# London three-bedroom home under £1m highlights worsening mould and damp crisis



A three-bedroom property in London has emerged on the market for under £1 million, presenting what is pitched as a remarkable opportunity amidst a backdrop of housing challenges. However, the condition of the home leaves much to be desired, evident from its boarded-up front door and photographs that reveal a space marred by neglect. From a dilapidated kitchen with torn floorboards and a crumbling ceiling to a living room featuring degrading wallpaper and clustered debris—including an unaccountably eclectic mix of items such as a black wheelie bin and a wheelbarrow—the interior reflects pressing issues.

Described by Winkworth, the estate agents handling the sale, as a "mid-terraced period property set over two levels," the house does offer significant potential. It boasts a gross internal area of approximately 1,222 square feet and is located a mere quarter of a mile from Alexandra Palace, a popular green space. Nonetheless, its desirable location does little to overshadow the urgent need for repairs. The estate agent’s listing suggests that an internal viewing is recommended, a position that simply underscores the home's dire state.

Concerns surrounding mould and dampness in London housing have reached striking levels. Recent data from Uswitch indicates that 60% of residents across England have reported mould in their homes. This predicament is particularly acute in London, where eight out of ten of the local authorities with the highest complaints about mould are situated. Haringey tops the list, with nearly 31 complaints per 1,000 units. Additionally, a recent study highlights that 32% of Londoners experience mould frequently or occasionally, positioning the city as one of the most affected in the UK.

Health implications cannot be overstated. The NHS has identified that dampness and mould can lead to various respiratory issues, including asthma and allergies. The increased financial burden of energy costs has exacerbated the problem, leaving many residents unable to maintain adequate heating, thus fostering the conditions that allow mould to thrive. Reports indicate that over half of the individuals experiencing mould reside in rented accommodations, a reminder of the pressing need for landlords and local authorities to act decisively in addressing these conditions.

In 2023, Hackney Council reported a staggering 217% increase in complaints regarding damp and mould within just six months compared to the previous year, signifying an escalating crisis that requires urgent intervention. With advocates calling for a zero-tolerance approach to damp in social housing, it is evident that the situation around housing standards in London is far from satisfactory.

As potential buyers consider the property, the resident issues plaguing the area cannot be ignored. The hitting of the market at a sub-£1 million price point may attract interest, yet it speaks to a broader narrative of London’s housing challenges—one marked by decay, neglect, and a pressing need for reform. The property may offer a canvas for those willing to invest time and resources, but it is also a stark reminder of the ongoing battle many face for decent living conditions in the capital.

### Reference Map

1. Paragraph 1: Article 1
2. Paragraph 2: Article 1
3. Paragraph 3: Article 1, Article 2
4. Paragraph 4: Article 2, Article 4
5. Paragraph 5: Article 3, Article 5
6. Paragraph 6: Article 6
7. Paragraph 7: Article 1, Article 4

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14716729/Three-bedroom-London-terrace-sale-inside.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.standard.co.uk/news/london/london-home-mould-damp-heating-energy-bill-warm-this-winter-b1129176.html> - A study by Warm This Winter revealed that 32% of Londoners frequently or occasionally experience mould in their homes, ranking London fourth among UK cities for mould prevalence. The report highlights the impact of high energy bills on heating, leading to increased dampness and mould issues. The NHS warns that such conditions can cause respiratory problems, infections, allergies, and asthma. The article emphasizes the need for improved housing conditions to protect residents' health.
3. <https://www.standard.co.uk/homesandproperty/renting/dangerous-levels-damp-and-mould-rented-homes-london-b1067942.html> - An investigation found that hundreds of privately rented homes in London have dangerous levels of damp and mould. Freedom of Information requests revealed 438 homes with category one hazards related to these issues in the year to March 2022. The article discusses the health risks associated with damp and mould, including respiratory conditions, and the need for landlords and councils to address these problems promptly to ensure tenant safety.
4. <https://www.standard.co.uk/news/london/london-borough-damp-mould-rankings-england-b1216006.html> - Uswitch's Mouldy Nation Report indicates that eight of the top ten local authorities receiving complaints about mould or damp are in London. Haringey topped the list with 30.71 complaints per 10,000 homes, followed by Hammersmith and Fulham, Lambeth, and Lewisham. The report underscores the widespread nature of damp and mould issues in London and the need for effective interventions to improve housing conditions.
5. <https://www.london.gov.uk/who-we-are/what-london-assembly-does/london-assembly-press-releases/adopt-zero-tolerance-approach-damp-and-mould-london> - The London Assembly has called for a zero-tolerance approach to damp and mould in London's social housing. This follows the death of two-year-old Awaab Ishak, who died from a respiratory condition caused by exposure to mould in his home. The Assembly urges the Mayor to develop a Gold Standard on Damp and Mould for London's social housing to ensure safe living conditions for residents.
6. <https://www.insidehousing.co.uk/news/news/london-councils-damp-and-mould-reports-triple-in-a-year-81608> - Hackney Council reported a 217% increase in damp and mould reports from tenants in the six months up to March 2023, compared to the same period the previous year. This surge highlights the growing concern over housing conditions in London and the need for councils to implement effective action plans to address these issues and protect residents' health.
7. <https://www.pbctoday.co.uk/news/building-control-news/twice-damp-mould-complaints-housing-associations-local-authority-housing/135125> - Uswitch's Mouldy Nation Report reveals that 58% of people in the UK have experienced mould in their homes, with over half of these individuals living in privately rented, local authority, housing association, or student accommodation. The report also highlights that 38% believe UK properties are not suitably built to prevent mould, and 67% believe that mould is the landlord’s responsibility when found in rented accommodation.