



Golden Lane Housing
building futures

GLH Damp and Mould Presentation



What we are going to cover -

- To understand the different types Damp
- What to Look for
- Other Considerations
- What can we do as Colleagues and an Organisation
- Reporting Damp and mould issues

Different types of Damp

- Rising Damp
- Penetrating Damp
- Condensation

Rising Damp

- Rising Damp is an issue caused by ground moisture rising up a masonry wall by capillary action. It occurs when there is no damp proof course (DPC) or where the DPC has been damaged or bridged.
- Rising damp occurs when moisture rises up the wall to the height of one metre, leaving a characteristic horizontal tide mark, often with salt staining coming through the painted plaster wall finish.

What to look for?

Internally

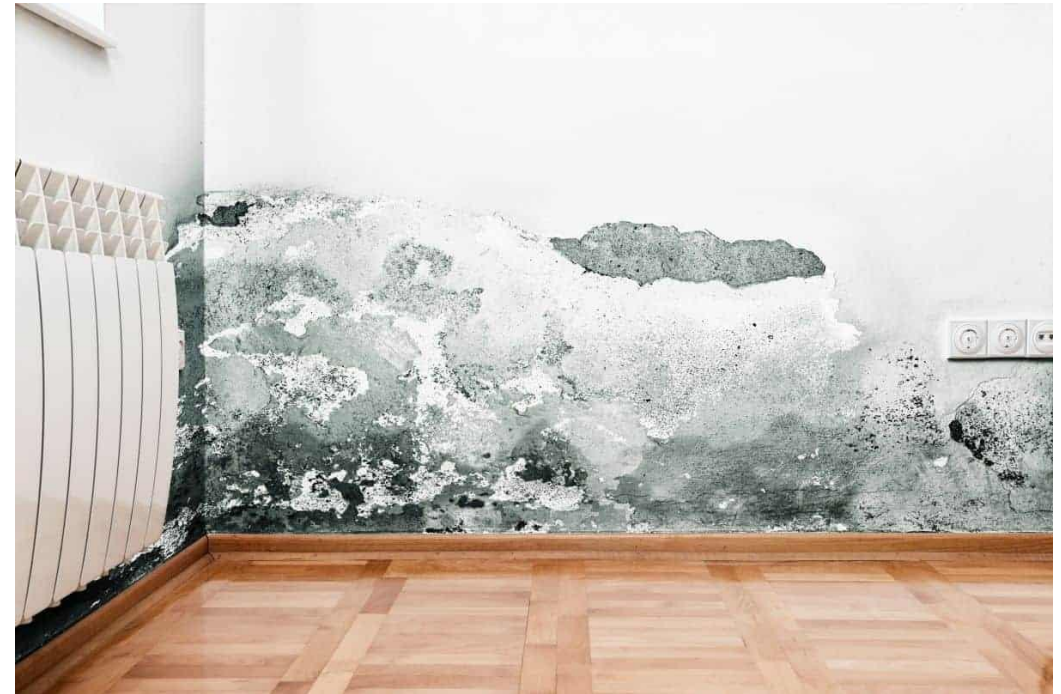
- Rising Damp tends to cause secondary damage to the building. The unwanted moisture enables the growth of various fungi in wood, causing it to rot
- Plaster and paint deteriorate and wallpaper loosens
- Stains from the water, salts and mould, mar surfaces (this is called efflorescence)

Externally

- Mortar may crumble and salts stains may appear on walls
- Steel iron fasteners rust



Examples of Rising Damp



Penetrating Damp

Penetrating damp can be caused by a variety of reasons, the most common causes being:

- Undetected leaks under baths
- Sink wastes
- Washing machines

It can come through external areas via:

- weak pointing to the brickwork
- damaged roofs
- blocked/broken/disconnected gutters and downpipes

What to look for?

The signs are only noticeable once the water has penetrated walls, ceilings and floors leaving water staining and the onset of mould on walls and carpet areas

Examples of Penetrating Damp



Condensation

Condensation is a condition caused when the moisture (water vapour) in the air condenses on cold surfaces or as air temperature drops. The water vapour will only condense onto another surface when the temperature of the surface is lower than the dew point.

Condensation comes from human activities in the building like cooking, bathing, tumble drying, and breathing etc

What to Look for?

- Lack of ventilation, especially to wet areas, kitchens and bathrooms
- Tumble driers venting into the room and not outside
- Extractor fans not working or not in use

Contributing factors:

- Furniture such as wardrobes, beds , drawers too close to walls
- positioned against the external walls cause ‘cold spots’ where warm air cannot circulate
- Long curtains and soft furnishings can restrict air flow

Examples of Condensation



Other Considerations

1. Is it in one location or throughout the property?
2. Is it only at ground level?
3. Has it spread since you first noticed it?
4. How long has it been there?
5. Have we had this issue before within this property?

What can we do?

We can advise the Tenants/Support workers of the following:

- Windows should be left open to encourage air circulation
- Keeping a consistent room temperature within buildings
- Open windows during and after using wet areas (showers/ baths) to allow passage of humid air to the outside, and ensuring extract fans are switched on if they are not automatic
- Any mould growth can be removed using a weak bleach solution of warm water, or anti fungal solution

What can we do?

- Beds and belongings are moved away from external walls improving air flow and reducing 'cold spots'
- Ensure extreme changes of temperature are avoided.
- Cook with pan lids on to avoid water vapour going into the air and turn heat down once water is boiling using minimum water
- Dry washing outside if possible or in a well-ventilated room

What can we do as an Organisation?

- Culture- Treat as a Health issue
- Improve Data- All colleagues have a responsibility to report Damp & Mould issues
- Communications- Non-Judgemental/Practical advice
- Formal Damp and Mould Policy aligned to GLH Repairs & Maintenance policy
- Compliance approach- treat as the 7th area of risk in relation to Building Safety

Reporting Damp and Mould

- Report any Damp and Mould to Property Services who will log as a task on Active H
- These will be then investigated by the relevant Surveyor
- Any Questions?
- Please contact Keith Henderson (Head of Assets) or Matt Hardy (Head of Organisational Health and Safety)

Further reading-

<https://www.housing-ombudsman.org.uk/wp-content/uploads/2021/10/Spotlight-report-Damp-and-mould-final.pdf>