

*Damp, Condensation and Mould
Workshop and Memory Pack*

Damp – Perfect Storm Background

- *1) What we've done to properties over a period – Sealing people in boxes – raising of humidity, airborne allergens and colonisation of dustmites*
- *2) Changes in legislation – Homes (Fitness for Human Habitation) Act 2018 and The Social Housing (Regulation) Bill – Awaab's Law*
- *3) Legal fraternity moving into the sector – Civil law reform, Increase in disrepair claims*
- *4) Housing Ombudsman Report – Spotlight on Damp and Mould –It's not lifestyle*
- *5) Increase in Energy prices – Fuel poverty, inflation etc*
- *6) Awaab Ishak's death – Rochdale Boroughwide Housing – Coroner' report and Gov't reaction*

Workshop 1

Identify the various forms of damp likely to affect dwellings ?

- *Leaks – 15– 17%*
- *Penetrating Damp*
- *Rising Damp – 3-5%*
- *Condensation – 80 %*

Workshop 2

Implications of a failure to manage damp effectively by Social Housing Providers – Landlords

- *Failure to satisfy aspirations of all parties - tenant, landlords / organisation*
- *Failure to maximise resources –repeat visits*
- *Deterioration of the fabric*
- *Potential ill health to tenants etc*
- *Legal action and time and resources, costs associated with same*
- *Loss of rent*
- *Compensation*
- *Bad publicity*

Dampness

- *A large majority of the population of the UK have been adversely affected by damp in its various forms and its occurrence with subsequent mould growth has been the largest single complaint received by Local Authorities and the like during the past 20 years or so.*
- *Dampness in buildings is a serious problem - causing superficial and structural damage.....our greatest problem?*
- *Conditions in a damp property are often unpleasant, uncomfortable, unhealthy conditions, threaten people's well-being, cause considerable anxiety and threaten people's life chances*

Workshop 3

How could one's health be adversely affected by damp and what could it cause in terms of symptoms ?

- *Rhinitis*
- *Bronchitis*
- *Coughs*
- *Colds*
- *Wheeze*
- *Asthma*
- *Anxiety*
- *Depression*
- *Threaten people's social well-being and life chances*

Workshop 4

Who do you think are the people most likely affected by damp in a property ?

- Young, elderly
- Those on immuno-suppressant drugs or with underlying health conditions
- Poor – Fuel poverty,,,,,.....Heat or Eat ?
- Overcrowded / Those who live on their own ?
- Private renters ?
- The Vulnerable
- Those affected by changes to property – insulation etc
- Those affected by failings in the legal system – Env Health
- Lack of education with respect to managing properties and empathy of landlords

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Energy efficient homes linked to asthma



The drive for energy efficient homes could increase asthma risks, according to new research.

Led by a team at the [University of Exeter Medical School](#), the research has found that a failure by residents to heat and ventilate retrofitted properties could lead to more people developing the respiratory condition.

Working with leading UK social housing provider, [Coastline Housing](#), the research team assessed data from the residents of 700 properties in Cornwall. They found that people living in more energy efficient homes had a greater risk of asthma, and that the presence of mould doubled this risk.

This study, published in the journal [Environment International](#), builds on previous work showing that dampness and mould can increase the risk of allergic diseases. It is the first time scientists have been able to combine detailed asset management data with information about occupant behaviour and health, to assess the factors likely to contribute to asthma.

The United Kingdom has one of the highest occurrences of asthma in the world, with the disease presenting substantial economic and societal pressures. With the government releasing £30 million of funding this week for energy efficiency improvements, this study highlights the need for changes in the behaviour of residents benefitting from this type of scheme.

Researcher Richard Sharpe has been involved in the study, and said: "We've found that adults living in energy efficient social housing may have an increased risk of asthma. Modern efficiency measures are vital to help curb energy use, and typically prevent heat loss through improved insulation and crack sealing. Yet some people, particularly those living in fuel poverty, are unlikely to heat a building enough – or ventilate it sufficiently – to prevent the presence of damp and mould, factors that we know can contribute to asthma."



Researcher Richard Sharpe examines house for signs of mould



Moisture in buildings:
an integrated approach to
risk assessment and guidance

Buildings and Their Sickness

bsi.

