

Maintenance the fear of 'Mould' and the benefit of Ventilation

We have all seen the scare stories in the press and television about rogue landlords and mould infested property. As is common in the media these stories are highly dramatized. Occasional a property will have design flaws or genuine issues with damp that cause mould to grow out of control have there are very rare.

The majority of mould related issues are down to lack of ventilation.

Kitchens and bathrooms produce a lot of moisture from cooking and showers and this need to be managed. Extractor fans and vent are a good idea how if there are not present them it is important for the windows to be opened.

Bedrooms are also important rooms and can be prone to mould. Average person breaths out around half a litre (1 pint) of water vapour per night and therefore a family of 5 will produce in the region of 5 pints of water vapour over the night. If there are no vents windows must be left open to ensure adequate ventilation, even during the winter months.

As experience agents we note the ventilation in properties and advise Landlords on potential improvements. We also advise tenant that windows must be opened after showers, after cooking and during the night to ensure that moisture has a means of escape.

Also if a patch of mould is seem, starting to develop, it must not be left by the tenant. It is the tenant's obligation to clean the patch with a mould treatment that can be found in any supermarket or hardware shop. Mould will only become a serious issue if it is left untreated.

As experience property manager we are aware that mould is an issues that can cause expenses redecoration cost for the tenants if not pre-empted or spotted early.

Therefore we include lessons on managing mould as part of our check in process and the tenants are required to sign that they understood the lesson. During the quarterly inspections signs of mould looked for and the tenants advised if action is required.

There are many benefits to this approach

- 1) The property is kept in good decorative conditions.
- 2) The Tenants learn core skill in managing a home.
- 3) When the tenant give notice the property is suitable for viewings to find the next tenant and minimum rent void periods between tenants.
- 4) The tenant will have low or no deduction from their deposit.

At Platinum Estates we have a less than 1% dispute rate with the refund of deposits to tenants as the property are in 99% of cases returned in good condition. This is an important factor in the success of a tenancy. The Rental amount is important but what is critical to the profitability of the tenancy is that the property does not depreciate in value.