

PENETRATING DAMP

Penetrating damp is caused by water coming through external walls or the roof. For example cracked guttering, damaged mortar or loose roof tiles. Penetrating damp can also be caused by an internal leak or plumbing problem.

Common signs of penetrating damp include:

- damp patches on walls or ceilings
- wet and crumbly plaster
- signs of spores or black mould that are isolated to one area
- drips and puddles of water

RISING DAMP

Rising damp is caused by the movement of groundwater up through brickwork, it can result from a failed or missing damp proof course or as a result of bridging. Bridging occurs where groundwater can bypass the damp proof course, commonly by gardening beds being built against the side of the property or a path being raised higher than the damp proof course.

Common signs of rising damp include:

- damp or wet patches appearing towards the bottom of walls
- salts within the plaster
- flaky or bubbling plaster
- rotting skirting boards and flooring
- damp and musty odour
- rusting iron and steel fasteners
- crumbling bricks and mortar

MOULD REMOVAL

- do not disturb mould by brushing or vacuum cleaning as this increases the risk of inhalation
- wipe off mould with a damp cloth using a fungicidal wash, this can be purchased in DIY stores, on the internet and in some supermarkets. Always follow the manufacturers use and safety instructions.
- dry the area with a clean cloth
- wash/dry-clean affected clothing
- use an anti-mould paint in hard to treat areas

TENANTS RESPONSIBILITY

Tenants are expected to properly ventilate and heat their home to reduce the potential for damp and mould growth. This is sometimes called 'acting in a tenant like manner'.

LANDLORDS RESPONSIBILITY

Landlords have a responsibility to ensure that the properties they provide are safe. In the event that damp and mould within your home is being caused as a result of a defect or disrepair, please contact your landlord immediately in writing to notify them of the issue.

Should you not receive a satisfactory response and/or the issue is not resolved please contact the Private Sector Housing Team.

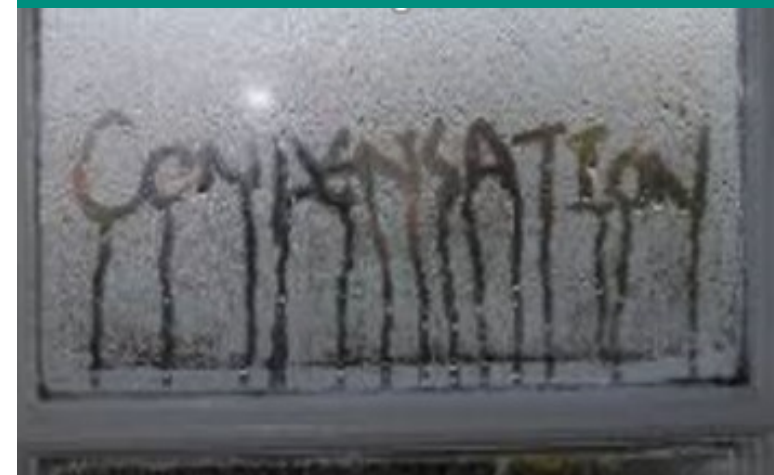
CONTACT DETAILS

✉ Private Sector Housing, County Hall, Cross Street, Beverley, HU17 9BA

✉ private.sector.housing@eastriding.gov.uk

@ <https://www.eastriding.gov.uk/housing/empty-properties/>

@ <https://www.eastriding.gov.uk/housing/housing-advice/>



DEALING WITH DAMP, CONDENSATION AND MOULD GROWTH IN YOUR HOME



The presence of damp and mould within a property can have a detrimental impact on both the mental and physical health of occupiers. Damp also has the potential to causing damage to the fabric of the building.

Within this leaflet you will find advice and information to enable you to identify damp and mould within your property, as well as ways in which you can reduce it.

CONDENSATION

WHAT IS CONDENSATION?

A level of invisible moisture is always present within our environment. However when the air is cold, it is unable to hold all of the moisture produced by every day activities. When this occurs droplets of water can be formed, for example around your bedroom window in the morning, on the mirror in your bathroom after showering, on cold surfaces, such as tiles and in areas of poor ventilation, such as behind sofas and wardrobes.

WHY IS IT A PROBLEM?

When left untreated, condensation can result in mould growth on walls, ceilings, furniture and furnishings, as well as clothing and food products stored within cupboards and drawers. It can also over a period of time cause woodwork to rot and plasterwork to deteriorate.

Some people may be sensitive to mould spores and in large quantities they can cause respiratory conditions. Mould growth should be removed and steps taken to prevent it from growing back. Good ventilation is essential.

HOW TO REDUCE CONDENSATION WITHIN YOUR HOME

Cooking

- close the kitchen door
- open a window or put the extractor fan on
- cover pans with lids
- don't leave pans or the kettle boiling longer than needed

Having a shower or bath

- close the bathroom door
- open a window or put the extractor fan on
- leave the window open or fan on until all of the moisture has gone from the windows and walls
- when having a bath, put some cold water in the bath first, then add hot water, this will reduce the amount of steam produced

Drying clothes

- dry clothes outdoors, if possible
- if you have to dry clothes indoors, put them in the bathroom with the door shut and open a window or put the extractor fan on
- refrain from placing clothes on radiators
- if you use a vented tumble dryer, make sure the vent is properly connected and leads to an outside space

HEATING

- keep low background heating on all day if possible, warm air can hold more moisture so you are less likely to have condensation
- do not put the heating on for short periods of time, this increases levels of condensation, as the air heats and cools quickly
- do not use liquid, propane gas or paraffin heaters, as they produce a lot of water vapour

VENTILATION

- leave doors open when you are not cooking, having a shower or bath, or drying clothes
- keep furniture away from walls, particularly external walls, leave a gap to allow air to circulate
- do not overfill cupboards and wardrobes
- do not block or cover airbricks or vents
- do not completely block chimneys, leave a hole and fit an air vent
- keep a window slightly open, if possible, and safe to do so, this will help moisture escape

INSULATION AND DRAUGHT PROOFING

- consider cavity wall/external insulation
- insulate your loft and draught proof the loft hatch
- consider secondary glazing or double glazing

Did you know?

It may appear to be uneconomic to open your windows during times in which you have your heating on. However by doing so enables the moisture filled air to leave the property whilst allowing dry air to enter, which is easier and cheaper to heat.