BSI, 2017

- *'The reality is that moisture risk cannot be eliminated in buildings; it increases as we place greater demands of energy efficiency and comfort, as well as increased burdens of moisture generation, upon buildings'*

British Standards Institution



- *'Potential health impacts [from exposure to the above substances] include asthma, chronic obstructive pulmonary disease (COPD), respiratory irritation, effects on the heart, and cancer, as well as non-specific symptoms such as headache, tiredness, and loss of concentration (sometimes referred to as 'sick building syndrome')*

Royal College of Physicians

Property Management Statutory and Other Requirements

- *Legislation*
- *Tenancy Agreement*
- *Common Law - Torts*



Property Management

Statutory and Other Requirements

- *Law of Property Act 1925, 1949*
- *Landlord and Tenants Acts - 1985 – 11,12 - Tenancy Agreements - age, character*
- *Homes (Fitness for Human Habitation) Act 2018*
- *The Social Housing (Regulations) Act 2023*
- *Occupiers Liability Acts 1957,84*
- *Right to Repair Regulations 1994*
- *Housing Acts 1961,74,85,88; Local Gov't and Hsg Act 89 offences - 'Unfitness', free from serious disrepair, free from dampness prejudicial to health*
- *The Environmental Protection Act 1990 – Sections 80 – Statutory nuisance*
- *Defective Premises Act 1972 ; HHSRS – HHSRS Housing Act 2004*
- *Decent Homes Standard 2006*
- *Homes Standard – Regulator of Social Housing 2015*
- *Health and Safety Legislation eg H+S at Work Act etc*
- *Building Regulations, Gas. Electric Regs, Codes of Practice etc etc*

Homes (Fitness for Human Habitation) Act 2018



20 Dec 2018



Social Housing (Regulations) Bill 2023

A new Charter for social housing residents

Our new Charter sets out what every social housing resident should be able to expect:

1. **To be safe in your home.** We will work with industry and landlords to ensure every home is safe and secure. 
2. **To know how your landlord is performing,** including on repairs, complaints and safety, and how it spends its money, so you can hold it to account.
3. **To have your complaints dealt with promptly and fairly,** with access to a strong ombudsman who will give you swift and fair redress when needed.
4. **To be treated with respect,** backed by a strong consumer regulator and improved consumer standards for tenants.
5. **To have your voice heard by your landlord,** for example through regular meetings, scrutiny panels or being on its Board. The government will provide help, if you want it, to give you the tools to ensure your landlord listens.
6. **To have a good quality home and neighbourhood to live in,** with your landlord keeping your home in good repair. 
7. **To be supported to take your first step to ownership,** so it is a ladder to other opportunities, should your circumstances allow.

**The Housing
Ombudsman's
Complaint Handling Code**

Published July 2020

**Spotlight on:
Damp and mould**

It's not lifestyle

October 2021

Housing Ombudsman Report – Autumn 2021

‘Spotlight on Damp and Mould - It’s not lifestyle’

- *The report identifies best practice and makes 26 recommendations for landlords to implement :-*
- *Landlords should consider whether they have an existing robust framework, if they have one at all, and a policy to address damp and mould including proactive interventions, effective approach to diagnosis, communications and aftercare*

Housing Ombudsman Report – Autumn 2021

‘Spotlight on Damp and Mould - It’s not lifestyle’

- *The report identifies best practice and makes 26 recommendations for landlords to implement :-*
- *Landlords should ensure that their staff, whether in-house or contractors, have the ability, resources etc to identify and report early signs of damp and mould and identify complex issues at an early stage*
- *Landlords should take steps to identify and resolve any skills gaps they may have, ensuring their staff and contractors have appropriate expertise to properly diagnose and respond to reports of damp and mould*

Housing Ombudsman Report – Autumn 2021

‘Spotlight on Damp and Mould - It’s not lifestyle’

- *The report identifies best practice and makes 26 recommendations for landlords to implement :-*
- *Landlords must ensure there is effective internal communication between their teams and departments, and ensure that one individual or team has overall responsibility for ensuring complaints or reports are resolved, including follow up or aftercare*

