

Providing Quality, Affordable, Sustainable Homes

Damp, Mould and Condensation

A Guide for Tenants

There are a few different types of damp that might affect your home. Knowing what to look for can help stop problems early and keep you and your home healthy.

What types of damp are there?

Condensation is caused by water vapour or moist air (from things like cooking, showering or drying clothes) inside the home touching a cold surface like a window or wall. Water droplets form and, if not wiped away, can attract black mould that grows on its surface.

Rising damp occurs when moisture from the ground moves up through the walls or floor. It can bring salts with it that leave marks or damage plaster.

Penetrating damp happens when water from outside (like

wind-driven rain) gets into your home through the walls, floor or around windows.

Problems with the water plumbing system, like leaks from pipes, radiators, traps, toilets or showers can also cause damp. Some leaks are easy to miss if they are hidden behind walls and under floors.

Damp and mould can appear as:

- ♦ Black spots on walls or ceilings
- ♦ A musty smell
- ♦ Peeling wallpaper or paint
- ♦ Condensation on windows.

DID YOU KNOW?






The average household can produce up to 24 pints of moisture per day. Moisture is held in the air and must be allowed out of your home, otherwise condensation will form.

Every home is subject to condensation at some time and it

is quite normal to find your bedroom windows misted after a cold night. You may notice condensation on other cold surfaces such as pipes, or your toilet cistern.

It is important to wipe down the areas on a regular basis to prevent excessive moisture accumulating.

Household Activities and Their Contribution to Indoor Condensation

Washing and drying clothes		3 Pints
Cooking and boiling a kettle		4 Pints
Having a bath or a shower		2 Pints
Washing dishes		1 Pint
Cleaning		2 Pints

WHAT CAN I DO TO HELP?

There are simple steps you can take to reduce moisture and keep your home healthy:

- ♦ Open windows regularly, especially after cooking or showering. This helps moisture escape and fresh air circulate.
- ♦ Use extractor fans in bathrooms and kitchens. If your property has these, make sure to turn them on whenever you're using the cooker or taking a shower.
- ♦ Leave internal doors open when possible, allowing air to flow throughout your home.
- ♦ Avoid drying clothes indoors. If possible, dry your laundry outside or in a well-ventilated area like a bathroom with a fan.
- ♦ Keep your home at a consistent temperature. It doesn't have to be too high, but avoid letting rooms get too cold.
- ♦ Use central heating wisely. Try to heat your home for short periods regularly, instead of cranking up the temperature occasionally.
- ♦ Report any signs of damp or mould to us as soon as you notice them.

WHY DOES IT MATTER?

Damp and mould are not just unpleasant, they can also be bad for your health. Living in a damp home can make breathing problems like asthma worse, and can lead to skin issues, allergies or infections. If you already have these kinds of problems, you might be more sensitive to damp and mould. Babies, children, older people and anyone with a weaker immune system can also be more at risk.

If you or any member of your household have an underlying health condition that may make you more vulnerable to the effects of damp and mould, please let us know.

WHAT ARE ACHA DOING?

If you report a problem, here's what you can expect from us:

- ♦ We'll carry out an inspection of your home.
- ♦ We'll explain what we find and what's causing the issue.
- ♦ We'll arrange any repairs or improvements needed and keep you updated on the timescales.
- ♦ We may install better ventilation systems if needed.
- ♦ Our staff are trained to identify and fix damp and mould problems. We may offer you guidance on how to reduce moisture in your home to prevent future issues.
- ♦ If it's unsafe to stay in your home while we carry out work, we'll help arrange temporary accommodation.

Keeping your home free from damp and mould is a team effort. If you are doing your part and damp or mould is still a problem, it's our responsibility to step in and fix it.

Need help or want to report a problem?

Call our Customer Service Centre: 0800 028 2755