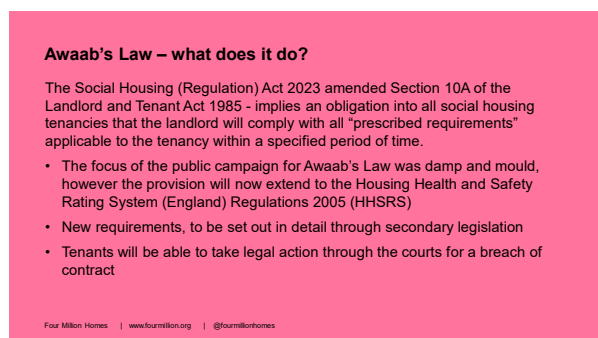




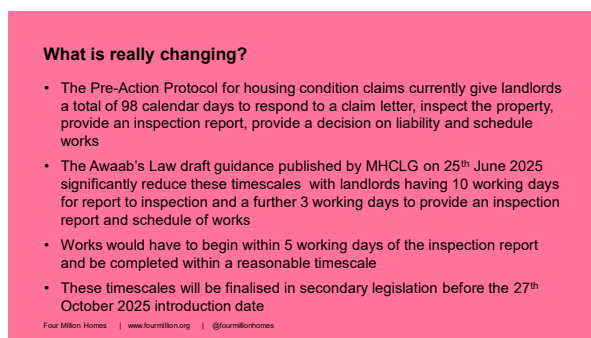
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# Comfort break for 10 minutes

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# Phased introduction

- Regulations in coming months
- October 2025 – social housing landlords will have to address damp and mould hazards that present significant harm to tenants within fixed timescales
- October 2025 – social housing landlords will have to address all emergency repairs within 24 hours
- 2026 – expanded to cover excess cold and heat, falls (associated with baths, on level surfaces, on stairs and between levels), structural collapse and explosions, fire and electrical hazards and domestic and personal hygiene and food safety hazards
- 2027 – expanded to cover all remaining HHSRS hazards except overcrowding

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# Damp and mould

There are 4 main causes of damp and mould:

- Incident related water ingress – can be caused by roof issues, flooding and repairing defects
- Penetrating damp – usually caused by moisture penetrating external brickwork
- Rising damp – usually caused by ground water and defective damp proof courses; a noticeable tide mark will be apparent
- Condensation – usually associated with poor ventilation and overcrowding

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# Penetrating damp



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# Condensation and mould



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## Thank you

For more info on anything you have heard here today, please check your handout, or visit our website and social media channels.

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of Housing  
Associations

**PPCR**  
Public Policy  
Centre

**HM**  
Ministry of Housing,  
Communities &  
Local Government

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## Evaluation Survey



<https://www.surveymonkey.com/r/FMHtraining2025>

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