Housing Ombudsman Report – Autumn 2021

‘Spotlight on Damp and Mould - It’s not lifestyle’

- *The report identifies best practice and makes 26 recommendations for landlords to implement :-*
- *Landlords should ensure they treat residents reporting damp and mould with respect and empathy as the distress and inconvenience experienced by residents in this area is some of the most profound they have seen*

Housing Ombudsman Report – Autumn 2021

‘Spotlight on Damp and Mould - It’s not lifestyle’

- *The report identifies best practice and makes 26 recommendations for landlords to implement :-*
- *The word ‘lifestyle’ when it may be a consequence of limited choices and conditions placed on them by the changes made to their homes should be banished from the vernacular. It is a word used so often it can be said to be systemic*





Dry < 30%

Comfort 30 - 60%

Wet 61 - 100%

Relative Humidity

- 1) Minimum comfort level for Humans – 45% RH
- 2) Minimum survival level for dustmites – 45-50%
- 3) Maximum optimal comfort level for humans – 65%
- 4) Risk of mould growth greatly increased - + 70%
- 5) Mould with be seen growing on leather – 80-84% RH
- 5) RH visible to surfaces and touch - + 85% RH

Identification of Damp Form

Identify the various forms of damp likely to affect dwellings ?

- *Leaks*
- *Penetrating Damp*
- *Rising Damp*
- *Condensation*

How to identify Penetrating Damp / Leaks

Typically the signs of penetrating damp are very similar to other types of damp which can make diagnosing damp problematic if you are not sure what to look out for. Regardless of size or scale, you should be able to spot the signs of penetrating damp from the following symptoms:

Defined edges, tidemark, discolouration

- **Staining** - staining on external walls.
- **Damaged Decoration** - deterioration and staining on internal walls.
- **Damaged Plaster** - wet and crumbly plaster, blistering, salting and disintegration.
- **Rotting Skirting Boards or Floor Timbers** – wet rot decay can develop as a result of moisture saturating timber.
- **Localised dampness** – Random damp patches at a high and low level that grow in size when coming into contact with moisture.
- **Mould Growth** – visible mould growth and musty smell.
- **Drips and puddles.** Pooled water.
- **Brick Damage** - damage to the brickwork on external walls resulting in spalling and cracks in the structure of the wall can allow moisture to enter the property.















Do I have rising damp?

If any of the following sounds familiar, you may need rising damp treatment:

- Damp patches that start at the base of a wall and gradually move upwards, in a vertical fashion
- Skirting boards or plaster that is damp or rotting
- Floor coverings, such as tiles, vinyl or carpet, that are wet and lifting
- Peeling paint or wallpaper
- Yellow or brown tide marks or staining on a wall





Do I have condensation problems?

If you have any of the below it might be worth looking at condensation damp treatment.

- Streaming windows
- Damp patches on walls, especially behind furniture and in corners
- Wallpaper that is starting to peel off
- Black dots on window frames
- Mould growth (black mould) starting to appear
- Soft furnishings and fabrics become prone to mould and mildew









