Workshop 1

Identify the various forms of damp likely to affect dwellings ?

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

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*
- *3) Legal fraternity moving into the sector – Civil law reform, Increase in disrepair claims*
- *4) Housing Ombudsman Report – Spotllight 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 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 ……*

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Dampness

- *A large majority of the population of the UK have been adversely affected by damp in it's various forms and it's 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-suppresant drugs or with underlying health conditions*
- *Poor – Fuel poverty„„„…..Heat or Eat ?*
- *Overcrowded / Those who live on their own ?*
- *Private renters ?*
- *Different cultures ?*
- *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.



Researcher Richard Sharpe examines house for signs of mould

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."



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/ Statute*
- *Tenancy Agreements*
- *Common Law - Torts*



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Property Management
Statutory and Other Requirements

- *Law of Property Act 1925, 1949*
- *Landlord and Tenants Acts 1927,54,85 – 11,12 - Tenancy Agreements - age, character*
- *Homes (Fitness for Human Habitation) Act 2018*
- *Occupiers Liability Acts 1957,84*
- *Right to Repair Regulations 1994*
- *Housing Acts 1961,74,85,88; Local Gov't and Hsg Act 89 – Section 604 and 606 offences - 'Unfitness', free from serious disrepair, free from dampness prejudicial to health*
- *Defective Premises Act 1972 ; HHSRS – Housing Act 2004*
- *The Environmental Protection Act 1990 – Sections 80/81 - abatement notice*
- *Disability Discrimination Act 1995*
- *Human Rights Act 1998*
- *Race Relations Act 1976/ Sex Discrimination Act 1975*
- *Health and Safety at Work Act 1974*

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Homes (Fitness for Human Habitation) Act 2018

20 Dec 2018 ☆



Ministry of Housing, Communities & Local Government

Policy paper

The charter for social housing residents: social housing white paper

Updated 22 January 2021

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Spotlight on:
Damp and mould

It's not lifestyle

October 2021

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Identify the various forms of damp likely to affect dwellings ?

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









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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



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Does the patch look like any of these?







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







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



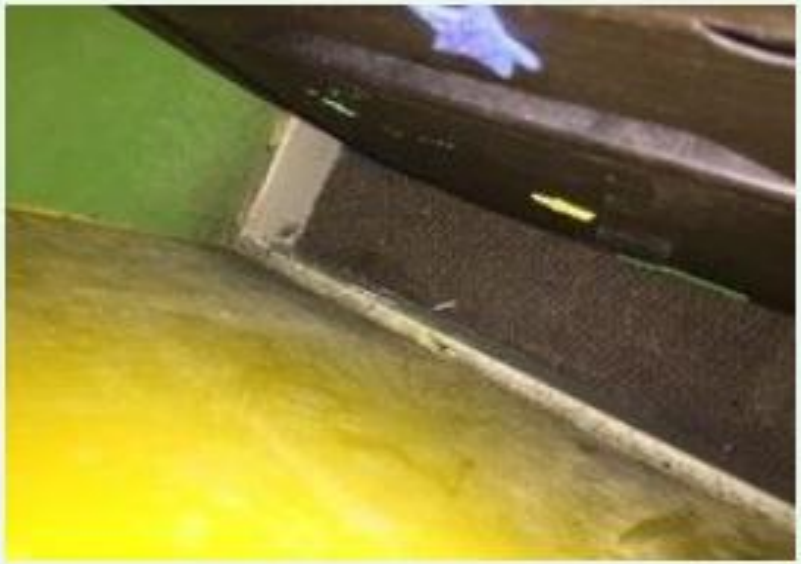
G Picture 7



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**.

End press Enter ↵

Slides 1,5,6,8,

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.

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*

Workshop 8

Identify the household activities which generate the greatest moisture placing them in order of highest first ?

SOURCES OF CONDENSATION

How much moisture is produced (in a day) by typical household activities?



Clothes washing — 1 pint



Bath and personal washing — 2 pints



Four people sleeping 8 hours — 3 pints



Parrafin heater for 5 hours — 3 pints



Two people active for 16 hours — 4 pints



Cooking by gas for 3 hours — 6 pints



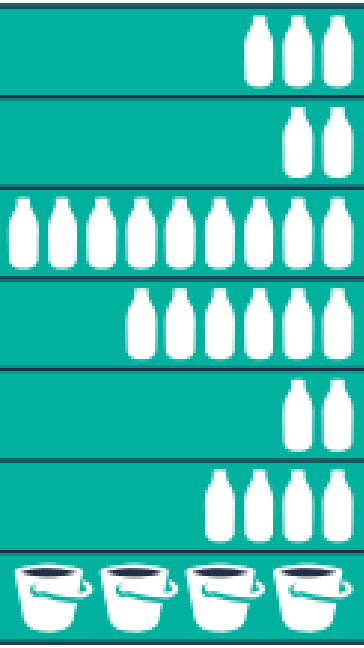
Clothes drying in un-vented tumble dryer — 10 pints

Total 29 pints

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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)



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 consider lifestyle, ventilation, heating etc as the potential cause*

Workshop 11 - Cont'd

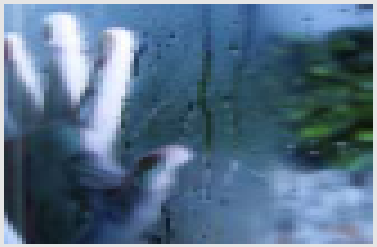
Identify the remedial measures that could be used by a tenant to get rid of mould in a property be it on a property's surfaces or tenant's belongings ?

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.

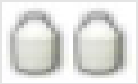
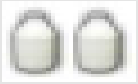
Moisture Produced in Your Home



Everyday activities add extra moisture to the air inside our homes. Even our breathing adds some moisture (remember breathing on cold windows and mirrors to fog them up?).

One person asleep adds half a pint of water to the air overnight and at twice that rate when active during the day.

To give you some idea as to how much extra water this could be in a day, here are a few examples, imagine the pints as milk bottles:-

- 2 people at home for 16 hours = 3 pints 
- A bath or shower = 2 pints 
- Drying clothes indoors = 9 pints 
- Cooking and use of a kettle = 6 pints 
- Washing dishes = 2 pints 
- Bottled gas heater (8 hours use) = 4 pints 
- **Total moisture added in one day = 26 pints or 14.8 litres**