



How to keep your home safe from damp and mould.



Simple, cost-effective tips to keep your home safe.

Damp and mould can be more than just an inconvenience—they can affect your health, comfort and the condition of your home. Here are five practical and affordable tips to help you manage damp and mould without falling into the cycle of temporary fixes.



Watch for early warning signs of damp and mould

- **Discoloured patches:** check for dark spots or discoloration on walls, ceilings and around windows.
- **Peeling paint or wallpaper:** look for areas where paint or wallpaper is bubbling or peeling.
- **Musty smells:** a persistent musty odour can indicate hidden mould.



Resident dissatisfaction

- For residents, damp and mould contribute to dissatisfaction, generating complaints and even legal claims. Unresolved issues can harm resident relations and make attracting new residents more challenging.



Report issues promptly to your property manager

- **Leaky pipes or drips:** report any leaks to your property manager immediately.
- **Persistent dampness or mould:** don't wait—early reporting helps prevent bigger problems.



1



Simple prevention tips

- Use mould-resistant products: when painting or decorating, choose mould-resistant paints for high-moisture areas.
- Keep furniture away from walls: allow space behind furniture for airflow.
- Clean regularly: wipe down surfaces in bathrooms and kitchens with mild cleaning agents to keep mould at bay.

2



Keep an eye on humidity

High humidity creates the perfect environment for damp and mould.

- **What to do:** Use a hygrometer (a moisture meter) to monitor indoor humidity. Aim for levels below 60%.
- **Why it works:** Knowing when humidity spikes can help you act before mould appears.
- **Budget-friendly tip:** Affordable hygrometers are available online or at hardware stores.

3



Deal with condensation promptly

Condensation on windows is often the first sign of excess moisture.

- **What to do:** Wipe condensation off windows every morning with a dry cloth.
- **Why it works:** Removing moisture stops it from seeping into window frames or walls, where mould can develop.
- **Budget-friendly tip:** Use old towels or microfibre cloths to keep costs down.

4



Report leaks and damp early

Fixing structural problems is the responsibility of your property manager.

- **What to do:** Notify your property manager immediately if you notice leaks, persistent damp patches or musty smells.
- **Why it works:** Early reporting prevents small issues from becoming big, expensive problems.
- **Budget-friendly tip:** Take photos of the issue to share with your property manager for faster action.

5



Dry wisely and quickly

Excess water from everyday activities can contribute to damp.

- **What to do:** Dry clothes outside when possible or use a drying rack near an open window. Wipe down bathroom surfaces after showers or baths.
- **Why it works:** Keeping surfaces and fabrics dry reduces the chance of mould growth.
- **Budget-friendly tip:** Skip the tumble dryer and let natural airflow do the job in the summer months.

Breaking the cycle

Remember, these steps are about tackling the root causes of damp and mould, not just covering them up. If you take small, consistent actions and report issues early, you can keep your home comfortable and healthy without costly, temporary fixes that put you at risk.

If you're unsure about how to handle damp or mould, or you need more advice, reach out to your property manager—they're there to help. Working together is the best way to ensure long-term solutions.



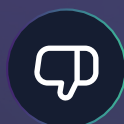
2. Why action matters.

Delaying action on damp and mould issues can have serious consequences for both property management and resident well-being:



Health Implications

Mould exposure can lead to severe respiratory problems, especially for young children, the elderly and those with compromised immune systems. Living in these conditions increases the likelihood of health complaints and complications.



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Structural deterioration

Prolonged exposure to moisture accelerates decay, leading to costly structural repairs and mould treatments that could have been minimised with early intervention.



Regulatory pressures

The housing ombudsman has observed heightened scrutiny on landlords to address damp and mould issues swiftly. Timely interventions are essential to maintaining both property integrity and resident trust.

Addressing damp and mould at the earliest stages not only protects property investments but also safeguards the health and satisfaction of residents, helping property managers comply with regulations and avoid escalating costs.

Did you know?

