

## Damp and Mould Policy – A Supplementary Guide for Tenants

Pineview Housing Association's aims, objectives and commitments relating to the management of dampness, mould and condensation is contained in our Damp and Mould Policy which can be located in the Documents section of our website.

We have produced this Supplementary Guide in order to provide further information and explanation regarding damp, mould and condensation.

Tenants can help reduce the risk of the conditions that lead to damp, mould and condensation in their home by:

- Improving ventilation and moisture control by leaving a gap between furniture and external walls; using ( and regularly cleaning) extractor fans in kitchens and bathrooms; closing internal doors when cooking or bathing / showering; covering pans when cooking; drying laundry outdoors (if possible) and opening windows and / or window trickle vents periodically.
- Adequately heating rooms.
- Following all advice and guidance issued by us on managing humidity and moisture in the home which can lead to condensation.

There is also some useful information on the Energy Trust website about the most common issue of condensation - <https://energysavingtrust.org.uk/advice/fixing-damp-and-condensation/>

The World Health Organisation recommends heating your home at 18C (64F) in the winter, while the Energy Saving Trust suggests anything between 18C and 21C (70F). Please note this may vary for children, the elderly and the clinically vulnerable.

We appreciate that some of our tenants may need help when it comes to heating their homes. Please contact us as we can provide sources of advice and assistance where a tenant is struggling to pay energy bills or there are issues with energy supply.

Sometimes you will hear people say a building (whether their home, office or other property) is damp – but what does this mean and how can it be addressed? There are essentially four situations that are commonly referred to as damp:

✱ Rising Damp

✱ Penetrating Damp

✱ Defective Plumbing Damp

✱ Condensation

A short summary of each of these is given below. Before we can determine what action needs taken, we need to establish what type of dampness it is and what are the root causes.

**Please remember - If you have any concerns about damp in your home, please report it to us as soon as you are aware of it.**

Reporting concerns will allow us to inspect and check what is causing the issue so it can be dealt with correctly.

You will not be able to deal with rising, penetrating, or plumbing dampness on your own and we will need to deal with this with the correct building professionals.

Most condensation issues can be dealt with by you directly.

However, not all can, and it would still be best to report any concerns about condensation, and especially condensation mould, so we can offer assistance and advice on how best to deal with it.

We want to reassure tenants that we are here to help so please do not hesitate to contact us.

### **Important Tenant Responsibilities**

- Immediately report any repairs which includes any evidence of mould, rising and penetrating damp and faulty equipment that will affect the management of humidity and moisture in the home (such as faulty extractor fan, unable to open windows, heating system failure etc).
- Please allow access for inspections and for the carrying out of all remedial works and follow up post inspections when works completed.
- If you are considering making any changes within your home for example, converting rooms into one room, adding extensions, converting non-habitable spaces / buildings into habitable, you must seek advice and permission from us in accordance with your tenancy agreement. This is to ensure that the proposed alteration would not cause or contribute to the accumulation of damp, mould or condensation, as well as ensuring alterations comply with safety, building control and planning guidelines.

### **What is Rising Damp?**

Rising damp is caused by water rising from the ground into the walls of a building through capillary suction of brick or stone.

Water breaks through or around a broken damp proof course and rises into the wall through the porous mortar and masonry used.

### **What Does Rising Damp look like?**



### **What is Penetrating Damp?**

Penetrating damp occurs when water penetrates the walls of a property through an external defect like cracked rendering, missing pointing to the brickwork, a loose tile on the roof, a blocked gutter, leaking water pipe, seals around windows failing, old brickwork that has become porous, an existing cold bridge or perhaps spalled bricks/concrete.

This type of damp is usually much more noticeable after it has rained, and you'll normally see a damp patch on the wall or ceiling that looks and feels damp to the touch.

### **What Does Penetrating Damp look like?**



### **What is Defective Plumbing Damp?**

Whether it's a leak from the toilet, shower, sink or a pipe, defective plumbing can affect internal walls, and ceilings.

It can also show on floors if the leak is from a water pipe under floor or a leak in a radiator pipe.

Appearing as an obvious damp patch, it will appear no matter the weather outside. However, it may get worse after a certain utility is used, such as when the shower is turned on or when the toilet is flushed.

### **What Does Defective Plumbing Damp look like?**



### What is Condensation?

Some damp is caused by condensation. This can lead to a growth in mould that appears as a cloud of little black dots.

Condensation occurs when moist air comes into contact with a colder surface like a wall, window, mirror etc.

The air can't hold the moisture and tiny drops of water appear.

It also occurs in places the air is still, like the corners of rooms, behind furniture or inside wardrobes.

### What Does Condensation look like



### What are trickle vents?

Vents in your home are important in helping air flow and stopping condensation build up on windows.

Please keep all vents in your home open at all times to help reduce risk of damp and mould.



### How do I clean and maintain the fans in my home?

**Nuaire Cyfan** – The fan has been designed for ease of cleaning and requires the following steps to be undertaken. Clip off the front cover and remove the grille. As you remove the grille a magnet will deactivate the fan for safety. Remove the impeller (the rotating disc) and clean in warm soapy water.

The fan unit does not require any maintenance. However, for optimum performance it is advisable to remove any accumulated dust with a low power vacuum cleaner.

