

PS4. Damp and Mould

Further Reading Handout

This is not an exhaustive coverage of the subject, but just a reminder of some of the issues covered in the talks, to help as a mental checklist.

Legislation, guidance and online information is frequently updated, so links quickly become obsolete or broken. We recommend that you check and update these at regular intervals – as the general topics do not change, you may find that searching using the words in the topic headings may bring up new links. **Do NOT take any action based on these notes until you have checked and confirmed the current state and content of the legislation, guidance and local practice.**

Housing Act 2004

- a) [Housing health and safety rating system \(HHSRS\) guidance](#) page 53
- b) [Housing Health and Safety Rating System \(England\) Regs 2005](#) – The Regulations are intended to be read alongside statutory guidance. The Regulations have 3 main elements: 1) prescribe descriptions of hazards for the purposes of the Act, 2) make provision about the manner and extent of inspections 3) prescribe the methodology for assessing hazards.
- c) [Housing Health and Safety Rating System Guidance for Landlords and Property Related Professionals](#) page 23

Environmental Protection Act 1990

- a) [Citizens Advice on Statutory Nuisance](#)

Landlord and Tenant Act 1985

- a) [Fitness for human habitation – freedom from damp](#)
 - [Landlord repairing obligations - disrepair](#)
 - [Private Renting - repairs](#)

Pre-Action Protocol for Housing Conditions for tenant's claims in respect of poor housing conditions

(See checklist for Repair)

Shelter advice on the Protocol:

1. [BRE digest 245 2007 edition](#)
2. [DAMP AND MOULD Health risks, prevention and remedial actions](#)
3. [Ventilation guidance for landlords and residents to help combat the transmission of COVID-19](#)
4. [Building Regulations on Ventilation](#)

The British Standard Code of Practice BS5250:2021 – where to look if further information required on whole construction issues with damp and condensation

- [Government Publication – resistance to moisture in buildings](#)

5. [Guidance NHBC on Moisture in New Homes A Guide for Occupants](#)

6. [Housing Ombudsman Service – training Podcasts – DISCUSSION ON DAMP AND MOULD](#)
7. [Energy Saving Trust Advice for damp and Mould](#)
 - [Energy Saving Trust, verified products that can help](#)
8. [Shelter advice Damp and Mould](#)