



# Mould, Damp and Condensation Safety in the Home

At Govanhill Housing Association we take seriously any issue surrounding Mould and Dampness, we want to ensure we work together with our Tenants in preventing and identifying issues around Mould and Dampness.

On average in Scotland, 1 in 11 homes are affected by Mould, Damp or Condensation. This leaflet has been designed to help ensure you can spot “early signs” of Mould Damp and Condensation, what action to take and what can be done to prevent it.

## Condensation

Condensation is a common issue in many homes, especially in winter months. It is caused when warm moist air hits a cold surface such as a window or external wall and condenses, running down the cold surface as water droplets.



If left this moisture can develop into black mould which looks and smells bad and can cause thousands of pounds worth of

damage to the property and your personal possessions as well as causing health problems. Promoting good ventilation and air circulation around the home is very important in the prevention of condensation

### Did you know?

Just by breathing a family of four can add the equivalent of **30 to 40 litres of moisture a week!**

Drying clothes indoors can add up to **10-15 litres of moisture a week!**

Showering, cooking, bathing and washing can add up to **15-26 litres (26-35 pints) a week**

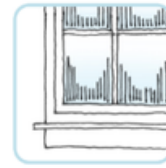
**Scan for video information on damp and mould**





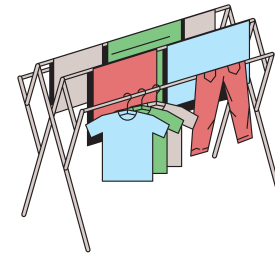
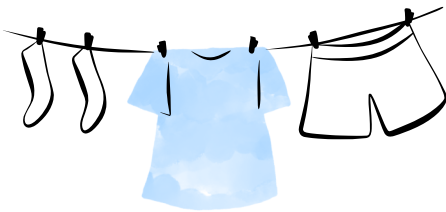
**There are three things that contribute to condensation in your home:**

1. How well you ventilate your home
2. The Temperature of your home
3. How much moisture is created by daily living activities?

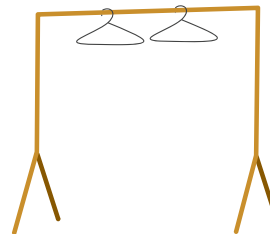


### Ways to reduce condensation and the risk of mould in your home

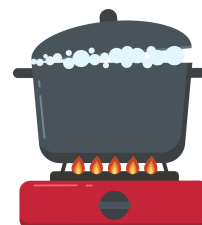
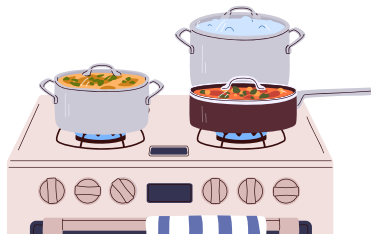
**1. Dry clothes outside if you can.** If drying inside, put them in the bathroom with the door closed and window open/fan on. Any tumble drier vents should go outside (unless it's self-condensing).



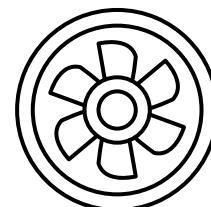
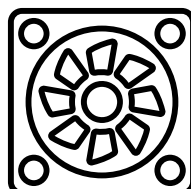
**2. Keep furniture away from walls,** particularly external walls to allow air to circulate around them. Allow room in wardrobes and cupboards for circulation.



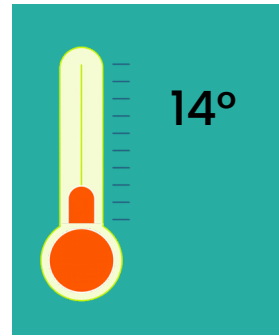
**3. Keep lids on pans when cooking,** and don't allow kettles to boil for longer than you need to.



**4. When bathing or cooking, use any extractor fans you have and open windows** to remove the excess moisture from the air. Keep the doors closed to stop moisture travelling through your home.



5. **Very cold rooms encourage mould to grow. It's recommended that you don't allow the temperature in your home to fall below 14 degrees Celsius.** Use trickle vents if you have them and dry the windows.



## Identifying Types of Damp and Mould

### Penetrating damp

Caused by rainwater penetrating through the external structure, this is usually recognisable by a damp patch or discolouration on the internal wall, or flaking paint or wallpaper.

Some examples of common causes and signs to look out for

- Broken or blocked gutters
- Broken or blocked downpipes
- Damaged roofs
- Damaged or faulty window seals



### Rising Damp

Less common than penetrating damp as most homes have damp proof coursing (DPC) to prevent rising damp occurring. However, this can fail or be breached due to debris in the cavity, or the external ground level being raised above the DPC level. Signs in the home of rising damp are similar to that of penetrating damp, but it usually only affects basement and ground floor rooms.



### Defective Plumbing

Such as leaking pipes, wastes or overflows. Plumbing defects usually look and feel damp to the touch and remain damp whatever the weather Conditions. Sometimes leaking pipes are not obvious as they may be below floors or behind areas that are inaccessible.



## Black Mould

Black mould is a type of fungus that grows in places where moisture builds up and does not dry out. According to Scottish Government guidance, mould tends to appear when condensation, leaks, or damp patches remain for long periods, giving mould spores the moisture they need to grow.

The Scottish Housing Regulator highlights that mould often appears on cold surfaces, such as external walls, windows, corners and behind furniture where air circulation is limited. It can look like, but not limited to:

- Small black, green, or dark spots
- Larger patches forming over time
- A fuzzy or powdery texture in severe cases

Mould growth is usually a sign of too much moisture in the home or an underlying issue such as poor ventilation or structural dampness.



**If you notice signs of damp, mould or plumbing issues please report to us without delay on 0141 636 3636**

### **Our Staff will then:**

- Ask several questions when you report these issues, this is to allow us to better understand the nature of the fault and to determine what we require to do next.
- We will also ask you when the best time for us to attend your home.
- We will then arrange for an inspection to be carried out to your home where we will look for the causes.
- We will discuss these with you and advise you what will happen next.