

DAMP AND MOULD INFORMATION GUIDE



Blackpool Coastal
Housing



This booklet has been developed to provide our customers with information and advice about how to recognise and prevent condensation and mould growth.

▶ WHAT IS CONDENSATION?

Condensation is very common and affects almost all homes. It is caused by the day to day activities we all do such as cooking, bathing, drying clothes and breathing. Condensation is by far the most common cause of dampness experienced by tenants resulting in a large number of reports received by BCH.

Condensation is caused by moisture in the air coming in contact with cold surfaces such as windows and walls. It can also build up in places where there is less air movement such as inside or behind wardrobes and cupboards.

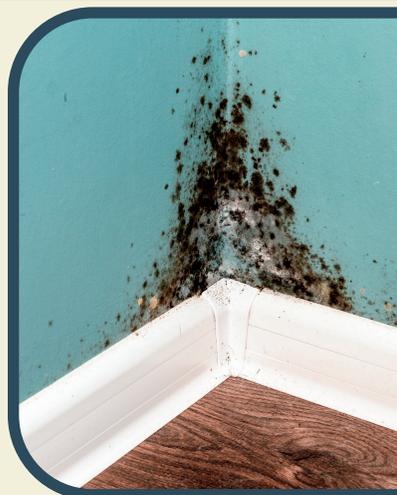
Condensation can cause dampness and mould within your home which can create a distinctive musty smell.

Usually the first indication of a condensation problem is water vapour condensing on windows and other cold surfaces. The second indication is black mould patches growing on surfaces.

▶ HOW DOES IT CAUSE BLACK MOULD?

Black mould is caused by a build-up of condensation. Left untreated this can spread from walls on to furniture, curtains and clothing. Black mould produces spores which can be harmful.

Colder months are often when you see a build-up of black mould and condensation in your home, whether it's rainy or dry outside.



Our everyday activities such as cooking, cleaning and bathing all add moisture to the air inside our homes.

Everything we do adds moisture to the air - even breathing!

See the table below how much extra moisture gets released into your home in a typical day

2 PEOPLE ACTIVE FOR ONE DAY



3 pints

COOKING AND BOILING A KETTLE



6 pints

HAVING A BATH OR SHOWER



2 pints

WASHING CLOTHES



1 pint

DRYING CLOTHES



9 pints

USING A PARAFFIN/ GAS HEATER



8 pints

Total amount of moisture produced in your home in one day



29 PINTS!

WHAT CAN I DO TO REDUCE CONDENSATION?

Produce less moisture:

- Use saucepan lids when cooking. Not only does this reduce the amount of water needed, it will cook food more quickly. Without a lid all the steam you see is warm moist vapour which will cause condensation on cold surfaces.



- Dry washing outside where possible. If you have to dry inside, don't dry clothes or bedding on radiators. Dry on a clothes rack or maiden in front of a radiator, with the window open.

- If you have a tumble drier then make sure it is vented outside.

- When taking a bath run the cold water first and top up with hot water. This reduces steam by up to 90%

- Never use mobile bottled gas heaters in your home; these produce a lot of moisture. Gas bottles are also not permitted in homes for safety reasons.

- Cover fish tanks to stop water vapour being released into the air (if possible).

- Wipe windows daily with cloth or sponge. Mop up excess water with paper towels and dispose of the towels when finished.

Ventilate your home:

- Open windows in the morning for at least 15 minutes on opposite sides of your home to release moisture.

- If you're at home during the day, try to keep a window open.

- Keep trickle vents open all year round and don't block air vents.

- Keep kitchen and bathroom doors closed when cooking and washing to prevent steam from escaping into colder rooms.

- Use extractor fans if you have them (these cost approx. £5 per year to run) for up to 20 minutes after using the bathroom and kitchen.

- Keep your home as clutter free as possible as this reduces the movement of air.



Keep your home warm

- Warm homes suffer less from condensation. If possible keep your heating on a low setting all day; for example set your thermostat to 15°C. This is more effective than short bursts of high heat.

Unheated rooms attract condensation.

- Don't turn thermostatic radiator valves off; always keep them on a minimum of frost setting.



If you don't know how to set your wall & radiator thermostats, then please contact our Repairs Team.



01253 477900 – Option 2



repairs@bch.co.uk

We understand that with the rising cost of living that some people may struggle to pay for adequate heating. If you would like support with this then please contact us and we can arrange for a Financial Support Officer to contact you make sure we're maximising your income and looking at any other financial support available.



01253 477900 – Option 1



rents@bch.co.uk

TIPS TO CIRCULATE THE AIR

- Open doors to ventilate cupboards and wardrobes.
- Leave space between the backs of wardrobes and the wall. Where possible, position wardrobes and furniture against internal walls i.e. walls which have a room on both sides rather than external walls.
- Avoid overfilling wardrobes and cupboards as it restricts air circulation.

- To reduce the risk of mould and mildew on clothes and other items stored, allow air to circulate round them by removing the wardrobe backs (if possible) or putting breather holes in them.
- Wipe windows daily with cloth or sponge and mop up excess water on window sills.

WHAT TO DO IF YOUR HOME HAS MOULD

If you notice black mould spots starting to appear, do not leave it.

To remove the mould, buy a domestic mould and mildew remover from your local supermarket and clean the affected areas by carefully following the manufacturer's instructions.

HANDY TIPS



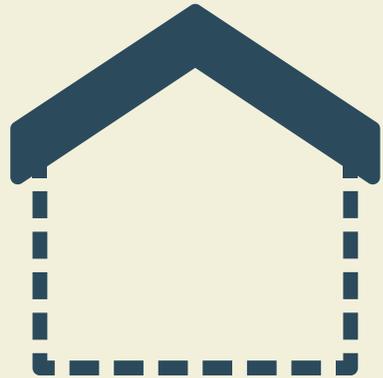
- ➔ Shampoo carpets.
- ➔ Avoid disturbing the mould by brushing or vacuum cleaning.
- ➔ Following treatment, redecorate using a good quality fungicidal paint to prevent mould. If wall papering, use paste containing a fungicide.
- ➔ Using a dehumidifier will help control the airborne moisture and help reduce the problem, however, dehumidifiers will not solve the cause(s) of the condensation problem.

If you follow the advice in this booklet it will significantly reduce the causes and effects of condensation and mould in your home.

The only lasting way of avoiding severe mould is to eliminate the cause of the dampness – condensation.

▶ CONTACT US

In some circumstances, a particular patch of condensation can be due to a structural reason and BCH would need to rectify this. There are also other types of damp that is not caused by condensation and this would require action by BCH.



If you are unsure whether your home is experiencing damp because of condensation or if your home has extreme black mould then please contact our Repairs Team so an inspection can be arranged for us to identify the cause and take the necessary action.

 **01253 477900 – Option 2**

 **repairs@bch.co.uk**





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Housing

**A full copy of our Damp Policy
can be found on the BCH website or upon
request using the contact details below.**

**A copy of this document can be provided
in an accessible format upon request.**

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