Damp Forms Related to Picture Type

1 → **Helping to Identify the Cause**



Click on the image that best represents the dampness you can see in your home



A Picture 1



B Picture 2



C Picture 3



D Picture 4



E Picture 5



F Picture 6



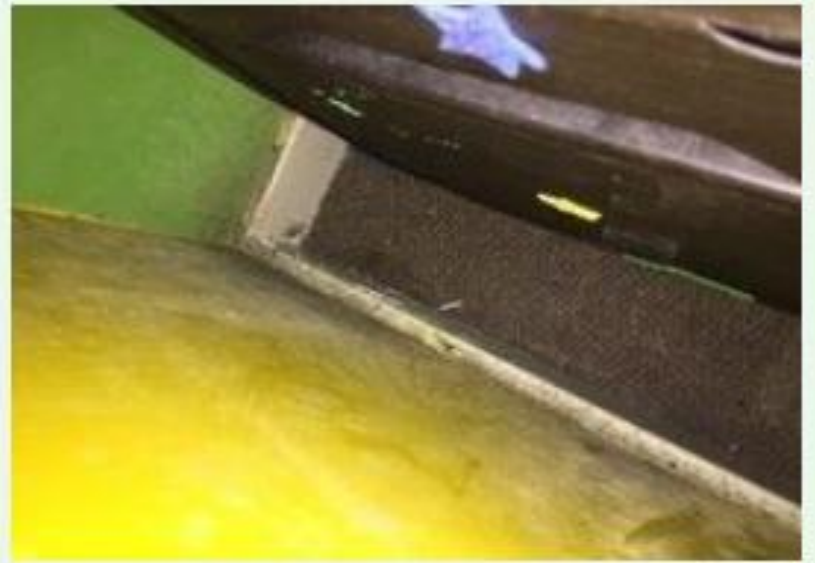
G Picture 7



H Picture 8



I Picture 9



J Picture 10



K Picture 11



L Picture 12



M Picture 13



N Picture 14



O Picture 15

Penetrating Damp & Plumbing Leaks



Penetrating dampness is not common in our properties and accounts for only 15% of visits by our technical staff.

Penetrating dampness is caused by water leaking in from outside through walls and ceilings e.g. roof leaks, moisture penetrating through a wall from outside, overflowing gutters. Dampness can also be caused by plumbing leaks e.g. leaking joints on water and heating pipes.

Typical symptoms include:

- Damp patches on walls and ceilings, outlined by a distinct tide mark, usually following periods of rain.
- Drips around plumbing joints and pools of water on the floor underneath pipe joints and waste water pipes.
- Plaster can sometimes 'bubble' and come away from the wall or ceiling
- Salts/ powder can sometimes be seen on the surface of the wall
- Mould is occasionally seen

If you recognise these symptoms and believe your property is suffering from penetrating dampness or a plumbing leak, ring our Repairs Team on **01892 501480** (select option 3). If you have a problem with your hot water or heating system, contact Swale Heating on **0800 011 3139**.

Slides 1,5,6,8,

End

press Enter ↵

Rising Damp



Rising damp is rarely seen in Town & Country properties and accounts for only 3% of the damp & mould visits by our technical staff.

Rising dampness is caused by water moving up through the wall from the ground.

- Only older properties are likely to be affected (particularly those built before 1875)
- It only affects ground floors or basements
- Generally, the dampness only rises to a max 1 metre in height on the wall
- The plaster will often bubble and come away from the wall
- Salts/ powder will often be seen on the surface of the wall
- You will usually see a distinct tide mark on the wall
- Mould is unlikely to be seen due to the high level of salts on the surface of the wall
- The skirting boards are likely to be damp or decaying.

Most of our houses incorporate built-in barriers to prevent this form of dampness.

If you recognise these symptoms and believe your property is suffering from rising damp, call our repairs team on 01892 501480 and select option 3.

Slide 15

Condensation



This is by far the most common form of dampness in our properties. Following inspection, 82% of damp reports turn out to be caused by condensation.

Please note that **condensation is a tenant's responsibility to manage and control**, as it is caused by the moisture created by your household, i.e. the steam and moisture from your everyday activities such as baths, showers, drying washing indoors, even breathing.

Typical symptoms are:

- Black mould patches or green mildew. These can appear around external doors and windows, on walls, ceilings, furniture and furnishings or items stored in cupboards/ wardrobes/ drawers or storage boxes (such as clothes, shoes, handbags, toys, prams etc.)
- Wallpaper coming loose from the wall
- A general musty smell
- Condensation on windows or pools of water on window sills
- Condensation and mould inside your photo or picture frames
- There is no distinct tide or water stain mark around the edge of the area of mould

Get more detailed advice on dealing with condensation at www.tchg.org.uk/damp-and-mould

End

press Enter ↵

Slides

2,3,4,7,9,10,11,12,13,14

Workshop 6

How might one differentiate between Condensation being the form of damp as opposed to others such as leaks, penetrating or rising ?








