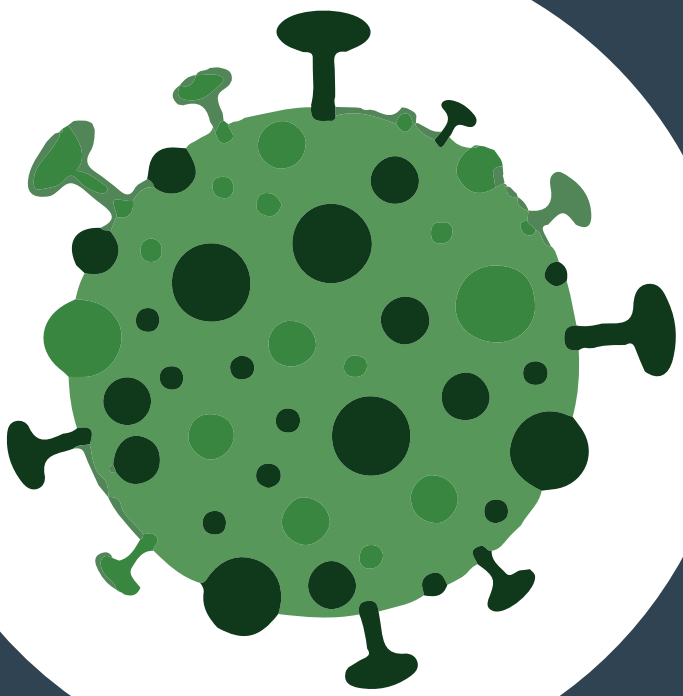
Damp, Condensation & Mould



What is Mould?

Houses are becoming more airtight as we try to make our homes more energy efficient. without a regular change of the air within your home, condensation and mould problems start to arise which can cause problems to your health and home.

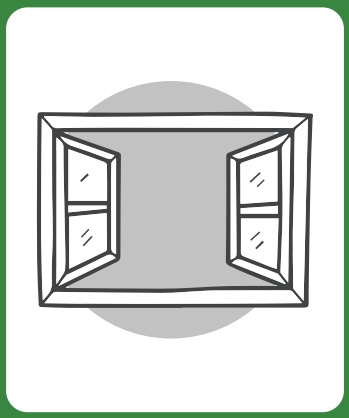
Mould and damp are caused by excess moisture. This moisture can be caused by leaking pipes, rising damp or rain seeping in because of damage to the roof or around window frames. Often drying laundry on a clothes horse can produce excess moisture.

If you have mould or damp it's important to find out why you have excess moisture in your home, it is important to manage the moisture produced by everyday living, there may also be maintenance needed which could be a factor. LRHA can help to identify these causes and agree an action plan to resolve the problems.

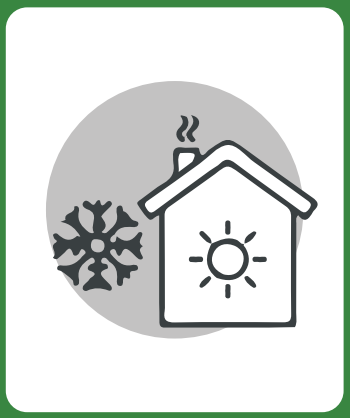
Common Causes



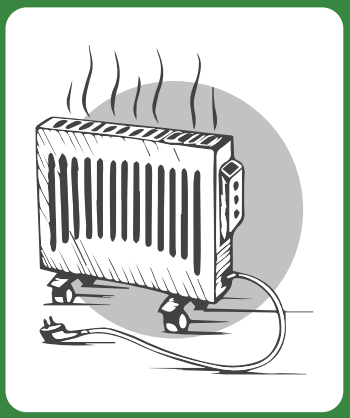
Too much moisture being produced at home



Not enough ventilation



Cold surfaces



The temperature of your home

What is Condensation?

Condensation is the root cause for all mould!

