

Healthy Homes

A guide to managing your home
to prevent damp and mould



London Borough
of Hounslow



What is Condensation, Damp and Mould?

Mould is a form of fungus that is usually produced in damp and humid conditions. It can grow in any home and typically can be found on items such as wallpaper, wood, and carpet. Mould will continue to develop until it's cleaned and removed. As it has potential to harm our health, early action is needed.

The principal causes of mould are humidity, condensation, penetrating or rising damp and ineffective ventilation. It is important to understand each of these and take preventative actions.

Condensation:

Condensation is the most common kind of damp. It is caused by moist air condensing on walls, particularly in rooms with a lot of air moisture. Condensation can be worsened by poor ventilation and heating that comes on and off, as this allows warm, damp air to condense.

You may notice water droplets on windows or walls, see dark mould appearing, particularly on glass or around windows, and / or notice an unpleasant smell. This can provide ideal conditions for mould especially mildew which causes black patches on walls and fabric. If left untreated, condensation can damage paint and plaster and cause window frames to decay, so when you see it form you should wipe it away with a cloth.

Penetrating dampness:

A leak in the roof or gutter, rain water pipes, mains water supply or other pipes in the building as well as defects in the pointing of brickwork can cause penetrating damp issues. Defects of this sort can be relatively straight forward to repair once they have been tracked down, although the dampness may then take some time to dry out.

Rising dampness:

Rising dampness can affect ground floor rooms and is caused by water from the ground getting into the walls and floors, often because a damp-proof course (DPC) or damp-proof membrane (DPM) has failed or (in the case of many older buildings) because the property was built without such damp proofing. Residents are advised against piling rubbish or soil up against the outside of the house above the level of the DPC.

If you need language assistance with this leaflet or would like a copy in large print or Braille please contact our Translation and Interpreting Services (Hounslow House, 7 Bath Road, Hounslow, Middlesex TW3 3EB)*

 020 8583 2299

 interpreters@hounslow.gov.uk

*Office hours are Monday to Friday 8.30am to 5pm



Did you know?

Drying clothes indoors can add **10 -15 litres** (18 to 26 pints) of water a week.

Showering, cooking, bathing, and washing can add **15-20 litres** (26 to 35 pints) of water a week.

Just by breathing a family of four can add moisture to the air equivalent to **30-40 litres** (53 to 70 pints) of water a week.



- Ventilate your home at regular intervals, and always in the morning, after cooking or bathing. The best way to do this is to **open windows on opposite sides of the property for approximately 10 minutes**. This will allow clean, dry air to circulate within your home and allow the moist air to escape. This will reduce condensation.
- In colder weather, use your heating system to maintain a constant temperature in your home. It's better to keep the temperature constant, rather than heating in short bursts. **A temperature of 18 degrees or above, will reduce the risk of mould growth. Heating your home this way is cheaper too.**
- Always make use of electrical extractor fans provided in kitchens and bathrooms especially at times of cooking and bathing.
- Always keep air ventilation ducts clean and clear of obstructions **DO NOT** cover these at any time.
- Do not dry clothes on radiators.** Use communal washing lines and drying areas if provided. If these are not available, hang damp washing on a clothes dryer in a room with an extractor fan, such as a kitchen or bathroom. Switch on a fan, open the window slightly and close the door to the room, to allow the water vapours to escape the room. If using tumble dryers make sure the room and the appliance are adequately vented.
- Wash off mould growth from walls and ceilings with suitable mould remover to avoid further growth.
- Clean and wipe moisture from windows when it appears, to prevent mould growth.
- Leave space between the walls and items such as beds and sofas, to allow air to circulate. Try not to overfill wardrobes, cupboards, or rooms as this will restrict air movement.

