

Penetrating Damp

This is where rainwater or ground water gets through the fabric of the building. Rainwater can cause dampness if it gets through the walls, roof, windows or doors of your property. Prior to reporting problems with dampness, please try and establish whether it is being caused by a fault in the fabric of the building. Also, please ensure you check the outside of your home after strong winds to ensure damage has not been caused.

Dampness can also be caused within your property if the external ground levels are higher than the internal floor level. This will allow ground water to penetrate the wall causing dampness internally. Please ensure that the levels of your garden are kept at least 150mm below the internal ground floor level. Also, please do not store items of furniture etc against the outside wall as this can lead to penetrating dampness as well.

If you identify any damage or suspect that your property may have faults which could lead to penetrating damp, please contact Housing Repairs on 0115 917 77773838

Leaking Plumbing or Broken Pipes



Dampness can also appear due to a leak from a plumbing or heating pipe. Small leaks are often the cause of major repairs if left and not reported immediately. If you think you may have a leaking or broken pipe in your home, please contact Housing Repairs on 0115 917 7777.

Contact us:

Tel: 0115 917 7777

E-mail: housingrepairs@broxtowe.gov.uk

Website: www.broxtowe.gov.uk/repairs

Or write to us at the address below

If you need this leaflet in other formats or languages, contact us on 0115 9177777



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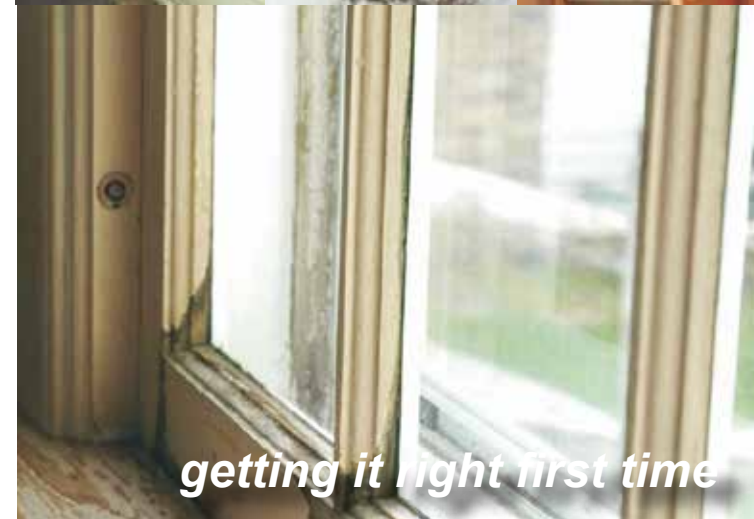
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'getting it right first time'

Broxtowe Borough Council
Housing Repairs, Council Offices,
Foster Avenue, Beeston, Nottingham, NG9 1AB



Condensation & DAMPNES

If you find dampness within your home, there are four main causes condensation, rising damp, penetrating damp and plumbing faults and broken pipes



Condensation

WHAT IS CONDENSATION?

The air around us contains moisture that usually cannot be seen. If the air gets cold, it cannot hold all the moisture and tiny drops of water appear.

Condensation usually occurs during the colder months and does not leave a tidemark. It appears on cold surfaces and in areas where there is a poor circulation of air. The moist air is usually generated by living conditions.

WHERE DOES CONDENSATION OCCUR?

An example of condensation is when you use the bathroom during the winter months, the mirror usually steams up.

Condensation can occur in any room of the property or in cupboards, corners of rooms or behind furniture where air movement is restricted. Condensation will usually occur on a cold surface.

HOW CAN I PREVENT CONDENSATION IN MY HOME?

1. Stop moist air spreading through your home

- When cooking, bathing or washing/drying clothes, prevent the moist air from spreading throughout your home by keeping the doors closed even after you have finished cooking or bathing.
- Dry clothes outside if possible. Tumble dryers must be vented to outside, you will need written permission for this work
- Cover pans with lids during cooking
- Avoid using Calor gas heaters

2. Ensure good ventilation

- When cooking or bathing, good ventilation of kitchens and bathrooms is essential. Ensure windows are opened and extractor fans are used. Ensure you leave

the fan on or window open until the misting on the mirror has cleared or the room is dry.

- If your windows have high level trickle vents, ensure these are left open all the time as these provide several air changes each day which help to prevent the build up of moisture, especially during the night.
- If you are drying clothes inside, ensure the doors are left closed and provide sufficient natural and mechanical ventilation.
- Always keep air vents un-blocked as a lack of ventilation can also be very dangerous. Gas appliances need a supply of oxygen to burn effectively. Limiting the air supply to a room may lead to a build up of poisonous Carbon Monoxide gases.
- Do not overfill cupboards and wardrobes and make space between furniture and walls. If possible, avoid placing furniture against outside (particularly north facing) walls as these are colder than internal walls.

3. Provide reasonable heating

- Condensation usually occurs on a cold surface. The provision of a constant temperature within your home will help to prevent condensation. The recommended temperature for households with individuals over the age of 60 and young children under the age of 5 is 21 degrees celsius. For all other households, 19 degrees is adequate.
- The majority of council properties have a full central heating system installed. The Broxtowe Standard aims to ensure that those properties without full central heating will be brought up to standard. If you require further information on how to use the central heating system effectively, contact Housing Repairs on 0115 917 7777 requesting advice on energy efficiency of your heating system.

What do I do if I have a problem with condensation?

- Condensation often manifests itself in mould growth within the areas affected.
- Mould is a living organism and needs killing to get rid of it. To kill and remove the mould, wipe down walls and window frames with a fungicidal wash, which carries a Health and Safety Executive approval number, following the manufacturers instructions. Mildewed clothes are to be dry-cleaned and carpets shampooed.
- Once treated with a fungicidal wash, redecorate using a good fungicidal paint to prevent the mould recurring.
- It is now essential that the guidance earlier in this leaflet is followed to prevent the condensation and mould growth returning.

Rising Damp

Rising damp is very rare as all properties are provided with a damp proof course, which prevents the dampness rising from the ground above the floor levels of your home.

Rising damp is usually evident when a tide mark is seen above the skirting board. Rising damp will not normally rise above 1000mm in height.



If you think you may have rising damp, please contact Housing Repairs on 0115 9173838.