenants cannot fix cold walls.** If the wall surface is cold enough to condense, opening a window helps a little but cannot change the wall. If there is no working extractor, no trickle vents and no way to dry clothes, the tenant has few good options.

- **Fuel poverty is real.** A home that is expensive to heat will be under-heated. That is a feature of the building's energy performance, which is your responsibility under MEES.

That does not mean tenants have no part to play. Using extractor fans, not blocking vents, keeping furniture slightly off external walls and heating rooms reasonably all help. Give tenants clear, practical advice in writing. Just do not treat that advice as a substitute for fixing the building.

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9. Step-by-step protocol when a tenant reports mould

This protocol follows the Awaab's Law timescales as a best-practice benchmark. For private landlords these are not yet legal deadlines, but they are a response you can defend to a council officer, a tenant's solicitor or a judge.

When	Action	What to record
Day 0 (same day)	Acknowledge in writing. Thank the tenant, ask for photos, ask whether anyone in the home is pregnant, a young child, elderly or has a breathing condition. Arrange a visit.	Date and time of report, how it was reported, tenant's words, photos received, vulnerable occupants
Within 24 hours	If there is a leak, electrical risk near water, extensive mould in a bedroom with a baby or someone with a respiratory condition, treat it as urgent. Make safe first.	Why you judged it urgent or not
Within 10 working days	Inspect. Look for the source: outside first (gutters, pointing, render, ground levels), then inside (extent, location, ventilation, heating, humidity, surface temperatures).	Dated photos, moisture readings, humidity and surface temperatures if available, extractor fan and vent check, heating check, sketch of affected areas
Within 3 working days of inspection	Send the tenant a written summary: what you found, the likely cause, what you will do and when.	Copy of the summary and how it was sent
Within 5 working days of inspection	Make safe: professional mould removal where needed, fix leaks, repair or fit extraction, temporary dehumidifier if appropriate.	Contractor names, invoices, before and after photos
Within 12 weeks	Start the lasting fix: insulation of cold walls, ventilation upgrade, external repairs, heating improvements.	Specification, quotes, dates, any reasons for delay (access, weather, permissions)
About 6 weeks after treatment	Follow up with the tenant and inspect again, as government guidance recommends.	Findings, photos, tenant feedback
Next winter	Check again in the first cold spell.	Outcome, closed or reopened

Template message to your tenant

Dear [Tenant name],

Thank you for letting me know about the mould in [room] on [date]. I am sorry you are dealing with this and I am taking it seriously.

So that I can look into the cause properly, could you send me a few photos of the affected areas, and let me know if anyone in the household is pregnant, under five, over 65 or has asthma or another breathing condition? If the mould is spreading quickly or there is a leak, please tell me straight away.

I would like to inspect on [date and time options]. [I will / A surveyor will] check the walls, windows, ventilation and heating, and look outside for anything letting water in. I will send you a written summary of what we find within three working days of the visit, with the work I plan to do and a timescale.

In the meantime, please avoid wiping large areas of mould dry, as this can spread spores. Keeping the room heated and using any extractor fans will help while we investigate.

*Kind regards,
[Your name, phone number]*

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10. Fixing it properly

The fix that lasts deals with the cause. In the rented homes I see, that usually means three things working together: a sound, dry outside, walls that are warm enough on the inside, and ventilation that removes moisture at the source.

Investigate first

A proper investigation looks outside before inside, checks where the mould is (and where it is not), measures moisture and surface temperatures, and checks ventilation and heating. Where insulation is being considered, it should include the wall construction, its condition, finishes and exposure to wind-driven rain. That is where moisture modelling comes in: it tests whether a chosen insulation system and thickness will keep moisture within safe limits in that particular wall.

Ventilation

Insulation keeps heat in. Ventilation takes moisture out. You need both. The basics are extractor fans in kitchens and bathrooms that work and are used (humidity-controlled fans help), trickle vents in windows, door undercuts of about 10mm so air can move, and no blocked air bricks. In some homes a heat recovery unit is worth considering. For context, England's Approved Document F (2021) gives a whole-dwelling design ventilation rate of at least 31 litres per second for a three-bedroom home, so ventilation is about the right airflow, not just "a fan".

Insulation, including internal wall insulation

Where the cause is a cold wall, insulating it raises the inside surface temperature so condensation no longer forms. On a solid brick wall, for example, the surface temperature on a 0°C day can rise from around 14.5°C to around 18°C with a well-designed internal system. Internal wall insulation (IWI) is often the practical choice for rented homes because it can be done room by room.

IWI also changes how a wall handles moisture. Government-commissioned research (DESNZ DEEP report on moisture risk from IWI, 2024) found that adding IWI increased moisture risk in every case tested, and the government's IWI best-practice guide says the lowest-risk designs are those consistent with the existing moisture strategy of the building. For traditional solid walls that usually means a vapour-open approach: capillary-active boards such as wood fibre, with vapour-open adhesives and finishes, so the wall can still dry. The junctions (window reveals, corners, floors, ceilings and where internal walls meet external ones) need careful detailing, or cold spots and mould simply move to the edges.