Maintaining a healthy home

Try not to overfill wardrobes, cupboards, or rooms as this will restrict air movement

Leave space between the back of items such as beds and sofas and walls, allowing air to circulate

Always make use of electrical extractor fans provided

If using tumble dryers make sure the room is adequately vented

Cook with pan lids on and turn heat down once boiling

Try to put furniture against internal walls

Clean and wipe moisture from windows when it appears

Keep the property at a constant warm temperature - not below 18 degrees centigrade

Wash off mould growth from walls and ceilings

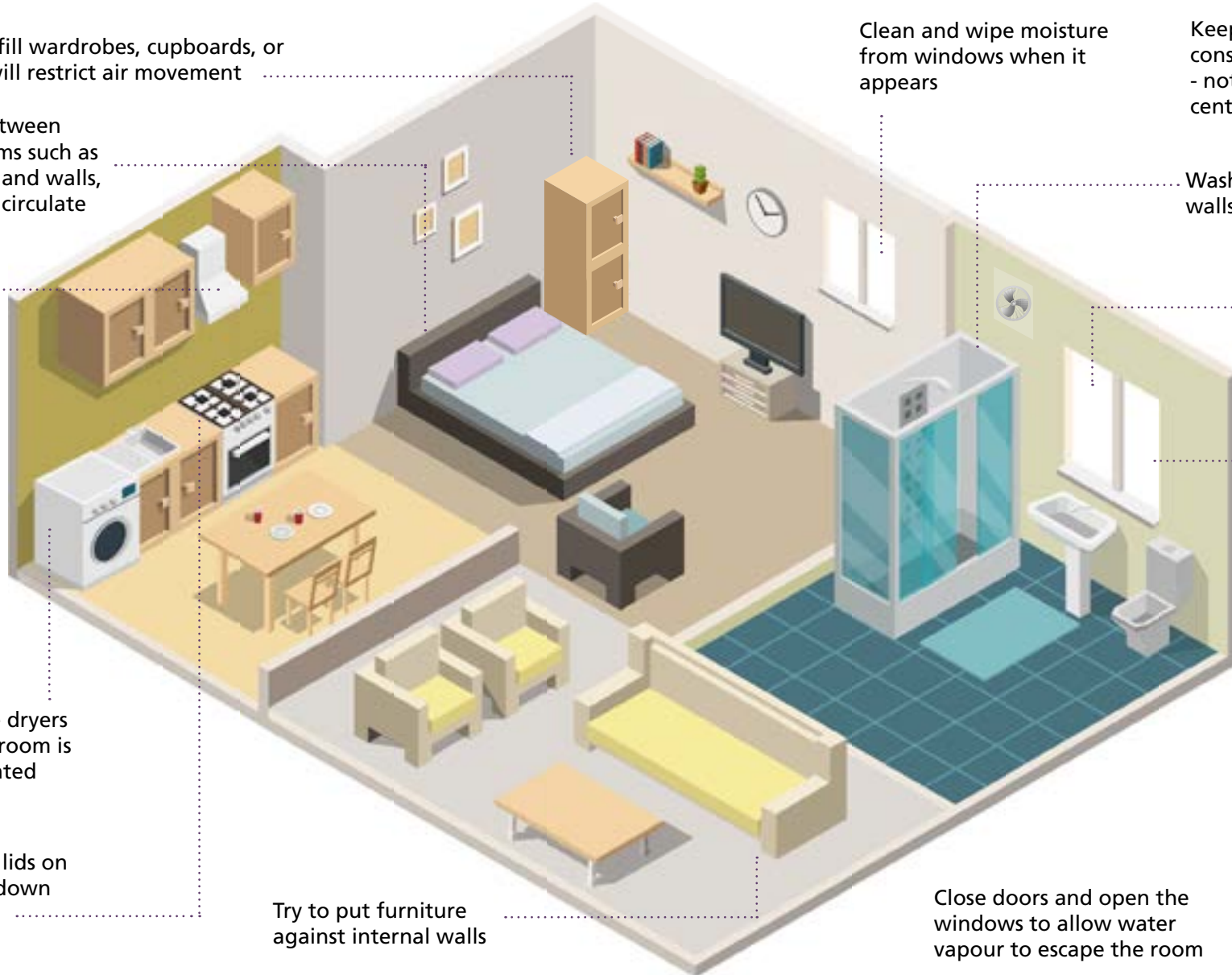
When cooking and bathing open windows

Open windows and use the extractor fan provided

Do not dry clothes on radiators

Always keep air ventilation ducts clean and clear of obstructions

Close doors and open the windows to allow water vapour to escape the room



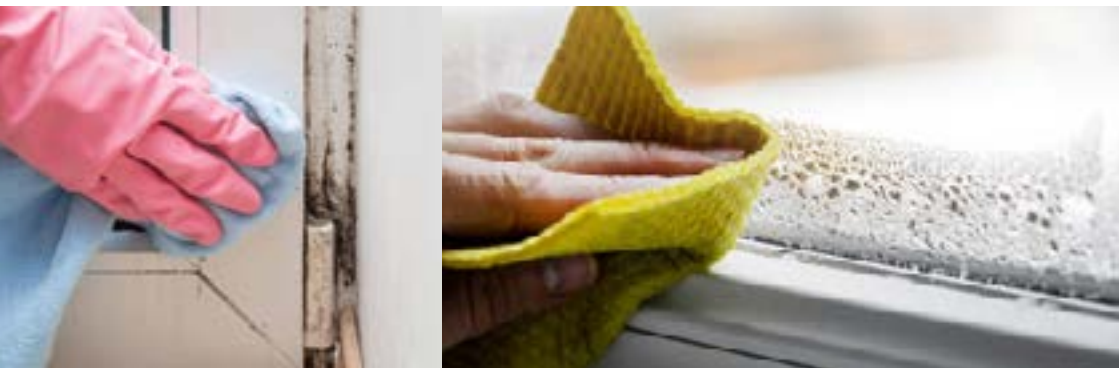
Resident

- ✓ Please report repairs to the Customer Service Centre, as soon as any faults are identified.
- ✓ Clean and wipe moisture from windows when it appears, to prevent mould growth.
- ✓ Wash off mould growth from walls and ceilings when identified, with suitable mould remover to avoid further growth.
- ✓ Homeowners and leaseholders are responsible for any damp and mould in their homes. We would strongly advise you to take the same advice and precautions noted in this leaflet.

If you have any queries, please email our Leaseholder Team
Leaseholderservices@hounslow.gov.uk

Landlord

