ClwydAlyn

Damp, Condensation and Mould

0800 183 5757 help@clwydalyn.co.uk @clwydalyn

Damp, Condensation and Mould

There are different types of dampness that may affect your home. The information in this booklet should help you to identify them and let you know what to do next if you have a problem.
Condensation is a big cause of damp in homes and is often mistaken for the other types.

Condensation can be made worse if the other types of dampness are present.

We've also provided helpful tips on how to reduce the risk of damp and mould in your home by making small changes to daily routines.

Report it

It's important that we all take steps to minimise condensation in our homes. If you notice anything that needs repairing or you are struggling with dampness in your home then please let us know as soon as possible.

Repairs can be reported by:

Emailing the Customer Service Team at **help@clwydalyn.co.uk** with the type of damp you're concerned with along with photos (if possible), your address and contact details.
Using MyClwydAlyn our Residents' Portal - **https://www.myclwydalyn.co.uk/**

Calling the Customer Service Team from 8.00am to 6.00pm Monday to Friday on freephone: **0800 183 5757**

You can request a call back during office opening hours and we will call you back at no cost to yourself.
Speaking to your Housing Officer.

Please ensure you send as much detail as possible, including a photograph (if possible), the location of the repair, address, and how to get in touch with you, so we can arrange access.

Rising dampness

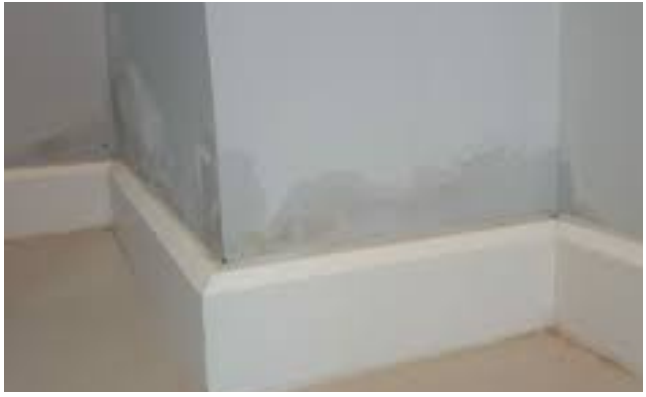
Caused by water rising from the ground into the home.

It will only affect basements and ground floor rooms and will normally rise no more than 36 inches above ground level (900mm) and usually leaves a ‘tide mark’ low down on the wall. You may also notice white salts on the affected areas.

It is worth checking that materials, such as soil or building materials, are not left against the outside of walls as this may also cause dampness in an otherwise sound wall.

Rising damp will be present all year round but is more noticeable in winter. If left untreated it may cause wall plaster to crumble and paper to lift in the affected area.

Mould will rarely be seen where there is rising damp (and then only in the early stages). This is because rising dampness carries with it salts that prevent the growth of mould.



Penetrating dampness

This type of dampness can be found on external walls or, in the case of roof leaks, on ceilings. It can also be found on internal walls where there is internal damage to pipework.

It only appears because of a defect in the structure of the home, such as missing pointing to the brickwork, missing roof tiles, loose flashing or leaking gutters or for internal walls, from leaking or burst pipes.

The defects external walls allow water to pass from the outside to the inner surfaces. Penetrating dampness is far more noticeable following a period of rainfall and will normally appear as a well-defined ‘damp-patch’ which looks and feels damp to the touch. “Tide marks” will be left, even in periods of dry weather.

Mould may be seen on areas of penetrating dampness. Mould could however be absent as the dampness contains salts picked up when passing through the wall, which may prevent the growth of mould.

Please email us with photographs of the problem to help@clwydalyn.co.uk

Condensation and mould growth

Condensation is caused by water vapour or moisture in the air coming into contact with a colder surface, such as a window or wall.

Mainly occurs during the colder months, whether it's rainy or dry outside.

Mould spores are invisible to the naked eye, but they are in the air around us all the time. They will quickly grow on surfaces where condensation has formed into a visible covering.

The drop in temperature causes water to form on the surface. This water may then soak into the wallpaper, paintwork or plasterwork.

Mould is almost always seen with this type of dampness and is normally the first symptom to cause concern.

All homes are affected by condensation, however certain things can make the problem worse.

Condensation is caused by the everyday things we do in our homes. Mould will always grow where condensation is left untreated. There are simple steps we can take to minimise condensation and reduce the chance of mould growing.

Cooking, washing, drying clothes indoors, even breathing, all produce water vapour that can only be seen when tiny drops of water (condensation) appear on colder surfaces such as walls, windows, ceilings or mirrors and often unseen on clothing, shoes and furniture.

Please email us with photographs of the problem to help@clwydalyn.co.uk

The amount of condensation in a home depends upon a number of things, most importantly:

- How much water vapour is produced by the people living in the home
- How cold or warm the property is
- How much air circulation (ventilation) there is
- How well the property has been insulated.

Simply turning up the heating will not sort out the problem, this may only temporarily reduce condensation.

All factors may need to be looked at to reduce the problem. The first sign of a problem is often water being visible on windows and other cold surfaces, which then takes a long time to disappear.

