

New Mould Legislation:

What Every Landlord Must
Know to Stay Compliant

Understanding the
Upcoming 2025
Changes & Enforcement

Why This Guide?

The UK government has introduced new legal responsibilities for landlords regarding damp, mould, and condensation in rental properties.

This guide will help you understand what's changed, how the new laws will be enforced, and what you need to do to stay compliant. Proactive landlords will save money. Investing in education, ventilation and heating now prevents costly fines and legal action later.

What Was the Law Before?

Landlords had a general duty to provide a habitable home but could often argue tenant responsibility for condensation issues.

Tenants had to prove that the mould was caused by the property, making disputes difficult and subjective.

Enforcement was inconsistent—councils had limited powers, and many complaints went unresolved.

How Will the New Law Be Policed?

The enforcement of mould and damp regulations will be stricter moving forwards, and local authorities will have greater powers to take action against landlords who fail to comply. Here's how it will work:

WHAT'S CHANGING IN 2025?

- ✓ Landlords now bear full responsibility for preventing and addressing condensation, damp, and mould.
- ✓ Local councils can fine landlords up to £30,000 for failing to meet legal requirements.
- ✓ Minimum ventilation and heating standards are now legally required.
- ✓ Tenant complaints must be taken seriously—failure to act could lead to legal action and fines.

WHAT THIS MEANS FOR YOU

- ✗ Ignoring these new laws is no longer an option—local councils are actively policing damp and mould issues.
- ✓ Taking proactive steps now will protect your investment, keep tenants safe, and ensure compliance with the law.
- ✓ Minimum ventilation and heating standards are now legally required.
- ✓ Tenant complaints must be taken seriously—failure to act could lead to legal action and fines.

How Will Authorities Know About Mould & Damp Issues?

Tenant Complaints:

Tenants can report damp, mould, and condensation issues directly to their local council or Environmental Health department. Under the new rules, tenants no longer have to prove that mould is caused by the property—the burden is now on landlords to show they have taken steps to prevent it.

Routine Property Inspections by Local Authorities:

Councils will pro-actively investigate rental properties in high-risk areas (e.g., older housing stock, high-density rentals). Landlords may be required to provide evidence that they have met ventilation, heating, and maintenance standards.

Council Powers to Inspect & Enforce:

Housing Health and Safety Rating System (HHSRS) Inspections will be used to assess damp and mould hazards. Enforcement officers can issue Improvement Notices if properties are found to have excessive damp and mould risks. Severe breaches may lead to emergency remedial action, where the council arranges for repairs and bills the landlord.

Key Legal Responsibilities for Landlords

Ventilation Standards

- Every rental property must have openable windows in all rooms (except internal bathrooms, which require extractor fans).
- Extractor fans in kitchens and bathrooms must be operational and cannot be disabled by tenants.

Heating Standards

- Homes must meet minimum heating standards to prevent condensation.
- Non-switchable radiator valves should be installed in kitchens and bathrooms to prevent tenants from turning them off.

Tenant Education & Reporting Issues

- Landlords must inform tenants on preventing condensation and provide clear reporting procedures.
- Regular inspections are now expected to catch issues early.

How Will the New Law Be Policed?

If a tenant reports a damp or mould problem to their landlord and it is not addressed promptly, the following will happen:

1 The Tenant Escalates the Issue

If the landlord fails to act within a reasonable time frame, the tenant can report it to their local council or environmental health department.

2 A Council Inspection is Carried Out

The council may inspect the property under the Housing Health and Safety Rating System (HHSRS) to determine if there is a hazard.

- If a Category 1 Hazard (severe mould/damp) is found, the council must take enforcement action.
- If a Category 2 Hazard is found, the council has the power to take action if they believe the issue is significant.


3 Enforcement Action Against the Landlord

If the issue is not resolved, landlords face:

- **Improvement Notices** – A legal order requiring the landlord to fix the problem within a set time frame.
- **Fines of up to £30,000** per offence for failing to comply.
- **Banning Orders** – In severe cases, landlords can be banned from renting properties.
- **Emergency Remedial Action** – The council can carry out the repairs themselves and bill the landlord.

Important: Tenants are protected from eviction for reporting damp and mould under the Retaliatory Eviction Ban, meaning landlords cannot evict tenants simply because they made a complaint.

The envirovent® Checklist

No.	Activities	
1	Ensure all rooms have openable windows	
2	Keep records of maintenance & compliance efforts	
3	Conduct property inspections every 6 months	
4	Send over the Envirovent 13 ways to manage moisture in your rental	
5	Educate tenants on heating & ventilation	
6	Ensure kitchen extractor fans are maintained & working	
7	Ensure bathroom extractor fans are maintained & working	
8	Check for leaks, rising damp, or blocked gutters	
9	Fit non-switchable radiator valves in kitchens & bathrooms	
10	Install Positive Input Ventilation (PIV) if needed	
11	Use anti-mould paint in key areas	
12	Install a fish key for extractor fans (so tenants can't switch them off)	
13	Ensure radiators are working and bled in all rooms	
14	Document all conversations on condensation and mould	

Pro Tip: If tenants report condensation, don't dismiss it as **"Lifestyle-related."** The new laws require landlords to prove the property is free from ventilation and heating issues.

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