- ✓ Landlords are responsible for the structure of your home and facilities, such as heating and ventilation. Any issues of dampness like plumbing or rainwater leaks are also the landlord's responsibility




Issue	Team	Contact
Damp and mould in a Hounslow Council rented property	Customer Service	<p>Email Report an issue with your home: repairs.team@hounslow.gov.uk</p> <p>Phone Repairs Line 020 8583 4000</p> <p>Online www.hounslow.gov.uk/council-tenants</p>
Damp and mould in private rented sector property (PRS) / or registered provider home (RP)	Initially approach the landlord. To escalate, please contact Hounslow's Housing Standards team who can support with enforcement action	<p>Email Report an issue with your home: housing.enforcement@hounslow.gov.uk</p> <p>Online Report a problem with Private Rented Properties. If you live in a privately rented property and want to report issues affecting your home please visit: www.hounslow.gov.uk/report</p> <p>Report a problem with a House in Multiple Occupation (HMO): www.hounslow.gov.uk/hmo</p>

Helpful Links

Depending on your tenancy and circumstances, different help and support may be available. For Hounslow Council rented properties, please contact Tenancy Services for further information.

Community Solutions

Community Solutions can help in a wide range of ways, including finding local support and activities, befriending, financial support, information on keeping healthy, skills and employment, mental health support to more complex issues.

-  Visit www.hounslowconnect.com
-  Call **020 8583 2211**
-  Email communitysolutions@hounslow.gov.uk

For more information on damp and mould visit:

www.hounslow.gov.uk/healthy-homes





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