What not to do

- **Do not just paint over it.** Anti-mould paint and stain blockers can hide the problem for a few weeks. It comes back, and a repainted wall with returning mould looks like you ignored the cause.
- **Do not rely on bleach.** Bleach can lighten the stain without dealing with the moisture or the mould in porous surfaces. Use a proper mould treatment and fix the cause.
- **Do not fix PIR or foil-backed board to a solid wall without an assessment.** Vapour-closed boards can trap moisture in a traditional wall if the design is wrong. They have their place, but the wall should decide, not the price of the board.
- **Do not seal up the house.** Blocking vents or trickle vents to stop draughts makes condensation worse.
- **Do not inject a damp-proof course by default.** Many "rising damp" diagnoses are really condensation, leaks or bridged ground levels.
- **Do not skip the paperwork.** Good work without records is hard to prove later.

11. Record-keeping log template

Keep one log per property. If a council officer, a tenant's solicitor or a tribunal ever asks what you did and when, this is your answer. Store photos with dates and keep invoices, because they may also count towards your future EPC cost cap.

Date	Event	Room and location	Who	Findings or action	Evidence kept	Next step and due date
03/11/2026	Tenant report	Bedroom 2, bay window reveal	Tenant by text	Black mould around window, toddler sleeps in room	Screenshot, 3 photos	Acknowledge today, inspect by 17/11
07/11/2026	Inspection	Bedroom 2, whole house	Landlord and surveyor	Gutter joint leaking above bay, bay panel uninsulated, no trickle vents, bathroom fan not working	Photos, moisture readings, report	Written summary by 12/11
11/11/2026	Written summary sent		Landlord	Findings and plan sent to tenant	Copy of email	Make safe by 14/11
13/11/2026	Make safe	Bedroom 2, bathroom	Contractor	Mould treated, gutter repaired, new humidity fan	Invoices, before and after photos	Insulate bay, fit trickle vents by February

The example entries are illustrative. Also keep a copy of the current EPC, gas and electrical safety records, any council correspondence and the advice you have given the tenant on ventilation and heating.

12. Landlord checklist for each property before winter

Outside

- ☐ Gutters and downpipes cleared and checked for leaking joints
- ☐ Pointing, render and brickwork checked, especially on exposed elevations
- ☐ Ground and path levels at least 150mm below the damp-proof course, air bricks clear
- ☐ Flashings, chimney and bay window roof checked

Ventilation

- ☐ Kitchen and bathroom extractor fans working (tissue test), ideally humidity-controlled
- ☐ Trickle vents present, open and working in every habitable room
- ☐ Internal doors undercut so air can move
- ☐ No vents blocked or painted over

Heating and warmth

- ☐ Boiler serviced and gas safety record current
- ☐ Radiators in every habitable room, sized to heat the room, with working valves
- ☐ Controls (timer and thermostat) working and explained to the tenant
- ☐ Loft insulation checked, cold spots (bay windows, reveals, corners) noted

Inside

- ☐ No existing mould, staining or damp patches, or a plan and date to deal with them
- ☐ Window seals and sills sound
- ☐ Somewhere suitable to dry clothes, or a vented dryer option

Paperwork

- ☐ EPC valid, rated E or above, and you know how far it is from C
- ☐ Damp and mould log started for the property
- ☐ Written advice given to the tenant on ventilation, heating and how to report problems
- ☐ A named contact and a same-day acknowledgement routine for reports
- ☐ Invoices for energy improvements since 1 October 2025 kept together

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13. How aPlastering helps landlords

I work with homeowners and landlords across Walsall, Sutton Coldfield, Great Barr, Aldridge, Birmingham, Solihull, Wolverhampton, Lichfield and Cannock. For landlords, the value is usually in three things: finding the real cause, fixing the cold surfaces properly, and giving you paperwork you can keep on file.

- **A survey and written findings.** Every job starts with a free home visit. I look at the construction, condition, damp sources, ventilation and heating, and explain what is causing the mould in that home.
- **Moisture modelling.** Before recommending any insulation, I check that the system and thickness are safe for that wall. For traditional solid walls I usually recommend vapour-open systems such as wood fibre, cork and lime, in line with government IWI guidance. Where space is tight and the wall suits it, PIR can be the right answer. The wall decides.
- **Fixing cold surfaces.** Internal wall insulation from about £2,000 per wall and bay window insulation from about £1,700 per bay, finished ready to decorate, with junctions and reveals detailed so the cold does not move to the edges.
- **Organising ventilation.** I do not fit fans myself, but I recommend what is needed (trickle vents, extractor fans, door undercuts, heat recovery) and organise trusted trades so it is done as one job.
- **Energy assessment.** As a Domestic Energy Assessor and Retrofit Assessor, I can help you understand where a property sits against today's EPC E minimum and the planned C standard, and which measures make sense first.

You get a written quote, public liability insurance details, a clear timetable that works around your tenant, and records of what was done. I call about four weeks after handover to check everything is working.

Got a damp or mould report you need to deal with? Call me on **07763 789272** to book a free visit. I will tell you honestly what is causing it and what it will take to stop it coming back.

Where this information comes from

1. Renters' Rights Act 2025 (legislation.gov.uk): <https://www.legislation.gov.uk/ukpga/2025/26/contents>
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Want a second pair of eyes *on your home?*

If anything in this guide sounds familiar, I'm happy to come and look. The visit is free, I'll tell you honestly what's going on, and you'll get any price in writing.

- I check the construction, damp, ventilation and cold spots
- Moisture modelling before anything is recommended
- A clear written plan you can keep on file
- No pressure, no chasing



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