- *Tends to have a 'season' – September to March/ April;*
- *Can have a 'misty' surface;*
- *Stains or streaks of water running down – particularly in bathrooms and kitchens;*
- *Damp patches with no definitive edge;*
- *Mould growth – black pin mould;*
- *Found generally behind wardrobes, external walls where air circulation is restricted and on 'colder surfaces'*
- *No sign of efflorescence, hygroscopic salts*
- *Penetration, leaks will have pattern of occurrence – rain, use of appliance eg whbasin intermittent as opposed to service pipe - continuous etc*

Workshop 7

Identify the factors needing to be considered when addressing the likelihood of condensation occurring in a property ?

- *The Residents – number, patterns of work, culture, lifestyle occupation, fuel poverty etc*
- *The Building*
- *Heating*
- *Insulation*
- *Ventilation*
- *Weather*
- *Orientation*
- *Moisture Movement and Absorption*

Moisture produced in your home

| | | |
|--------------------------------------|--|---------------------------|
| Two people at home for 16 hours |  | 3 pints |
| A bath or shower |  | 2 pints |
| Drying clothes indoors |  | 9 pints |
| Cooking and using a kettle |  | 6 pints |
| Washing dishes |  | 2 pints |
| Using a bottled gas heater (8 hours) |  | 4 pints |
| Total moisture |  | 26 pints (14.8lrs) |

Reduce the potential for condensation by producing less moisture

Hang your washing outside to dry if possible, or hang it in the bathroom with the door closed and a window slightly open or extractor fan on if one is fitted. Do not be tempted to put it on radiator or in front of a radiant fire.



- If you use a tumble dryer, make sure it is vented to the outside or that it is of the new condensing type.
- Always cook with pan lids on, and turn the heat down once the water has boiled. Only use the minimum amount of water for cooking vegetables.



- When filling your bath, run the cold water first then add the hot - it will reduce the steam by 90%, which leads to condensation.



- Try to avoid use of bottled gas heaters: they produce about 8 pints of moisture from an average-sized gas cylinder. (Your tenancy Agreement may not allow you to use this type of heater)
- Do not use your gas cooker to heat your kitchen as it produces moisture when burning gas. (You might notice your windows misting over).



Workshop 9

Identify the forms of ventilation that can help prevent the likelihood of condensation forming in a dwelling ?

- *General Vents – Air Bricks/ Grilles/ Spinners*
- *Opening Window – Secure Locks*
- *Trickle Vents*
- *Extractor Fans – Pull Cord/ Timed*
- *Humidistat Fans*
- *Heat Recovery Extractor Fans*
- *Continuous Running – Background Fans*
- *Whole House Ventilation – Ducting, Sensor and Fans*
- *Positive Input Ventilation Units – PVI's – Envirovent, Flatmasters*

Workshop 10

What factors might one consider when looking at heating as the cause of condensation occurring in a property ?

- *Form of Heating - combi, storage heater, communal*
- *Appropriate siting and sizing of radiators and the like*
- *Pattern of heating*
- *Fuel poverty*
- *Effective working of radiators, type of valves and controls*
- *Sensor type and positioning*

Workshop 11

Identify the remedial measures that could be used by a tenant to get rid of mould in a property be it on a property's surfaces or tenant's belongings ?

- Shampoo carpets - do not vacuum same
- Dry clean clothes
- Use an anti-fungicidal wash on the walls – which contains bleach and biocides – from a DIY shop
- Use an anti-fungicidal paint if painting
- Use anti-fungicidal paste if wallpapering

- Also advise of the need to follow health and safety instructions associated with the product and consider changes to everyday moisture production activities, ventilation, heating etc as the potential cause

Workshop 11 - Cont'd

Identify the remedial measures that could be used by a tenant to get rid of mould in a property be it on a property's surfaces or tenant's belongings ?

How can I remove mould?

Vinegar

Vinegar is a mild acid which can kill 82% of mould species - it is natural, non-toxic and doesn't give off dangerous fumes like bleach does.

Put white vinegar in a sprayer or bowl, wipe or spray on mould leave for an hour and then wipe down. This may need to be repeated regularly to reduce reappearance.

Baking Soda

Unlike other mould killers which contain harsh chemicals, baking soda is mild (pH of 8.1) and harmless to your family and any pets.

