

Questions from the damp and mould webinar:

- Is it down to landlord to decide whether hazard is significant or emergency?
Answered in presentation and Q&A- Requires consideration of a number of factors which may escalate their status, vulnerabilities of the residents such as Child under 5, Pregnant woman.
- Would the landlord be responsible if the tenant reported an issue to the letting agent, but they failed to act? Answered in Q&A. The Social landlord ultimately has an obligation under a number of laws and standards; responsibility will be depending on the contractual agreement between letting agent and social landlord (remember this is not applicable to private landlords yet)
- When would you expect this (Awaab's Law) to be extended to private landlords? Answered in Q&A. Unknown, but under review for expansion into private rented sector.
- Will Elmhurst be offering a software package, that we can offer to clients with regards Awaab's law and decent homes standard, similar to the Legionella Risk assessment package that they currently offer? Answered in presentation. We are currently looking a suite of training and assessments to provide competency around Damp Mould and Condensation assessment supported with a reporting software tool.
- When will this law be coming to Scotland? Answered in Q&A. The Scottish Government intends to introduce amendments to the Housing (Scotland) Bill that will broaden Ministers' powers to impose timeframes on social landlords to investigate disrepair and start repairs, through regulation, following engagement with the sector.
- How would you recommend treating mould. I don't believe that bleach will kill mould. Answered in presentation, once damp and mould has been identified, it is essential it should be removed promptly reducing health risks for tenants. It can be removed from hard surfaces with appropriate cleaning product and should be left to dry completely. Mould and Mildew products should be used in preference to bleach, for health and safety reasons. Where mould is severe and widesprad it may need to be professionally removed
- Would a PIV help with damp and mould? PIV is merely a type of ventilation, and ventilation is not just about removing moisture build up. Controlled ventilation can improve air quality and is part of the solution to remove moisture laden air without excessive heat loss.
- Are individual room heat recovery units any good, they are considerably more expensive than dMEV to install, will you ever get the money back on these? There are various types of ventilation solutions available. Controlled ventilation can improve air quality and is part of the solution to remove moisture laden air

without excessive heat loss. Seek advice from a professional to choose the most suitable ventilation to a property.

- Are dehumidifiers effective in treating damp and mould? A dehumidifier may help but is rarely adequate to remove excess moisture from the air and are not a solution for dealing with long term condensation issues
- Do ABBE not have a level 4 course on damp and mould? There are a number of courses related to Damp, Building pathology, Management of moisture in buildings each with their specific syllabus and focus. To address our member's requirements Elmhurst is developing a specific set of training and assessment modules towards a competency scheme on damp and mould
- When, or will this apply to private rentals, also will observation of mould be added to RdSAP? Unknown, but under review for expansion into private rented sector. Currently RdSAP is a methodology aligned to energy conservation regulations and not related to Damp and Mould.
- Will this damp and mould continue by stages until we are fully certified to practice or do we get competency to practice with today's training. Elmhurst are developing training and assessment modules towards a competency scheme on damp and mould. This would be based around a clearly defined scope of reporting covered by insurance. Keep an eye out for these training modules dropping in the New Year.
 - Training only. Introduction and awareness to Damp and Mould.
 - Competency scheme- Intermediate level training and assessment with reporting software captured under a defined competency scheme
 - Qualification - Mastery level, Building pathology, management of moisture, Inspection techniques and diagnosis