



KEEPING YOUR HOME FREE FROM CONDENSATION, DAMP AND MOULD

Basic information on the affects and treatment of damp and mould





This booklet gives some basic information about the different types of dampness that can affect your home.

Condensation is probably the biggest cause of damp in homes. We have Information and advice in this booklet that will help you identify and reduce condensation as well as treating the mould growth often associated with it.

Types of dampness

There are four main types of dampness that could affect your home. It is important to understand the difference between them so that you can effectively treat the problem.

Rising damp

This is caused by water rising from the ground into the home. The water gets through or round a broken damp proof course (DPC) or passes through the natural brickwork if the property was built without a DPC. A DPC is a horizontal layer of waterproof material inserted in the walls just above ground level to stop moisture from the ground rising through the walls.

Rising damp only affects basements and ground floors and normally rises no more than 12 to 24 inches (300mm to 600mm). A “tide mark” is normally visible. Black mould growth is rarely seen with rising damp as ground salts prevent mould.



Penetrating dampness

This type of dampness will only be found on external walls or in the case of roof leaks, on ceilings. It only appears because of a defect outside the home that allows water to pass into the inner surfaces. Rain seeping through the roof where a tile/slate is missing, spilling from a blocked gutter and penetration around window frames are all common causes. Black mould growth is again rare with penetrating damp as the conditions are too wet and the dampness contains salts picked up when passing through the wall.

Defective plumbing

Leaks from water and waste pipes especially in kitchens and bathrooms are relatively common. The source of the problem is usually easily located by a quick inspection of seals around baths, showers and sinks or external pipework. Black mould growth is rare as it is usually too wet and chemicals in the waste water leak will prevent mould growth.

Condensation

The most common cause of dampness. Condensation is caused by water vapour or moisture from inside the property coming into contact with a cold surface such as a window or an external wall. This results in water drops – condensation – that may soak into the wallpaper, paintwork or plasterwork. Over time, the affected damp area will attract black mould to grow on the surface. Condensation is found in corners of rooms, on north facing walls and on/near windows. It is also found in areas of little air circulation such as behind wardrobes or beds. Black mould growth is often found with this kind of dampness.





Avoiding condensation and mould growth

The following steps could help reduce condensation in your home, the main cause of black mould growth:

1. Produce less moisture

Ordinary daily activities produce a lot of moisture. Ways of reducing this include:

- Cover pans and do not leave kettles boiling.
- Avoid using paraffin and portable bottled gas heaters – 8 hours of using one of these heaters can produce 4 pints of extra moisture in your home.
- Dry washing outside if possible. If you have to dry washing inside, put in the bathroom with the door closed and the window open or the fan on – this confines moisture to one ventilated room.
- Vent tumble dryers to the outside (unless self-condensing).

2. Ventilate to remove moisture

You can easily ventilate your home without causing draughts.

- Keep a small window ajar or a trickle vent open when a room is occupied.
- Ventilate kitchens and bathrooms when in use by opening windows wider. Better still, use a humidistat controlled electric fan. These are cheap to run and come on automatically when the air becomes humid.
- Close kitchen and bathroom doors when in use to prevent moisture reaching other rooms that may be colder and more likely to get condensation.



3. Heating your home wisely

Heating your home wisely will improve your comfort, save you money and reduce condensation levels at the same time.

- Use your Thermostatic Radiator Valves (TRV's) on radiators to occasionally gently heat the cold surfaces of unused rooms to avoid condensation and mould forming.
- Ensure your heating is turned off or low when ventilating rooms to avoid wasting valuable heat.
- Use cost effective draught-proofing measures where appropriate to avoid cold air penetrating your home.
- Loft and cavity wall insulation also reduces your energy bills and will keep your home warm whilst reducing levels of condensation.



Most of our homes already benefit from loft and cavity wall insulation but if you think your home doesn't, please contact us on 01902 556789 to arrange a free Home Energy Visit.



Dealing with black mould

Black mould can grow on walls, ceilings, furnishings and even clothes and toys. It can be expensive to treat and it is important condensation is kept to a minimum in order that it does not return.

To kill and remove mould:

- Remove excess mould with a damp cloth and throw away after. You can also use a vacuum cleaner, but you must empty contents afterwards. DO NOT brush mould, as this can release spores into the air.
- Wipe down affected areas using fungicidal wash – always use rubber gloves and safety glasses.
- Tea Tree Oil is a natural antiseptic and disinfectant that is great for cleaning mould or mildew. Dilute three to four drops in 2 litres of hot or cold water. Test a small area of material/fabric/surface to be treated in case of reaction. Soak items in solution or spray trouble spots with plant mister. Wipe and rinse afterwards.
- After treatment redecorate using fungicidal paint or wall paper paste – do not use ordinary products as the mould will return.
- Dry clean affected clothes and shampoo carpets.

Insulate, ventilate, heat and produce less moisture in your property to ensure the mould does not return.

Useful Contact Information:

- Energy Savings Advice Service – for free, impartial energy advice including grants, discounts and loans – Telephone **0300 123 1234**
- Energy Saving Trust – promotes the efficient use of all forms of energy in the UK to reduce consumption and improve the environment. Call **0207 222 0101** or visit **www.energysavingtrust.org.uk**
- Wolverhampton City Council – for information on local offers - call City Direct on **01902 551155** or email **energy.efficiency@wolverhampton.gov.uk**
- National Energy Action – NEA is a charity that helps low income households. Call **0191 261 5677** or visit **www.nea.org.uk**



If you require this information in another language or format, contact us on 01902 556789.

إذا كنت بحاجة إلى هذه المعلومات بلغات أو في أشكال أخرى ، اتصل بنا على 01902 556789

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01902556789

Jej jums reikalinga informacija kita kalba ar kitu formatu, susisiekite su mumis 01902 556789.

Jeżeli potrzebujesz tych informacji w innym języku czy formacie, prosimy o kontakt pod numerem telefonu 01902556789.

ਇਸ ਪ੍ਰਸ਼ਨਾਵਲੀ ਨੂੰ ਭਰਨ ਲਈ ਤੁਸੀਂ ਕੋਈ ਸਵਾਲ ਪੁਛਣਾ ਹੈ ਜਾਂ ਤੁਹਾਨੂੰ ਕੋਈ ਚਿੰਤਾ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਨੂੰ 01902 556789 'ਤੇ ਸੰਪਰਕ ਕਰੋ ਅਤੇ ਸਾਨੂੰ ਤੁਹਾਡੀ ਸਹਾਇਤਾ ਕਰਨ ਵਿੱਚ ਖੁਸ਼ੀ ਹੋਵੇਗੀ।

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 **01902 556789**