

Building Safety Manager

Keeping You Safe

Resident's guide to
damp and condensation

If you have any concerns relating to building safety, please either:

- Contact your Scheme Manager
- Contact your Operations Manager
- Raise any concerns at the resident engagement sessions with the Building Safety Manager. These are expected to occur every 6 months



Introduction

Housing 21 is committed to ensuring our properties are safe and secure.



We have a dedicated team of Building Safety Managers who provide a comprehensive annual risk assessment of our properties, known as a Housing Health and Safety Rating System (HHSRS).

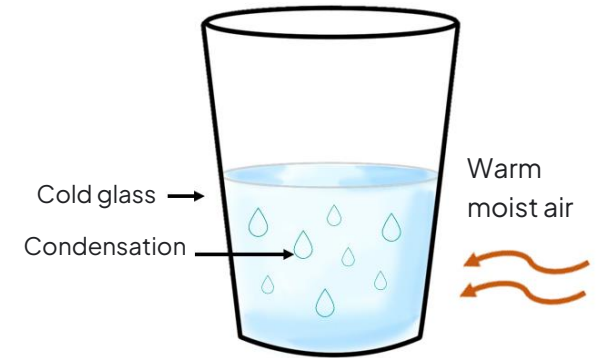
Condensation is a common issue found in buildings. However, if left untreated it can cause mould to form on walls and furniture and can aggravate health problems.

Residents can play a key part in helping to reduce condensation in their homes. This guide explains more about:

- Common causes of condensation
- What residents can do to reduce condensation at home
- Differences between damp and condensation

What is condensation?

As the name suggests, condensation is water which has “condensed” from warm, moist air on contact with a cold surface. Air holds water in the form of water vapour (moisture).



While it is not always visible, there is always some moisture in the air. It is noticeable when the mirror mists over after a shower, or when you see your breath on a cold day.








When lots of condensation occurs in a building, mould may appear on cold external walls, around windows and in places where the air does not circulate well. It can be fairly common for it to appear in bathrooms and kitchens as the moisture levels will be high.

Excessive moisture can damage clothes, furnishings and decoration.

It will often leave a musty smell. Severe condensation may exacerbate health problems like asthmas, bronchitis, arthritis and rheumatism.

Where does the water come from?

A lot of everyday actions can produce water vapour. The amounts below illustrate the typical volumes of water produced by carrying out these tasks:

Cooking	3L	
Breathing/perspiring	3L	
Showering / bathing	1.5L	
Clothes drying	1.5L	
Clothes washing	0.5L	

Given the amounts of vapour produced, it is important to know how to manage condensation in your home.

Three ways to tackle condensation

1) Stop moisture build up

- Wipe down surfaces where moisture settles
- Cover boiling pans
- Do not hang washing over radiators
- Close bathroom and kitchen doors to prevent steam



2) How to ventilate the home

- When cooking or washing, open windows or extractors
- When drying clothes inside is necessary, do so in small rooms with the windows open
- Open windows for a while during the day or use the trickle/night vents
- Allow air to circulate around furniture and cupboards. You can do this by making sure cupboards and wardrobes are not overfilled and there is space between the furniture and wall



3) How to heat the home

- Maintain a low heat when the weather is cold or wet as this is more effective than short bursts of high heat
- Set your heating to provide warmth in all rooms, including those which are unused
- Use thermostatically controlled radiator valves (where available) to control room temperatures
- Avoid using paraffin or flueless bottled gas heaters
- Use a dehumidifier (if required)





First steps against mould

Mould is a living organism which needs killing to remove .

To do this:

- Wipe down affected areas with a fungicidal wash. Ensure that the cleaning product you use carries a Health and Safety Executive approved number and always follow the manufacturer's instructions for use and storage
- Do not use bleach or washing up liquid
- Dry clean mildewed clothes and shampoo carpets
- Do not brush or vacuum mould as this releases spores into the air, increasing the risk of respiratory problems

The difference between damp and condensation

Not all damp is caused by condensation. Damp can also occur when a fault in a building's structure lets in water from the ground or outside.

There are two types of damp to be particularly cautious of: penetrating and rising.

Penetrating damp occurs when water is coming in through the walls, roof or cracks. For example, it may travel under a loose roof tile, leaking pipe or waste overflow.

Rising is relatively rare. The usual evidence of rising damp is a 'tide mark' on the walls that shows how the water has risen up through the walls. If there are signs of rising damp it can mean that there is a problem with the damp proof course.

If you suspect penetrating or rising damp in your property, inform your Scheme Manager immediately.



Penetrating damp



Rising damp