

# Reducing damp, mould, and condensation in your rental property.



Insulate



Repairs &  
Heating



Ventilation

London Borough of Barking and Dagenham: One Borough, One Community,  
No One Left Behind

## Why worry about damp and mould?

Mould produces allergens and irritants, and releases spores which cause respiratory problems. This can lead to serious infections, breathing difficulties, allergic reactions such as sneezing, skin rashes, and lead to asthma attacks.

## How to prevent condensation as a property owner:

**Insulation** – Good insulation of the building helps prevent mould growth. Consider wall insulation, double glazing, insulated wallpaper, and insulating the roof and floor.

**Good Repair** – Keep the property in good repair and make sure there is no penetrating dampness which will make interior walls cold. Ensure the heating system is properly installed and maintained, and controllable by the residents, so the whole property can be adequately and efficiently heated.

**Ventilation** – There should be low level background ventilation without excessive heat loss or draughts. Install mechanical ventilation in the bathroom and other areas of high moisture production.

## If mould is reported to you:

**Cleaning** – Clean the mould away as soon as possible. You can use a damp cloth, taking care to dry the wall afterwards. Use warm water with a detergent or use approved mouldicide or fungicidal washes to wipe away mould growth.

**Thoroughly investigate** – If a problem of mould is reported to you, investigate the cause as soon as possible. Carry out repairs, think about how to improve the thermal efficiency of the property, and ensure there is adequate ventilation and heating.

**Advice** – Provide advice to your tenants on how to reduce moisture laden air, and how to heat and ventilate their home. Provide them with our information leaflet ‘Reducing damp, mould, and condensation in your property.’

### Private Rented Property Licensing

Barking Town Hall, 1 Clockhouse Avenue,  
Barking, IG11 7LU

Call: 0208 8724 8898

Email: [prpl@lbbd.gov.uk](mailto:prpl@lbbd.gov.uk)

Website: [Dealing with problems in private properties](#)

### Warmer Homes Program

The Mayor of London Warmer Homes Program provides free heating, insulation and ventilation improvement for low-income London households owning or privately renting their home. Visit [www.london.gov.uk/warmer-homes](http://www.london.gov.uk/warmer-homes)

### Cost of Living Support

Please visit our website to find out how we can support you with the cost-of-living crisis: [Cost of living support | London Borough of Barking and Dagenham \(lbbd.gov.uk\)](#)