



DAMP, MOULD AND CONDENSATION

RESIDENT'S INFORMATION LEAFLET

This leaflet has been designed to give residents a brief guide on damp, mould and condensation within your home. It aims to provide information on:


- What damp, mould and condensation are;
- How they can occur within your home;
- What we will do about a report of damp or mould within your home;
- Tips to help minimise the risks

DAMP, MOULD AND CONDENSATION: WHAT ARE THEY?

The three of these are closely related.
Below are some brief definitions:

- **Dampness** results from moisture being present in fabrics such as walls, windows, flooring, ceilings and roofs. If dampness is not eradicated and is allowed to build up, it can allow harmful bacteria to thrive in such conditions and become mould. Dampness may either rise up from the ground through floors, or penetrate through walls and ceilings depending on the source of the water.
- **Mould** is a result of chronic condensation and occurs when naturally-occurring spores in the air find water (from condensation) and organic material (such as grease) to support them. For the young, elderly, asthmatic and immune-compromised, mould growth can pose serious health risks. High humidity levels in homes may also support dust mites, whose droppings alongside mould spores can cause allergic reactions and respiratory issues.
- **Condensation** occurs when moist air comes into contact with cool surfaces and creates water droplets. On windows, the glass mists up and drops of water run down the window. On walls, moisture is soaked up and, if left untreated, can become damp. Poorly ventilated areas of rooms are also particularly susceptible, such as furniture placed against external walls.





Moisture is always present in the air, but the temperature affects how much it holds.

The warmer it is, the more moisture there will be. The colder it is, the less moisture.

Everyday household activities such as cooking, washing and drying clothes can increase the humidity level within your home, and when this hits colder surfaces such as walls and windows it can turn into water droplets that mould can thrive in.

These are all perfectly normal activities and are not discouraged, however they can heighten the chances of condensation building within your home.



MINIMISING THE RISKS

Damp, mould and condensation in homes is a serious matter and – on occasion – may need specialist treatment, but there are also some simple and easy ways residents can keep excess moisture build-up to a minimum:

- Opening windows and trickle vents and using an extractor fan (if you have one) during activities which produce excess moisture in the home. Ensure doors are kept shut during activities such as cooking and bathing.
- Avoid placing heavy furniture close up against walls – leaving a gap will allow air to circulate better and prevent moisture from settling on walls;
- Regularly wiping down mirrors, tiles and shower doors. Wiping window-sills in the morning and around the shower after use can further reduce excess moisture;
- Keeping lids over pots while cooking will not only help this issue but reduce the amount of energy required to cook meals;
- In the warmer months, drying clothes outdoors can be a good idea. In the colder months, we still recommend using a drying rack near an open window instead of placing clothes directly on radiators.

HEATING YOUR HOME

We recognise that energy and heating costs have risen considerably in recent years, however where possible we do encourage residents to maintain a reasonable level of heat in their homes. We recommend maintaining rooms at a minimum of 16°C when in use, as colder rooms can be more susceptible to mould growth if moisture enters.

Maintaining a low warmth throughout the day is optimal compared to having the heating on high when at home, and switched off when out.

Contact Home Energy Scotland for free support on energy bills and making your home warmer on **0808 808 2282** or visit their website.



WHAT WE WILL DO IF YOU REPORT AN ISSUE

- A member of our team will visit your home and assess the issue. If damp, mould or condensation is confirmed, the severity will determine the timescale for rectification work to begin.
- Sometimes issues are treatable by simply wiping down the area. Residents may be advised to do this themselves, however we will still carry out a follow-up visit to confirm that the issue is no longer occurring.
- Please refer to our Repairs and Maintenance Policy at <https://yorkhillha.org/policies/property-services/> for more details.
- In extreme cases, a specialist may be required. We will arrange this, and will receive a report and action plan from the specialist in order to manage and fix the issue.
- This leaflet has already shown that everyday activities can contribute to damp and mould. If you report an issue like this in your home, you will NOT be treated in a judgemental or critical manner and our staff will work with you to resolve the case.



We take reports of damp and mould in homes very seriously. If you think your home is affected by it, please do not hesitate to call us on 0141 285 7910, or by emailing administration@yorkhillha.org