Add one quarter of a tablespoon of baking soda to a spray bottle of water. Wipe down the mouldy area with the baking soda and water solution. Scrub away the mould. This may need to be repeated. You can combine the vinegar and baking soda as an alternative.

Tea tree oil is also a natural effective mould killing oil

Note... always check care labels eg delicates and manufacturer's instructions in advance of any remedial measure and wear protective gloves or other appropriate protective measures as recommended.

Workshop 11 - Cont'd

Identify the remedial measures that could be used by a tenant to get rid of mould in a property be it on a property's surfaces or tenant's belongings ?

- *White distilled vinegar is an excellent mould-killer, diluted vinegar can be worked directly into the stain – or pre-soak the clothing in a bucket of water mixed with one cup of white vinegar.*
- *Baking soda*
- *White vinegar + Baking soda*
- *Tea tree oil*

- *Note the above are recommendations only as referred to by various web pages and publications. The producer of this memory pack and remedial measures as given are for referral only and the person offering such advice to others should satisfy themselves in advance that the measures are appropriate. The author here accepts no responsibility or liability, damage or failure in respect of use of same*

4 Highly Recommended Methods to Get Mould Out of Clothes



#1 Vinegar



Due to its acetic acid content, **distilled white vinegar is a very handy ingredient to have in your house**. It can be used to disinfect and kill bacteria including mould spores found on your clothes. As a first attempt, simply add two cups of the ingredient to a full load of laundry after the washing machine has filled up with water. If the fabric permits, use hot water to wash the mouldy article of clothing. This should take care of mild cases of mould on clothes, however, if the stains do not come out, try pre-soaking the affected area with full-strength white vinegar for at least 20 minutes before washing it in the machine as mentioned above.

#2 Vinegar + Baking Soda



Double up on cleansing power with the added benefit of deodorising your clothes by combining vinegar and baking soda. The latter helps brighten up your laundry and neutralises mould/mildew odours while, together, the two ingredients form a stronger, yet safe, stain remover.

Follow the steps below to get mould out of clothes with vinegar and baking soda:

- **Add ½ cup baking soda**, ¼ cup water, and ¼ white vinegar to a plastic bowl and mix well with a spoon; allow the ingredients to bubble and settle down until it forms a paste.
- Apply the paste to the affected area using a sponge or your fingers (use rubber gloves when doing this).
- After the paste has dried or become crusty, brush it off using a clean, old toothbrush. If any residue remains, clean it off with a white, damp towel.
- Machine-wash the clothing item with regular laundry detergent and hot water (if suitable for the fabric).

4 Highly Recommended Methods to Get Mould Out of Clothes

#3 Borax

Like baking soda, borax can remove mould stains from clothes and get rid of odours. It is, however, a stronger cleaning agent because, when dissolved in water, it turns into hydrogen peroxide.

The potential downside is that borax can lighten some dyed fabrics and therefore, should be tested on an inconspicuous area of the clothing item before proceeding with the steps below:

- In a large enough basin or bucket that will accommodate the clothing article, fill it up halfway or more with hot water (the water should be enough to soak the entire item).
- Add in ½ cup powdered borax and stir with a wooden spoon to dissolve the product in the water.
- Submerge the mouldy clothing item in the solution and allow it to soak for a good 20 minutes.
- Finish off by washing the soaked article of clothing in your washing machine with regular laundry detergent and hot water.

If there are persistent stains or a lingering fungus smell, repeat the steps above to fully remove mould from your clothes.

#4 Oxygen Bleach

As compared to chlorine bleach, oxygen bleach is a less harmful chemical which is often used to remove stains from fabric. The benefit of using the latter of the two is that oxygen bleach is non-damaging on most colour-fast fabrics and therefore, needn't be limited to removing mould from white clothing only. With that said, it is advisable to perform a spot test on the material as its ability to fade some dyed clothing largely depends on the type of fabric in question.

To safely kill and get mould out from clothes with oxygen bleach, follow the steps below:

- In a spray bottle, add 1 part water and 1 part bleach. Close the bottle and give it a good shake to combine the liquids.
- Spray the solution directly over the mould, as well as surrounding areas that may have spores which are not visible to the eye.
- Set the clothing article aside for 10 - 15 minutes.
- Put it in the **washing machine** and, if the mould stains are severe, add in a cup of oxygen bleach along with your regular laundry detergent; run the clothing through a hot water cycle if suitable for the fabric.

