



**Anonymous Landlord**

February 2022 · 🌐

' With all the damp and mould issues reported in the press landlords are being advised to act now. If tenants report such issues what initial steps are landlords taking? '

## The Mould Issue

A thorn in the side of the Private Rental Sector, is the currently prominent issue of mould. Well, what is mould?

Mould is a fungus whose function is to break down dead organic material. It comes in various colours, such as; black, blue, red, green and white. Mould thrives in damp and humid conditions and can, unfortunately, be found in homes across the private rental sector.

The perfect environment for mould growth derives from variables that provide the humid room it needs. Factors such as condensation, rising dampness and poor ventilation all contribute to the development of fungi.

Mould is a serious issue, with 39% of renters reporting problems to The Shelter and YouGov Polls. The effects of these fungi on the human body can include respiratory diseases, rashes, depression, and allergic reactions.

Prevention; treat rising damp as soon as it is found. Ensure every room has adequate permanent ventilation, especially in rooms that create humidity such as kitchens, bathrooms, shower rooms, bedrooms (breath from people asleep) and even other rooms that may be used to dry clothing. Condenser driers are fantastic at reducing humidity in a house and if you are unable to do all of the above a dehumidifier installed into a property can help. If windows do not have vents fitted then get them fitted, this will improve general air quality and the health of the tenants.

You should always be in a window-ventilated room whilst having the doors closed when treating mould. Use the appropriate personal protective equipment, such as gloves and a mask, to protect yourself from the cleaning products and spores. Dedicated mould cleaning products are available to kill the mould from surfaces, but using anti-mould paint afterwards can help to prevent it from returning.

Here at Summer Sky, we pride ourselves on our core principles of Professionalism, Integrity, Resolution and Dependability. We work with landlords and tenants to provide an enjoyable tenancy for all and support at all times. We keep on top of all property-related problems through our fantastic relationships with our clients.

Letting Or Renting, Make A Smart Move With Summer Sky

Sources:

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