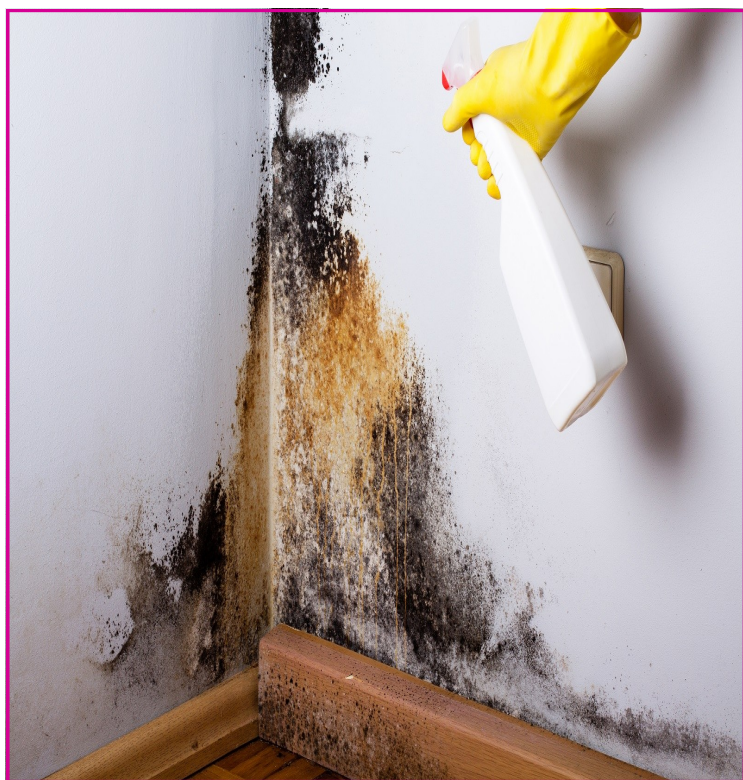


Damp and condensation can cause black mould to grow in your home. It's a common problem but we can work together to manage it. In this leaflet we describe the steps we will take as your landlord and offer advice on how you can improve things by making simple changes to the way you live and use your home.



What's causing your mould?

Mould grows in damp homes. So it is important to start by working out what is causing your home to be damp. Your damp problem could be caused by:

- a fault with the building that needs to be repaired
- (most commonly) too much condensation.

A problem with your property?

A leaky roof, pipe or guttering, or a problem with the plumbing in your home or your neighbour's home can all cause water to soak into walls and ceilings. In older buildings, some basement or ground floor flats may suffer from rising damp – where groundwater soaks up into the bricks or concrete. A problem with the structure of the building you live in is our responsibility as your landlord.

If you can see a problem like this, report it to us on 0141-952-2447 or email: maintenance@dpha.org.uk

CONDENSATION

The most common cause of damp is condensation. Condensation is the moisture that forms when warm, damp air touches a cold surface. Too much condensation can also cause mould. As a responsible landlord, our aim is to keep your homes well maintained, including providing you with fans in your kitchen and bathroom, (where there are no windows) and an efficient heating system. These will all help you to manage condensation in your home. However, the most important factor in damp caused by condensation is the way you use your home. Taking note of the simple tips we give in this leaflet can help you limit and get rid of any mould that forms.

HOW TO REDUCE CONDENSATION?

Your aim should be to:

- ♦ make less moisture
- ♦ remove any condensation that forms
- ♦ keep your rooms well aired
- ♦ keep your home warm
- ♦ treat any spots of black, and mould that appear with an anti-fungal spray.



**EVERYDAY ACTIVITIES PUT MOISTURE INTO THE AIR.
THERE ARE STEPS YOU CAN TAKE TO LIMIT THIS:**

STEP 1 - MAKE LESS MOISTURE

- ♦ Avoid drying your washing indoors and especially on radiators. If you have no option, dry your washing in the bathroom with the door shut and the fan running, or with a window left open.
- ♦ Cover boiling pans and turn off kettles quickly. Keep kitchen doors shut while cooking.
- ♦ Keep bathroom doors shut when you are showering or taking a bath.
- ♦ Put the cold water in first, if you are running a bath.

