

Simpled

MOULD EXPERTS

DOCUMENTATION PACK

Compliance Pack

Awaab's Law Ready | 12-Month Warranty | UK-Wide

JOB REFERENCE

SME-2026-0847

TREATMENT DATE

28 April 2026

WARRANTY VALID UNTIL

28 April 2027 - Active

PROPERTY ADDRESS

Flat 14, Beech Court
London, SE15 4PQ

ISSUED

30 April 2026

01 / JOB SUMMARY

Treatment overview

Property details

Property address	Flat 14, Beech Court London, SE15 4PQ
Property type	1-bed leasehold flat (3rd floor)
Tenancy status	Occupied - 2 adults, 1 child
Reported by	Landlord (P. Stanton)

Issue identified

Mould type	Stachybotrys (black) + Cladosporium
Affected area	Bedroom 1 north wall, ceiling perimeter, window reveal
Coverage	Approximately 3.2 square metres visible growth
Root cause	Cold-bridging + condensation (no roof leak)
Severity	Moderate - Awaab's Law Category B

Treatment delivered

Method	ULV fogging + biocidal wash
Chemicals used	Boracol 10 RH, Dryzone Mould-Free Solution
Treatment date	28 April 2026, 09:30 - 13:15
Re-entry time	16:30 same day (3 hours post-treatment)
Lead operative	M. Cisse (DBS verified, NICEIC trained)
Air sample taken	Yes - results page 5
Outcome	99.4% spore reduction confirmed

02 / PHOTOGRAPHIC EVIDENCE

Before and after treatment

BEFORE



28/04/2026 09:18

Bedroom 1 - north wall, day of treatment

AFTER



28/04/2026 16:42

Bedroom 1 - north wall, post-treatment

BEFORE



28/04/2026 09:18

Window reveal + ceiling perimeter

AFTER



28/04/2026 16:42

Window reveal + ceiling perimeter

Photographic standard

All photographs taken with timestamped operative camera. Original metadata retained on file.
Full photo set (24 images) available on request - email hello@simpledservices.co.uk quoting job ref.

03 / CERTIFICATION

Treatment certificate

Certificate of Treatment

AWAAB'S LAW COMPLIANT | HHSRS COMPATIBLE

This is to certify that on the date stated below, Simpled Mould Experts (a trading division of Simpled Services Ltd) attended the property identified in this document and carried out professional mould remediation in line with industry best practice and Awaab's Law evidentiary requirements.

Address	Flat 14, Beech Court London, SE15 4PQ	Operative	M. Cisse #SME-OP-0042
Date	28 April 2026	Reduction	99.4% (air sampled)
Method	ULV fogging + biocidal	Warranty	12 months from treatment
Duration	3h 45m on-site	Compliance	Awaab's Law Cat. B

M. Cisse

Lead Operative

DBS verified | NICEIC trained

H. El Adib

Authorised Signatory

Director, Simpled Services Ltd

CERT-SME-2026-0847

04 / WARRANTY

12-month written warranty

- **Coverage**
If treated mould returns within 12 months of the treatment date stated on the certificate, Simpled Mould Experts will return to site, re-treat the affected area, and reissue documentation - free of charge.
- **Duration**
12 months from 28 April 2026 to 28 April 2027 inclusive.
- **Conditions**
Warranty is valid where root-cause guidance issued at time of treatment has been implemented, and where no new water ingress has occurred (roof leak, plumbing failure, etc.).
- **Claim process**
Send photographs and your job reference (SME-2026-0847) to hello@simpledservices.co.uk or WhatsApp 07735 277 433. Site assessment booked within 48 hours of contact.
- **Transferability**
This warranty is property-bound and transfers automatically to subsequent owners or tenants for the duration of the warranty period.

WARRANTY USE RATE

< 1% of treated jobs require us to return under warranty.
When they do, we honour it. No quibbles, no charge, no excuses.

