

Agenda Item 8 – Damp and Mould Self-Assessment and Policy

Insert the additional paragraph below within the Policy as paragraph 11 and then re-number all subsequent paragraphs sequentially.

11. Leaseholders' Responsibilities

Damp and mould can be caused by condensation and may adversely affect your health and your home. Whilst the Council is only responsible for the external building elements and structure of the building Leaseholders are requested to make sure that they take appropriate steps to prevent significant amounts of condensation that results in damp or mould growth. This preventive action includes:

- to adequately heat rooms – ideally between 18° and 21°C
- regularly check for any leaks, or faulty heating, windows, or extractor fans.
- To keep extractor fans uncovered.
- to keep their property well ventilated by keeping windows slightly open especially while cooking or bathing, ensuring that extractor fans are in working condition and vents are clean and left open.
- Leaseholders are asked that extractor fans are not turned off in kitchen & bathroom
- ensure windows vents and wall vents are not blocked or closed.
- the Council actively encourages leaseholder to take out household contents insurance, leaseholders are responsible for arranging adequate household contents insurance, to protect their home from damage caused by damp, mould, or condensation.

The Council has a responsibility in maintaining the structure of the building that may contain leasehold properties, in these instances there may be a shared responsibility for both leaseholder and the Council depending on the location and cause of the problem.

Leaseholders that have concerns can report this either by phone, report it on the repairs page [Request a repair for your council home - Cambridge City Council](#) or by emailing: condensation@cambridge.gov.uk. The Council Surveyor will make an inspection and discuss where the responsibilities lie.