Examples of Mould Treatment Kits/ Packs



It's business as usual at Permagard. We're offering a 1-3 day delivery service and a click & collect service from our [Bristol trade counter](#).

Home > [Mould Remover Kit](#)



Mould Remover Kit



★★★★★ 2 | [Read Reviews](#)

Note: Due back in stock Monday 16th January

Get rid of mould with this handy, highly effective mould remover kit. Contains all you need to deal with mould permanently in one convenient, safe-to-use and cost-effective kit.

[Read More](#) ▾

£19.50 Ex VAT

£23.40 Inc VAT

Qty - 1 +

[Add to Basket](#)

Related Products



Perma-Vent Condensation Control Vent

£18.95 Ex VAT

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Anti Mould Paint Additive

£8.35 Ex VAT

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Damp Diagnostic Questioning Template

- What ?
- Where ?
- Which ?
- When ?
- Why ?
- How ?
- Who ?
- Quantity ?

Damp Diagnostic Questioning

- Take name, address , contact details, vulnerabilities etc....Is this a first or repeat repair request ?

● What ?

What does the damp you refer look like /

- Defined edges/ tide mark ? – penetrating rising or leaks ?
- Can you see salts ?....
- Is there any mould present.....What look does the mould have ...Is it black pin mould ?
- Does it have a pattern ? By that I mean ...does it get worse after wet weather, wet all the time eg service feed leak or periodic say after an appliance has been used eg whb, showerr ?

What is the extent of it ?

- Can you contain it if it is a leak ? How long would it take to fill a cup ? Is it near electrics ?
 - Is it likely to cause damage eg to furniture...can you move same away ?
- If condensation....is it just spotting, half square metre, up to 1.00 sq m, 1-2 sq m, over 2 sq m ? On one wall, throughout a room , entire home ?

Damp Diagnostic Questioning

- Take name, address , contact details, vulnerabilities etc

• Where ?

Where is the damp problem ?

- *Kitchen, bathroom ?*
- *On a ceiling – what's above it – a roof, upstairs room, appliance ? another flat?*
- *On a wall – internal or external wall – at low level or high ? - anything noticeable outside/ inside- if external eg gutters, downpipes, pointing, gulleys etc*
- *On mirrors, windows, tiles, on or behind furniture, clothes, in wardrobes ?*
- *On or around wc, bath, shower tray, radiator, pipework*

Damp Diagnostic Questioning

- *Take name, address , contact details, vulnerabilities etc*

● *Who ?*

Who is likely affected and how many ?