05 / REGULATORY COMPLIANCE

Awaab's Law compliance statement

Awaab's Law (Social Housing (Regulation) Act 2023, supplemented by the Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025) requires landlords to investigate hazards within prescribed timescales and complete remediation works promptly. The treatment carried out at Flat 14, Beech Court has been documented to the standard required for Awaab's Law evidence, including:

- ✓ Initial investigation completed within 14 days of report (Awaab's Law statutory window)
- ✓ Hazard categorised in line with HHSRS - Damp & mould (Category 1 Hazard threshold not met)
- ✓ Written report issued to landlord within 48 hours of inspection
- ✓ Treatment delivered within 7 days of report acceptance
- ✓ Photographic before / after evidence retained and available on request
- ✓ Air quality testing performed pre and post treatment
- ✓ Tenant communication record maintained (available separately on request)
- ✓ Root-cause guidance issued in writing to prevent recurrence
- ✓ 12-month warranty issued and disclosed to tenant
- ✓ All operatives DBS-verified and identifiable on-site

FORMAL STATEMENT

Simpled Services Ltd confirms that the treatment described in this pack was carried out to a standard intended to meet the evidentiary requirements of Awaab's Law for category B damp and mould hazards. This statement is signed by an authorised director and may be relied upon by the landlord, tenant, council, ombudsman, or court.

06 / PERSONNEL

Operative identification + DBS

MC **Mamadou Cisse**
Lead Operative

Operative ID **SME-OP-0042**
DBS check **Enhanced - 002847512983**
DBS date **Verified 11 January 2026**
Training
NICEIC, City & Guilds 6266 Damp & Mould
Tenure **4 years 3 months with Simpled**

✓ DBS VERIFIED

IP **Iuliana Popescu**
Operative

Operative ID **SME-OP-0061**
DBS check **Enhanced - 002901783471**
DBS date **Verified 4 March 2026**
Training
Constructionline operative, IPAF, COSHH Level 2
Tenure **1 year 10 months with Simpled**

✓ DBS VERIFIED

ID standards across the Simpled team

- Every operative carries a photo ID card matching the details above.
- All operatives are W-2 employees (not subcontractors) - directly accountable to Simpled Services Ltd.
- DBS checks renewed every 3 years, or sooner where contract or insurance terms require.
- Full personnel file (insurance, training certificates, references) available on written request.

07 / TESTING

Air quality test results

Methodology

- Air sampled at 28.3 L/min for 5 minutes using Zefon Bio-Pump (calibrated 12 March 2026).
- Samples taken at chest height in centre of bedroom 1 (the affected room).
- Pre-treatment sample: 28 April 2026 at 09:15. Post-treatment sample: 28 April 2026 at 16:45.
- Samples sent to UKAS-accredited lab (ALS Environmental, Coventry). Report ref: ALS-2026-44178.

Results

Spore type	Pre-treatment	Post-treatment	Reduction
Stachybotrys (black mould)	2,840 CFU per m3	12 CFU per m3	99.6%
Cladosporium	1,920 CFU per m3	18 CFU per m3	99.1%
Aspergillus / Penicillium	1,140 CFU per m3	8 CFU per m3	99.3%
Total spore count	5,900 CFU per m3	38 CFU per m3	99.4%

Reading the numbers

- Indoor mould spore counts above 1,000 CFU per cubic metre are considered elevated.
- Counts above 3,000 CFU per cubic metre are considered high and a likely health concern.
- Post-treatment count (38 CFU per cubic metre) is well below typical outdoor air levels and meets
- the WHO guideline for residential indoor air quality.

08 / INVOICE

VAT invoice with full breakdown

INVOICE NUMBER		BILL TO	
INV-SME-2026-0847		P. Stanton (Landlord)	
ISSUE DATE	DUE DATE	STATUS	21 Magnolia Drive
30 April 2026	30 May 2026	PAID 02/05/2026	London, SE15 6BJ

Description	Qty	Rate	Amount
Initial site assessment + photo report	1	£0.00	£0.00
Mould remediation - bedroom 1 (3.2 sq m)	1	£385.00	£385.00
ULV fogging - whole property	1	£140.00	£140.00
Pre + post air quality testing (UKAS lab)	2	£62.50	£125.00
Compliance pack documentation	1	£0.00	£0.00
12-month warranty (included)	1	£0.00	£0.00

Subtotal **£650.00**

VAT (20%) **£130.00**

Total due £780.00

PAYMENT DETAILS

Bank: Starling Bank | Account name: Simpled Services Ltd | Sort code: 60-83-71 | Account: 92847519
Reference: SME-2026-0847 | Card payments via portal: pay.simpleservices.co.uk

Simpled Services Ltd | Company No. 14328958 | VAT No. GB 465 3127 93