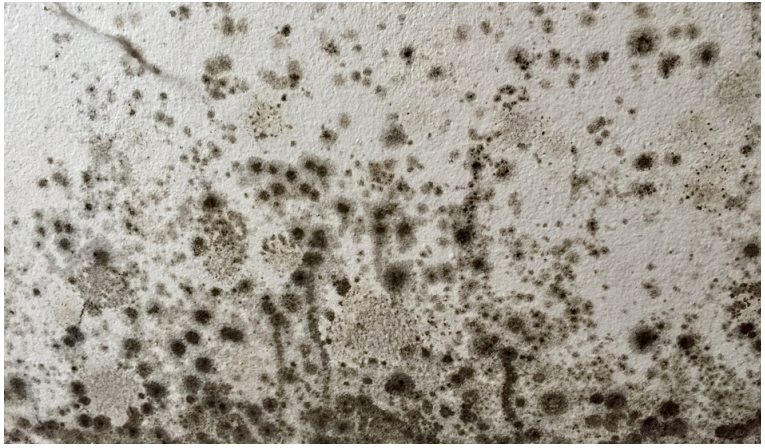
This allows the surfaces to become damp resulting in mould growing on these damp areas.

Mould

Mould spores are invisible to the human eye and are always present in the air both inside and outside of homes.

They only become noticeable when they land on a surface upon which they can grow and then multiply.

By dealing with the causes of condensation you will prevent mould.



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Steps to take to reduce condensation and mould growth

Following these steps can help to reduce the amount of condensation and mould growth in your home.

Produce less moisture

Ordinary daily activities produce a lot of moisture, to reduce this:

- If you have to dry you clothes indoors, use a clothes airer in the bathroom with the door closed and the extractor fan on or a window open.
- Cover pans when cooking and turn down to a simmer when they boil. Do not leave kettles boiling (it also saves energy)!
- Run cold water for a bath before the hot.
- Do not use paraffin or liquid petroleum (bottled) gas heaters as they produce large amounts of water vapour.
- Ventilate tumble driers to the outside (never into the home).
- Trickle vents are designed to allow a small amount of 'background' air circulation. This will assist in reducing condensation, damp and mould inside properties especially around windows as these are normally the coldest place in a room so therefore the first place that condensation will form.

Remove excess moisture

- Always wipe the windows and window sills every morning if water has formed. This is especially important in the bedroom, bathroom and kitchen. Just opening the window is not enough as the water will evaporate and then come back.

- Open windows and turn extractor fans on before running baths and using showers. Open curtains to increase ventilation and to enable natural light and heat to enter.
- Clear window sills of clutter.
- Leave space between the back of furniture and cold walls. Only place furniture against internal walls if possible.
- Ventilate cupboards and wardrobes and avoid overfilling them as this prevents air circulating.
- Do not completely block chimneys and flues, fit with an air vent to provide constant ventilation.

Dealing with mould

Mould can grow on walls, ceilings, furnishings and even on clothes and toys, which can be depressing and expensive. To kill and remove the mould:

- Carefully remove mould with a damp cloth and throw away after. Do not brush mould as this releases spores into the air.
- Wipe down affected areas using a fungicidal wash or diluted bleach, following the manufacturer's instructions.
- After treatment, redecorate using a fungicidal paint or wall paper paste. Do not paint over using an ordinary paint. We can provide these.
- Dry clean or wash clothes affected by mould and shampoo carpets.

Dealing with condensation is not always easy. Only carrying out one or two of the steps may not solve the problem. You need to do as many as possible every day, so they become part of your daily routine.

If you are struggling with mould and condensation, then please email help@clwydalyn.co.uk with photos of the problem and your contact details.

Heat your home adequately

In cold weather, the best way to keep rooms warm and avoid condensation is to keep a low constant heat, rather than short bursts of high heat when you are in the house. Try not to turn off the radiators in unused rooms as this could give rise to dampness and mould growth. Good heating controls on your radiators, room thermostats and a timer will help control the heating throughout your house as well as managing costs. We appreciate that high energy prices can mean heating your home is unaffordable.

We have put together some guidance to help you if you are struggling with the cost of living, please click here **https://bit.ly/3Mlkyli** or scan our QR code

Please call our Welfare and Money Advice team on 0800 183 5757 if you are struggling to heat your home.

Common household moisture producing activities

Our everyday activities add extra moisture to the air inside our home:

Even breathing adds some moisture. One person asleep adds half a pint of water to the air overnight and an active person adds twice that rate during the day. 2 people at home for 16 hours can add 3 pints

A bath or shower can add 2 pints

Cooking and use of a kettle can add 6 pints

Washing dishes can add 2 pints

A bottled gas heater (8 hours use) can add 4 pints

Drying clothes indoors can add 9 pints

Report it!

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Using MyClwydAlyn our Residents' Portal - **www.myclwydalyn.co.uk**
Online form - **www.clwydalyn.co.uk/ formbuilder/report-repair/ view/**
Calling the Customer Service Team from 8am to 6pm Monday to Friday on FREEPHONE - **0800 183 5757**
Speaking to your **Housing Officer**

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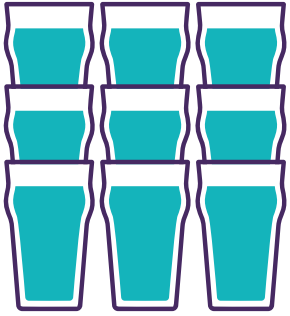

A bottled gas heater (8 hours use) can add 4 pints