

John Doe
Grotty Flat, 22 Fake Road
Fake Town
FK1 1FK

21/01/2026

Fake And Useless Properties Limited
Unit 55, Tower-Bridge Industrial Estate
FK1 1FK

Subject: LETTER BEFORE ACTION - URGENT DEMAND FOR REMEDIATION OF SEVERE DAMP AND MOULD AND IMMINENT LEGAL PROCEEDINGS - Property: Grotty Flat, 22 Fake Road, Fake Town, FK1 1FK

Dear Sir/Madam,

This letter constitutes formal notice that legal proceedings will be commenced against you in the County Court without further notice should you fail to take immediate and satisfactory action to address the severe and persistent damp and mould issues at the property known as Grotty Flat, 22 Fake Road, Fake Town, FK1 1FK (the "Property").

This notification follows three previous communications detailing these critical issues: an initial notification dated **15 May 2024**, a follow-up letter dated **12 December 2025**, and a formal complaint and final notice dated **21 January 2026**. Despite these clear and repeated notifications, detailing the escalating severity of the damp and mould, the significant health risks posed to the occupants, and the damage to personal property, we have received no adequate response or remedial action from Fake And Useless Properties Limited. This prolonged period of inaction and disregard for your legal obligations is entirely unacceptable and has led directly to the current critical situation.

The conditions at the Property have now deteriorated to a state that renders it unfit for human habitation. Specifically, extensive and pervasive black mould growth covers walls and ceilings across multiple rooms, including the Front Master Bedroom and your son's bedroom. This is accompanied by significant dampness, peeling wallpaper, a pervasive musty odour, rot in window frames, and excessive condensation throughout. The situation has alarmingly worsened since your last communication: the ceilings in both my bedroom and my son's bedroom are now showing signs of structural compromise and are beginning to sag and detach, with the direct implication that they are starting to fall in. Furthermore, my bed has been irrevocably ruined by water ingress during recent heavy rainfall, demonstrating a fundamental failure in the property's structure or weatherproofing.

As previously detailed, these hazardous environmental conditions are having a severe and detrimental impact on the health of the occupants. I, John Doe, suffer from COPD and rely on ongoing oxygen therapy and nebuliser treatment. The exposure to mould spores exacerbates my condition, causing persistent and debilitating coughing fits and severe breathing difficulties, particularly at night, which profoundly disrupts my sleep and recovery. My son, who has asthma and requires daily medication, is also suffering a significant decline in his respiratory health directly attributable to this toxic environment. Medical advice has been sought, recommending he sleep in an unaffected part of the property due to the immediate danger posed. Both occupants are considered vulnerable individuals, and the Property is demonstrably unsafe and unfit for human habitation.

We must impress upon you your non-delegable statutory duties as a landlord under UK housing law. Pursuant to Section 4 of the **Homes (Fitness for Human Habitation) Act 2018**, you have a duty to ensure that the Property is fit for human habitation throughout the tenancy. Damp and mould are recognised as Category 1 hazards under

the **Housing Health and Safety Rating System (HHSRS)**. Your failure to address these issues, particularly after repeated notifications and the recent severe structural deterioration (sagging ceilings, water ingress damaging furniture), constitutes a clear and persistent breach of this statutory duty. Furthermore, your obligations under **Section 11 of the Landlord and Tenant Act 1985**, requiring the maintenance of the property's structure and exterior, and sanitary conveniences, are demonstrably not being met.

The demands previously made in our letters dated **15 May 2024**, **12 December 2025**, and **21 January 2026** remain outstanding. These include a request for an immediate and thorough inspection by a qualified, independent surveyor specialising in damp and mould remediation; a comprehensive diagnostic report identifying the precise root cause(s) of the persistent damp and mould, including structural defects and water ingress; the execution of all necessary and effective remedial works to permanently eradicate the damp and mould and address its underlying causes to a professional standard, including necessary structural repairs; a detailed action plan, including a clear written schedule for the commencement and completion of all proposed remedial works; full reimbursement for damaged personal belongings, totalling **£550**; and a proportionate rent reduction (abatement) for the period the property has been in disrepair and unfit for habitation. The current condition of the Property, including the failing ceilings and water damage to essential furniture, constitutes a significant worsening of the situation and further evidence of your neglect.

IF IMMEDIATE AND ADEQUATE ACTION IS NOT TAKEN, WE WILL COMMENCE LEGAL PROCEEDINGS WITHOUT FURTHER DELAY.

Legal action may include, but is not limited to, claims for: specific performance, a court order compelling you to carry out the necessary repairs and remedial works; damages, compensation for the damage to personal belongings (currently £550), for the loss of amenity, inconvenience, distress, and for the exacerbation of health conditions; a declaration that the Property is unfit for human habitation under the Homes (Fitness for Human Habitation) Act 2018; and potentially a Rent Repayment Order, depending on circumstances and location.

We require a substantive written response from you within **seven (7) working days** of the date of this letter, outlining a clear and actionable plan to address ALL the issues raised, including specific dates for the commencement of professional inspections and remedial works.

We are prepared to grant reasonable access for the inspection and subsequent works, strictly by appointment, with at least twenty-four (24) hours' written notice. We are available on weekdays between 10:00 AM and 4:00 PM. However, given the urgent nature of getting these issues resolved we are prepared to be flexible.

Please be advised that this letter represents our final attempt to resolve this matter without recourse to the courts. Your continued failure to act will leave us with no alternative but to pursue all available legal remedies to protect our health, well-being, and rights.

We look forward to your prompt and positive response.

Yours faithfully,

John Doe