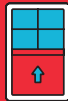


ARE YOU A NEWHAM LANDLORD?

5 STEPS TO REDUCE DAMP, MOULD AND CONDENSATION IN YOUR PROPERTY



LESS
MOISTURE



VENTILATE



HEAT
EFFICIENTLY



INSULATE



DE-
HUMIDIFY

Get advice on how to reduce damp, mould and condensation and find **FREE** ways to support your tenants in keeping a warm home.

WE ARE NEWHAM.

Condensation occurs when moisture collects as droplets on a cold surface when humid air is present. Dampness is caused by excessive condensation can lead to mould growth on walls, furniture and other fabrics.

How can damp, mould and condensation affect health?

Mould produces allergens, irritants and sometimes toxic substances affecting the immune system. This increases the risk of respiratory illnesses including Chronic Obstructive Pulmonary Disorder or asthma.

Inhaling or touching mould spores can result in allergic reactions such as sneezing, skin rash and lead to asthma attacks.

Free advice for landlords

If damp occurs due to an underlying repair issue, it is the landlord's responsibility to arrange for repairs to be completed within a reasonable time frame.

Reduce mould and condensation by getting help and advice

- For properties rented through Newham Council or social housing:
If you think your home may have damp or condensation and you would like more information please visit:
www.newham.gov.uk/housing-homes-homelessness/damp-condensation-mould/1
- For privately rented properties, check the landlord guide to controlling mould and condensation by visiting www.newham.gov.uk/housing-homes-homelessness/maintaining-good-standards-rented-property-landlords/1 You can also find inspection forms, guidance on accommodation standards and information on energy efficiency.

For more information to support you and your tenants:

- **Warmer Homes Programme**
The Mayor of London Warmer Home programme provides free heating, insulation and ventilation improvement for low income Londoners owning or privately renting their home. Visit www.london.gov.uk/warmer-homes
- **Newham Council**
For advice and support on grants and regulations, contact the Energy Efficiency team at EPC@newham.gov.uk
To keep up-to-date with changes that impact landlords, including energy efficiency, sign up to the Landlord EBulletin by emailing propertylicensing@newham.gov.uk (put the subject title as 'Subscribe to E- Bulletin'). If your tenants require assistance, please ask them to contact Our Newham Money on **020 8430 2041**.
- **SHINE**
Telephone service offering landlords advice and support on grants. If you're worried about a tenant, call **0300 555 0195**

TOP TIPS

Loft insulation is a cheap and quick method for heating the home efficiently.



Replacing defective extractor fans or installing in bathrooms and kitchens can vastly improve ventilation in the home.