There is always some moisture in the air, even if you cannot see it. If air gets cold, it cannot hold all the moisture produced by everyday activities and some of this moisture appears as tiny droplets of water, most noticeable on windows on a cold morning. This is condensation. It can also be seen on mirrors when you have a bath or shower, and on cold surfaces such as tiles or cold walls. Look for condensation in your home. It can appear on or near windows, in corners and, in or behind wardrobes and cupboards. Condensation forms on cold surfaces and places where there is little movement of air.

First steps against condensation

You will need to take proper steps to deal with condensation, but meanwhile there are some simple things you should do straight away. Dry your windows and windowsills every morning, as well as surfaces in the kitchen or bathroom that have become wet. Wring out the cloth rather than drying it on a radiator.

Problems that can be caused by excessive condensation

Dampness caused by excessive condensation can lead to mould growth on walls and furniture, mildew on clothes and other fabrics and the rotting of wooden window frames. Also, damp humid conditions provide an environment in which house dust mites can easily multiply. The presence of mould and dust mites can make existing respiratory conditions such as asthma and bronchitis worse.



First steps against mould growth

First treat the mould already in your home, then deal with the basic problem of condensation to stop mould reappearing. To kill and remove mould, wipe down or spray walls and window frames with a fungicidal wash that carries a Health and Safety Executive (HSE) 'approval number', and ensure that you follow the instructions for its safe use. Make sure that the washes and sprays carry the HSE approved number as some contain bleach that can feed the mould further. These fungicidal washes are often available at local supermarkets. Dryclean mildewed clothes, and shampoo carpets. Do not try to remove mould by using a brush or vacuum cleaner. After treatment, redecorate using good-quality fungicidal paint and fungicidal resistant wall paper paste to help prevent mould recurring. The effect of fungicidal or anti-condensation paint is destroyed if covered with ordinary paint or wallpaper.

Tips and tricks

1. Always cook with pan lids on, and turn the heat down once the water has boiled. Only use the minimum amount of water for cooking vegetables.

2. Opening to the first notch a small window downstairs and a small one upstairs. (They should be on opposite sides of the house, or diagonally opposite if you live in a flat). At the same time, open the interior room doors, this will allow drier air to circulate throughout your home. Cross ventilation should be carried out for about 30 minutes each day.

3. When filling your bath, run the cold water first then add the hot - it will reduce the steam by 90% which leads to condensation.

4. If you use a tumble drier, make sure it is vented to the outside or that it is of the new condensing type.

5. Hang your washing up outside to dry if at all possible, or hang it in the bathroom with the door closed and a window slightly open or extractor fan on. Don't be tempted to put it on radiators or in front of a radiant heater.

LRHA Action Plan

Lincs RURAL HOUSING ASSOCIATION

We have devised a colour coded system for the severity of mould cases ranging from red to green.
Red being the most severe case of mould which may be harmful to infants, people with medical conditions and older people. Please take a look at the chart and images and if you feel your home contains any of these please contact our repairs department. Once assessed we will set up a tailored action plan for your property to get the mould treated accordingly.

This is a guide when assessing our response to reports of damp and mould. Either the household vulnerability or severity of damp/mould determines the rating, it does not have to fulfil criteria in both columns A & B, it can be one or the other, or both.

Red - Hazard

A

Extensive areas of damp and /or mould growth in 1 or more of the following:
- bedrooms
- living rooms
- bathroom
- kitchen

Mould growth and or dampness highlighted visible on surfaces

Highly vulnerable households containing
- babies
- children
- older people (+65)

With any of the following medical conditions:-
- Allergies
- Asthma
- Respiratory Tract Infection
- Skin problems e.g atopic eczema
- Weakened immune system e.g having cancer treatment

And no heating being used in property or gas capped
Property appears very cluttered/ full of belongings

Amber - Hazard

B

Small or patchy areas of damp and /or mould growth in 1 or more of the following:

- bedrooms
- living rooms
- bathroom
- kitchen

Households with no health issues but containing
- babies
- children
- older people (+65)

And / or no heating being used in the property or gas capped
Property appears very cluttered/ full of belongings

Green - Not harmful

C

- Minor instance of mould around areas such as window frames, in silicone, around bath/shower

- Mould growth limited to one location and a non-habitable room e.g under stairs cupboard, dining room