STEP 2 - REMOVE CONDENSATION

WHEN DROPS OR POOLS OF WATER FORM ON WINDOWS OR COLD SURFACES, BE READY TO MOP THEM UP

- ♦ Wipe down windows and sills, or use a rechargeable window vacuum cleaner, to remove condensation and pools of water. Ideal times to do this are first thing in the morning and after cooking in the evening.
- ♦ Using a dehumidifier (either electrical or chemical) will help to remove excess water and make your home feel warmer.
- ♦ Reduce the moisture left on tiling and shower screens, after showering, by giving them a quick wipe down.



YOU NEED FRESH AIR TO MOVE FREELY AROUND YOUR HOME. MOULD WILL TEND TO GROW IN PLACES WHERE DAMP AIR GETS TRAPPED .

STEP 3 - KEEP ROOMS WELL AIRED

- ♦ Always use your bathroom and kitchen fans (where available) until the steam has gone. Opening a window will speed this up. Keep your fans clean – they won't work properly if they are clogged up with dust.
- ♦ Keep windows around your home open for a while every day (five to 10 minutes is enough) and always keep trickle vents open.
- ♦ Keep your curtains or blinds open for at least four to five hours every day, so that trickle vents can work properly and to stop mould growing around your windows.
- ♦ Pull any furniture away from the wall to leave a gap for air to circulate. Avoid putting furniture right next to external walls.
- ♦ Try not to overfill cupboards and wardrobes. Opening the doors for a while each day can help remove stale air.



STEP 4 - HEAT YOUR HOME

IN THE WINTER, TRY TO KEEP EVERY ROOM IN YOUR HOME HEATED TO AT LEAST 15 DEGREES DURING THE DAYTIME (18 DEGREES IF YOUR ELDERLY OR INFIRM)

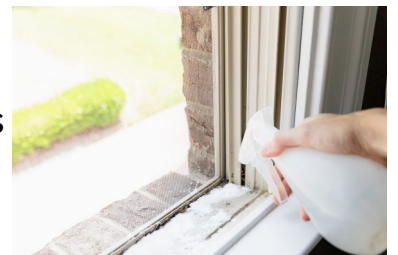
- ♦ If you are struggling with your utility bills please contact us at the office on 0141 952 2447 and we can refer you on to our Energy Advice service/
- ♦ You can also contact your supplier if you are in debt and agree an affordable payment plan.
- ♦ For hints, tips and advice check out www.energyadvice.scot

If you are finding times financially difficult please do let us know, we work with Citizens Advice Scotland and Community Links Scotland who offer an advisory service to make sure you are getting all the help you are entitled to. Please don't be embarrassed to ask for help. Give us a call on 0141-952-2447 and we can refer you on to the most appropriate advisory service.

STEP 5 - TREAT MOULD SPOTS

ITS IMPORTANT TO TREAT ANY SPOTS OF MOULD THAT APPEAR QUICKLY SO IT DOESN'T SPREAD

- ♦ Wipe away spores using a mould cleaner, while wearing gloves and a mask, and keeping the area well aired as you do this. This is to avoid breathing in the spores. Throw away the cloth afterwards.
- ♦ Once the mould is removed, painting walls and ceilings with anti-mould paint can stop mould returning for several years. (Remember that painting inside your home is one of your tenant responsibilities.)



PLEASE BE ASSURED WE TAKE ALL INSTANCES OF DAMP & MOULD REPORTED VERY SERIOUSLY AS WE KNOW MOULD IS NOT GOOD FOR YOUR HEALTH. IF YOU HAVE ANY CONCERNS IN RELATION TO DAMP & MOULD OR TO GET SOME MORE ADVICE, PLEASE GIVE US A CALL ON 0141-952-2447 OR EMAIL MAINTENANCE@DPHA.ORG.UK.