

# Are you dealing with damp and mould?

It's important to let us know if you have damp and mould in your home. Between us we will identify the root cause/s and work together to resolve it.

Damp and mould can have a range of causes and might be related to the fabric of the building, damage to pipes, drains or guttering, or poor ventilation. Whatever the cause, Albyn will work with you to resolve the issue.



**CONDENSATION**



**RIISING DAMP**



**PENETRATING DAMP**

# Types of damp and mould

## Condensation

The most common form of damp is caused by condensation. This can lead to a growth in mould that appears as a cloud of little black dots.

Condensation occurs when moist air meets a colder surface like a wall, window, mirror etc. Making sure there is enough ventilation in your home can reduce this problem as can wiping down windows when condensation occurs.

Condensation also occurs in places the air is still, where possible try to leave room for air to circulate between walls and furniture and check regularly for signs of condensation.

## Penetrating damp

Damp can also occur when water penetrates the walls of a property through an external defect like a loose tile on the roof or defective plumbing.

This type of damp is usually much more noticeable after it has rained, and you'll normally see a damp patch on the wall or ceiling that looks and feels damp to the touch.

## Rising damp

Some damp is caused by water rising from the ground into the walls of ground floor rooms, or basements.

Rising damp usually leaves a tide mark on the wall no higher than around 1 metre, you may also notice salt crystals on the affected areas and it may cause paint to flake.

# What to do if you have mould?

If you see the early stages of mould, it's important to clean it off the surface with a bleach or fungicidal wash. Be careful not to upset mould by brushing, dusting or vacuuming. This can cause the mould to spread to other areas of the house.

If soft furnishings or carpets have been affected by mould, it's important to clean them thoroughly to remove the mould spores. If you do have mould growing, it's good to clean it off straight away to minimise any health risk, but you also need to fix the underlying damp problem to stop it coming back. This is where we can work together.

# Why should I report damp and mould?

Mould is a type of fungus which is usually black in colour. It is caused by damp and grows in our homes due to moisture, condensation, and wet surfaces. Mould can lead to health problems, particularly if you have asthma or other underlying health issues. In addition, damp homes are harder to heat. Reporting concerns will allow us to work together to investigate what is causing the issue and deal with it correctly.

Unfortunately, issues of damp, mould and condensation can be a common problem in homes across Scotland. If you have an issue with damp, mould or condensation in your home please get in touch so that we can investigate the extent of the problem and undertake corrective action to ensure you continue to enjoy your home in its best possible condition. In addition to any necessary repairs identified, we can also work together to reduce, and in some cases prevent the build-up of moisture in the home.

Report damp and mould today.

Before calling could you look for the following as our officers are trained to ask if these things are present in your home.

- ☐ Lots of moisture on windows
- ☐ Leaking pipes, wastes or overflows
- ☐ Rain seeping through the roof where a tile or slate is missing
- ☐ Blocked guttering cracked or loose rainwater pipes

If you could provide photos of the damp or the repair required that would be very helpful, do not worry if you are not able to do so.

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