- *vulnerable, young, elderly, anyone with underlying health conditions ?*

● *How ?*

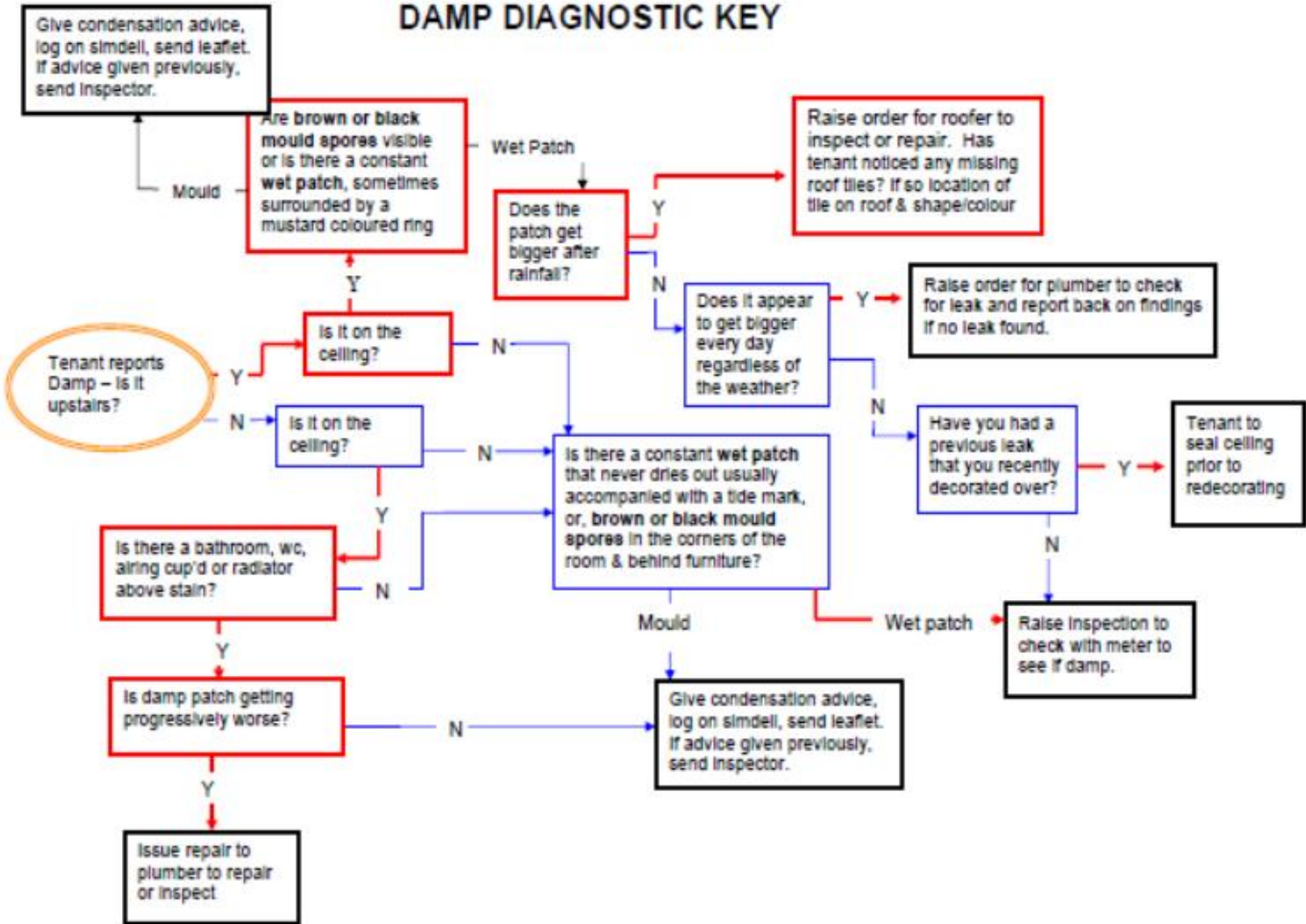
- How do you think the problem happened – leak, blockageanyone responsible ?

- How bad is it ? How do you deal with it ? Can you contain it ? How long would it take to fill a cup ? Move furniture or is it near electrics ? Turn off stopcock, drain system down, turn off boiler !

- If condensation – heating, ventilation, reduce moisture vapour activities, heating, treatment options ?

- How long has the problem been like this ?

DAMP DIAGNOSTIC KEY



Give condensation advice, log on simdell, send leaflet. If advice given previously, send Inspector.

Are brown or black mould spores visible or is there a constant wet patch, sometimes surrounded by a mustard coloured ring

Wet Patch

Raise order for roofer to inspect or repair. Has tenant noticed any missing roof tiles? If so location of tile on roof & shape/colour

Does the patch get bigger after rainfall?

Raise order for plumber to check for leak and report back on findings if no leak found.

Tenant reports Damp - Is it upstairs?

is it on the ceiling?

Does it appear to get bigger every day regardless of the weather?

Have you had a previous leak that you recently decorated over? Tenant to seal ceiling prior to redecorating

is it on the ceiling?

is there a constant wet patch that never dries out usually accompanied with a tide mark, or, brown or black mould spores in the corners of the room & behind furniture?

Is there a bathroom, wc, airing cup'd or radiator above stain?

Mould

Wet patch

Raise inspection to check with meter to see if damp.

Is damp patch getting progressively worse?

Give condensation advice, log on simdell, send leaflet. If advice given previously, send Inspector.

Issue repair to plumber to repair or inspect

Damp