It is estimated that the NHS would save £38,356,200 per year on treating patients with damp and mould-related illnesses if damp problems were rectified.⁵

⁵UK Damp and Mould Statistics 2023 (homebritewindows.co.uk)

5. Damp and mould timeline.

0–24 hours



Initial damp exposure

Water enters a space, and materials begin absorbing moisture. Dampness is present at this stage, but mould has not yet started growing.

24–48 hours



Early mould growth

Mould spores in the air settle on damp surfaces and may start to grow. Visible signs are usually absent but may begin as faint discoloration.

3–12 days



Visible mould development

Mould colonies become noticeable, often appearing as black, green or brown patches. A musty odour may start to develop, especially in poorly ventilated areas.

2–3 weeks



Widespread mould growth

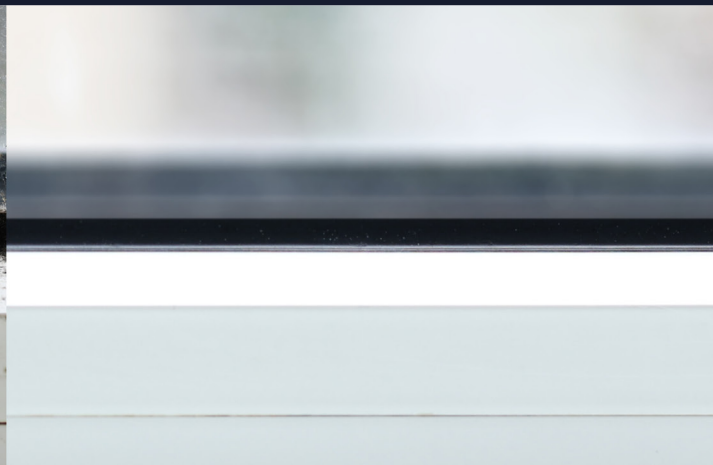
With persistent moisture, mould can spread quickly, infesting surfaces and potentially causing structural damage to porous materials. Removal becomes more challenging and costly.

1+ month



Continued damage and health risks

Long-term damp and mould lead to significant property damage and pose health risks, especially respiratory issues and allergies. Professional remediation may be necessary.



6. What can property managers do now?

1. Stick to a regular inspection calendar

- **Schedule consistent inspections:** Regularly check all properties to identify and resolve issues early, particularly for damp and mould.
- **Work order management made simple:** Streamline repairs and maintenance by centralising all work order data in one place. With clear, accurate requests supported by smart writing suggestions, you'll improve first-time fix rates and gain full control over every job—delivering better outcomes while saving time and money. [Find out more here](#)

2. Prioritise open communication with residents

- **Make reporting easy:** Set up clear channels for residents to report issues, such as a dedicated phone line or online portal.
- **Respond promptly:** Establish a process for quickly acknowledging and addressing resident concerns. Streamline communications with a resident portal for repair requests. [Find out more here](#)



Want to know more about Plentific?

At Plentific, we have extensive industry experience in transforming housing organisations towards operational excellence with property operations platform. Take the first steps towards improving your operational efficiency and resident experience and talk to our specialists.

[Talk to us](#)

About Plentific

Plentific is an AI-powered software-as-a-service platform developed to optimise property operations in real-time and adapt to demand.

Recognised for its award-winning innovative solutions, Plentific connects owners, operators, service providers, and residents in a single easy-to-use platform. It streamlines operations, unlocks efficiencies, and delivers a world-class resident experience. Users benefit from data-driven insights that enable informed decision-making, drive prompt action and result in tangible impacts.

Plentific's solutions include repair diagnostics, work order management, resident self-service, contractor and internal workforce management, as well as inspections and compliance management. Plentific's platform acts as an integration layer, connecting vendors, and delivering a cloud-based system of engagement that enables true, real-time collaboration. Plentific enables housing providers to build a resilient supply chain by sourcing contractors based on unique client requirements, preventing backlogs and ensuring a timely delivery of works.

Committed to building stronger communities where people can thrive, Plentific leverages technology and drives digitalisation for over 900 customers, enhancing the lives of more than 3 million residents and the businesses of more than 5,000 service providers worldwide.