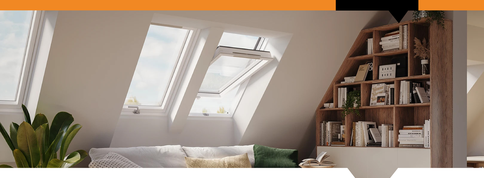
THE IMPORTANCE OF GOOD VENTILATION IN RENTAL PROPERTIES

IT'S ON THE HOUSE WITH DAKEA

BLOG
Thursday,
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One of the few good things to result from the COVID pandemic is an increased awareness of the importance of good hygiene – and in the case of living accommodation, the importance of good ventilation.

Allowing more fresh air into indoor spaces can help remove virus particles and prevent the spread of coronavirus and other viruses and germs; it also helps to combat condensation, damp, mould or fungal growth and dust mites. And don't forget, maintaining a comfortable environment for tenants is crucial to sustain your rental income!

Good advice for landlords

Whether you're a landlord in the social or private rental sector, it's important that you help keep your properties well-ventilated, both for the health of your tenants and the health of the building. Here are several easy ways to do that.

- Make sure all habitable rooms have functioning, openable windows. Ideally the opening area should be at least 1/20th of the floor area, and if there are window locks provide replacement keys if they've been misplaced or lost.
- Make sure all bathrooms and kitchens have functioning openable windows and/or appropriate extraction ventilation (preferably both).
- Consider installing positive pressure or constant-run ventilation systems so there's adequate background ventilation to reduce the likelihood of condensation. Make sure these operate effectively, with filters etc replaced at appropriate intervals.
- Give tenants clear instructions on how to operate ventilation and heating systems, and provide information on the best ways to achieve a healthy and economic balance of heating, ventilation and moisture within the home.





- Fully investigate and address any problems with damp promptly to avoid it getting worse.
- Where possible, fit opening roof windows in rooms needing more light and ventilation. Dakea's range of roof windows provides a perfect solution to make smaller, darker rooms more usable, with electric, remote control options to make them easy to open even in hard-to-reach installations.
- Consider installing roof windows in rooms needing more light and ventilation all year round with built in ventilation valves. These are ideal in kitchens and bathrooms with higher humidity levels, and the valves mean windows can be kept closed but fresh air still circulates, allowing the humidity to escape.
- Choose the right ventilation option depending on room size – larger rooms may benefit from a wider opening window or ventilation flaps – and window position in relation to direction of the prevailing winds.
- As a responsible landlord, prioritise any planned or known works that would improve ventilation, such as repairing broken safety catches on windows.

Encouraging tenants to ventilate properties

In spite of the many benefits good ventilation brings, you may find some tenants are reluctant to open windows and let the air in – especially in cooler temperatures and with the rising costs of heating. If that's the case, there's plenty of advice available from various sources about how to keep warm and well. As a starting point, they can visit the Energy Savings Trust website at energysavingtrust.org.uk for advice about how to save money on energy bills; there's also information on energy saving and financial help available for those struggling to heat their home at gov.uk/improve-energy-efficiency.



KEY TAKE OUTS

- Good ventilation is important in any property for the health of both its occupiers and the fabric of the building.
- Ventilation can help prevent condensation, damp, mould and dust mites.
- All habitable rooms should have openable windows, with an opening area ideally at least 1/20th of the floor area.
- All kitchens and bathrooms should have openable windows and/or extraction ventilation.
- Positive pressure or constant-run ventilation systems ensure adequate background ventilation.
- Make sure tenants fully understand how to use heating and ventilation systems.
- Address any damp problems promptly to avoid them getting worse.
- Fit opening roof windows in rooms needing more light and ventilation.
- If tenants are reluctant to open windows in cooler temperatures, provide information on how to keep warm and well.
- Help tenants reduce heating bills using the Energy Saving Trust website.

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