

Damp and mould

The following sections explain further and give ideas on how to minimise the risk of condensation, damp and mould in your home.



Condensation is an underestimated cause of damage to your home. It can significantly contribute to spoiled paintwork, wallpaper and flaking plasterwork. The condensed moisture can also react with the plaster 'skim' and cause salting.

What is condensation?

Condensation is the most usual form of damp. It appears when excess moisture in the air encounters a cold surface, such as a window or a cold wall. It can, if you are not careful, lead to mould growth and tends to be worse in winter. It can be caused by not ventilating or heating your home properly. It can also be caused by poor insulation, or faulty heating and ventilation systems that are the responsibility of your landlord.



What is mould?

Mould often occurs because of condensation. It appears as pinpoint black spots, usually on the side surfaces of external walls, in corners and in poorly ventilated spaces, such as behind cupboards and wardrobes.

No one wants to live in a damp home. Damp can cause mould on walls and furniture and cause wooden window frames to rot. It is also unhealthy. Damp can in some circumstances be caused by condensation. This can lead to a growth in mould that appears as a cloud of little black dots on walls, windows, or a ceiling.

Handy tips to eradicate mould

If you have mould on your walls and ceilings, then you need to clean it off properly. An effective two-stage method is to start by cleaning off the mould with spray containing bleach. This will help remove the staining that persistent mould can leave behind. Leave to dry overnight and then spray the affected area with an anti-fungal wash and allow that to dry. Always follow the manufacturer's instructions and consider wearing a face mask when spraying.

You could also treat the affected area with a mould-resistant paint, available from most major hardware stores.



Your responsibilities as a tenant

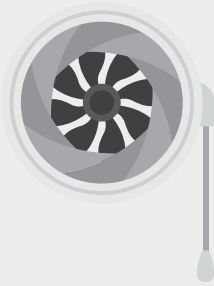
As a tenant you are expected to ventilate and heat your home properly so that damp does not build up.

Handy tips to ventilating and controlling moisture in your home

Did you know everyday activities like cooking, showering and drying clothes create moisture in your home which can lead to condensation? It can help prevent condensation if you:



- cover your pans when cooking



- use your extractor fans in kitchens and bathrooms



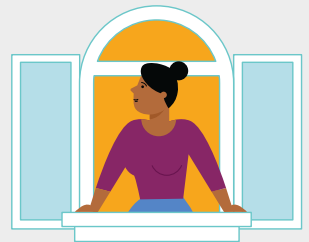
- close internal doors when you cook or shower



- leave a gap between furniture and external walls



- dry clothes outdoors when you can or use a vented tumble dryer



- open your bedroom windows for 5-10 minutes when you get up

Heating your home

Try to keep your home properly heated. It usually helps to have a low background temperature of at least 15 degrees in all rooms. You might be able to get help with bills if you are struggling with rising energy costs.

Your heating should be sufficient to properly heat the whole home, and should be controllable, such as by using the thermostat or thermostatic radiator valves. More constant and low level heating rather than short bursts of high heat is better to help prevent condensation.





Reporting damp and mould

If you identify any damp or mould in your home, please let us know as soon as possible. We can visit you at home and inspect it to determine what may be the cause. We will offer advice and handy tips to help get rid of damp, condensation or mould growth. Where a problem is more serious, we will appoint a specialised contractor.

You can report damp and mould by:

Phone: **0161 786 6000**

Email: **repairs@renov8.uk**

Write to us: **2A Sentinel House, Albert Street, Eccles, Manchester, M30 0NJ**

Complete our form on our website:
www.bestha.co.uk/report-a-repair.php

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