

Damp, Condensation and Mould Risk Assessment

TENANT NAME:
TENANT ADDRESS:
TENANT CONTACT NO:
TRIAGE DATE:

Property type - for information
· Semi-Detached House
· Bungalow
· Flat - Sheltered Scheme
· Flat

Number of bedrooms - for information
· None
· One
· Two
· Three or more

DAMP, CONDENSATION and MOULD - Details

Which rooms have been affected by the DCM?
Bathroom Only
Kitchen Only
Habitable Rooms (Bedroom/Living Room)
Kitchen, Bathroom and habitable rooms
All rooms

Size and location of DCM
Around the tiles and or grouting in kitchen OR bathroom, or other non habitable spaces (cupboards, wardrobes)
Around the window frames and or sills in one room, or other non habitable spaces (cupboards, wardrobes)
Around the tiles and or grouting in kitchen AND bathroom
Around the window frames and or sills in more than 1 room
One wall or ceiling in kitchen / bathroom
One wall or ceiling in living room
More than one wall or ceiling in reception rooms
One wall or ceiling in bedroom
More than one wall or ceiling in bedroom
Multiple rooms - wall ceilings and floor

What is the scale of the DCM?
Describe the issues you have:

VUNERABILITIES - Details

How many people are living in the property? - for information
· one
· Two
· Three
· Four or more

What are the ages of those living in the property?
Is anyone living in the property under the age of 5
Is anyone living in the property over the age of 75
Is anyone living in the property pregnant
Is anyone living in the property between 6 and 16
Is anyone living in the property between 65 and 74
Household all aged between 17 and 64

Does anyone in the property have any medical conditions - please list then score appropriately
· Asthma
· Immune Suppression diseases - cancer, HIV
· An Underlying lung disease
· Chronic respiratory disease – (e.g. COPD, Asbestosis)
Any medical condition such as heart problems, stroke
Minor medical conditions
No medical conditions

Does anyone in the property have any support needs - ask and score appropriately
Living with mental illness conditions, especially autism, Asperger's, dementia, psychosis
Older people who are not able to respond to some of the recommendations

Those with disabilities such as sight impairments, physical disabilities that could restrict any cleaning required	
No support needs	
Score mainly reds on vulnerability and the DCM is present in more than one room OR DCM present in large mass in one habitable room - EMERGENCY	
Score mainly reds/orange in vulnerability, but DCM in only one room OR score yellows and greens on vulnerability but DCM in multiple rooms - URGENT	
Score mainly yellows and greens in vulnerability and DCM in only one room OR score red in vulnerability but DCM limited to non-habitable space ie under cupboards or limited bathroom / kitchen windows - ROUTINE	
Score low on vulnerability DCM only present on tiles, grouting and window frames- MONITOR	
Tenants assessed as scoring:	
Outcome	
Contractor passed information and timescales to inspect on: DATE	
Tenant informed of what happens next on: DATE	
Tenant informed by:	Phone
	Letter
	in person