



Women's
Pioneer Housing
Est 1920

DAMP AND MOULD



TENANT INFORMATION GUIDE

Damp and Mould

Damp in your Home

Damp generally refers to unwanted moisture in your home, this can be due to penetrating damp, rising damp, or condensation.

Condensation:

Condensation is one of the most common causes of dampness in a property. Condensation is caused by water vapour or excess moisture within your home coming into contact with a colder surface, turning into water droplets. This condensation may soak into wallpaper, paintwork, or other materials and may develop into black mould. Black mould can develop on surfaces that are wet from condensation. This usually occurs during colder months.

There is always moisture in the air, but everyday activities such as cooking, washing, drying clothes, and showering can create excess moisture which can result in condensation on colder surfaces such as walls, windows, ceilings, or mirrors. People produce condensation by breathing out. The average adult produces 400g of water vapour a day just by breathing out. Good ventilation is the best way to prevent condensation from being a problem. Without good ventilation water vapour will settle on window walls and other cold surfaces as condensation and can quickly lead to damp and mould.

Rising Damp:

Rising damp is caused by a failed or 'bridged' damp-proof course which allows moisture in the ground to rise up through the walls of your home. It may leave a 'tide mark' low on the wall. If left untreated, rising damp may cause wall plaster to crumble. Black mould will not usually be seen where there is rising damp as rising damp carries ground salts which prevent the growth of black mould.



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Penetrating Damp:

Caused by condensation or water leaking through walls or ceilings due to defects such as broken gutters or missing roof tiles. This is often more noticeable following rainfall and may appear as a well-defined 'damp-patch', blotchy patches of damp on walls, or wet and crumbly plaster. Black mould is rarely seen on areas of penetrating damp as the affected area is usually too wet and may contain salts which prevent the growth of black mould.



Mould:

Condensation can cause mould to form in your home, leading to stains or damages to your wallpaper, wall surfaces, window frames, furniture, and even clothing. Black mould is often a sign of condensation as it is less likely to occur with rising or penetrating damp. Stale moist air often settles in the corners of rooms in properties that are not well ventilated between the ceiling and the wall and even floor and wall. This usually causes those areas to become damp and in turn will lead to mould growth. Also, excess belongings resting on walls can reduce air circulation to wall surfaces which can lead to damp and mould growth.



How to Prevent Condensation:

There are a few things to consider when preventing condensation.

Heating: Condensation may be a problem in homes that are under-heated. Try to keep temperatures in all rooms above 18C as this will reduce condensation forming on external walls.

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How to Prevent Condensation:

Reduce Excess Moisture: Take steps to reduce the amount of water in the air by drying washing outside where possible or in a room where a window can be opened and the door kept closed. Ensure pans are covered to reduce excess steam and moisture in the air. Always wipe the windows and windowsills of your home to remove condensation. This is especially important in the bedroom, bathroom, and kitchen.

Ventilation: Controlling ventilation and air circulation is very important in preventing condensation as this allows moisture-filled air to escape outside the property, preventing further problems inside your home. Open window trickle vents, close internal doors while cooking, and open a window. Open windows while bathing or washing and leave them open for about 20 minutes after. Use an extractor fan where possible.



If you see condensation, damp, or mould:

If you see damp, or mould, please contact us as soon as possible.

Please email us at customerservices@womenspioneer.co.uk or call us on [020 8749 7112](tel:02087497112).

Our surveyors will contact you to assess the property and work together with you to resolve the issue.

