

Damp – Whose Fault?

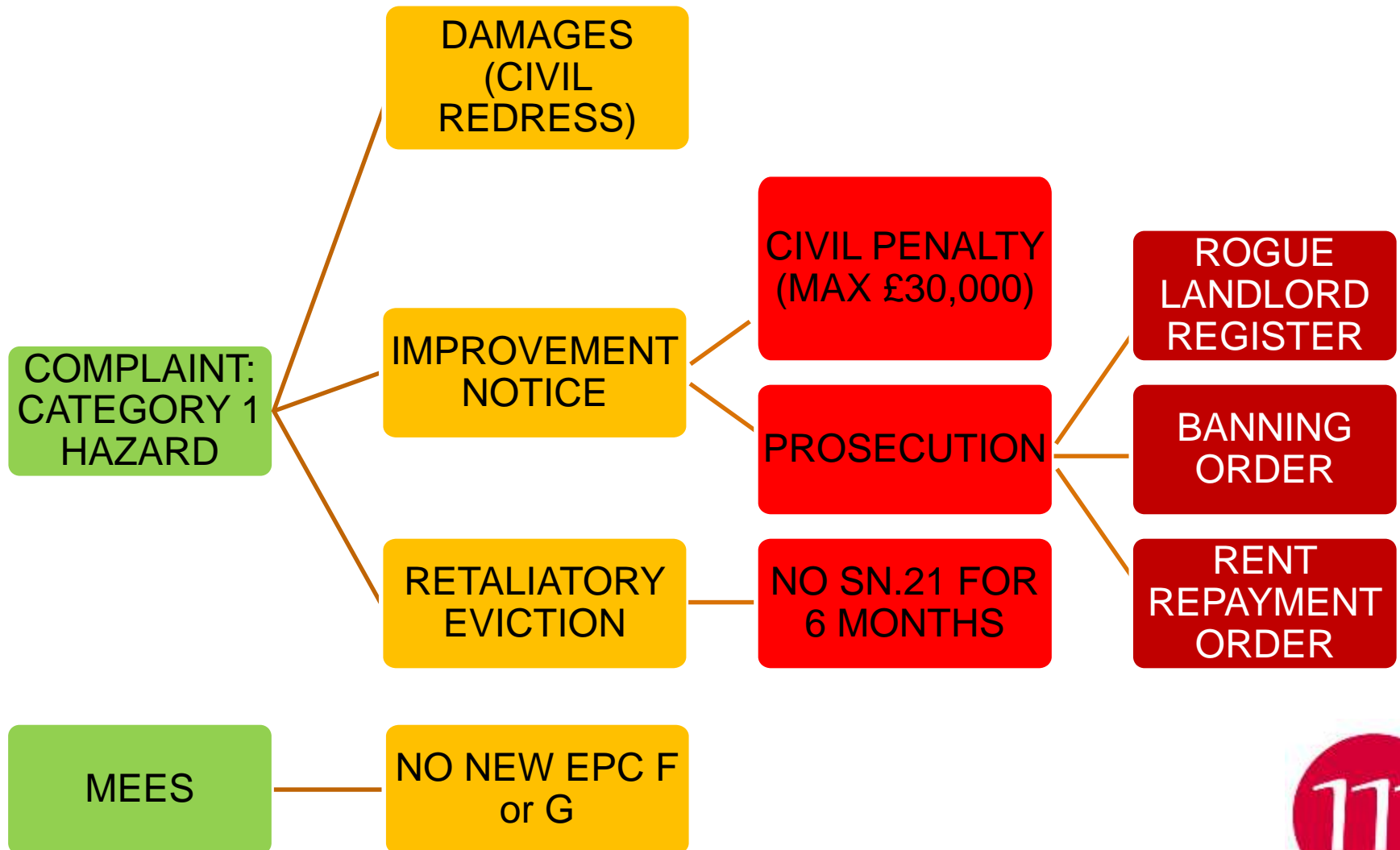


© 2018 Dick Scott CMCIEH – All rights reserved
Email: housing@monitor-bcs.co.uk


Today

- Law
- What Damp?
- Condensation
- Humans
- Prevention

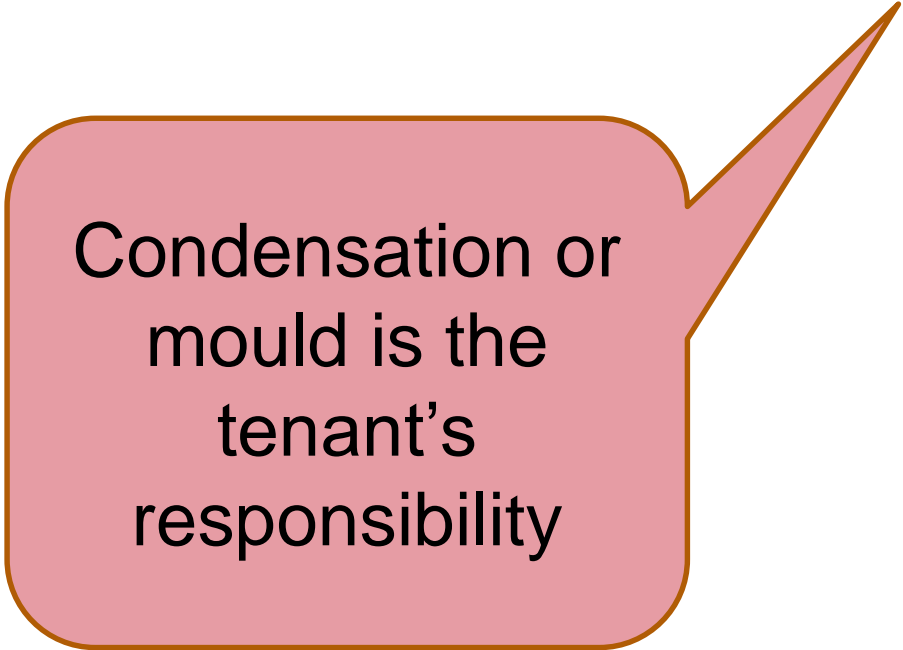
NOW



Whose fault?

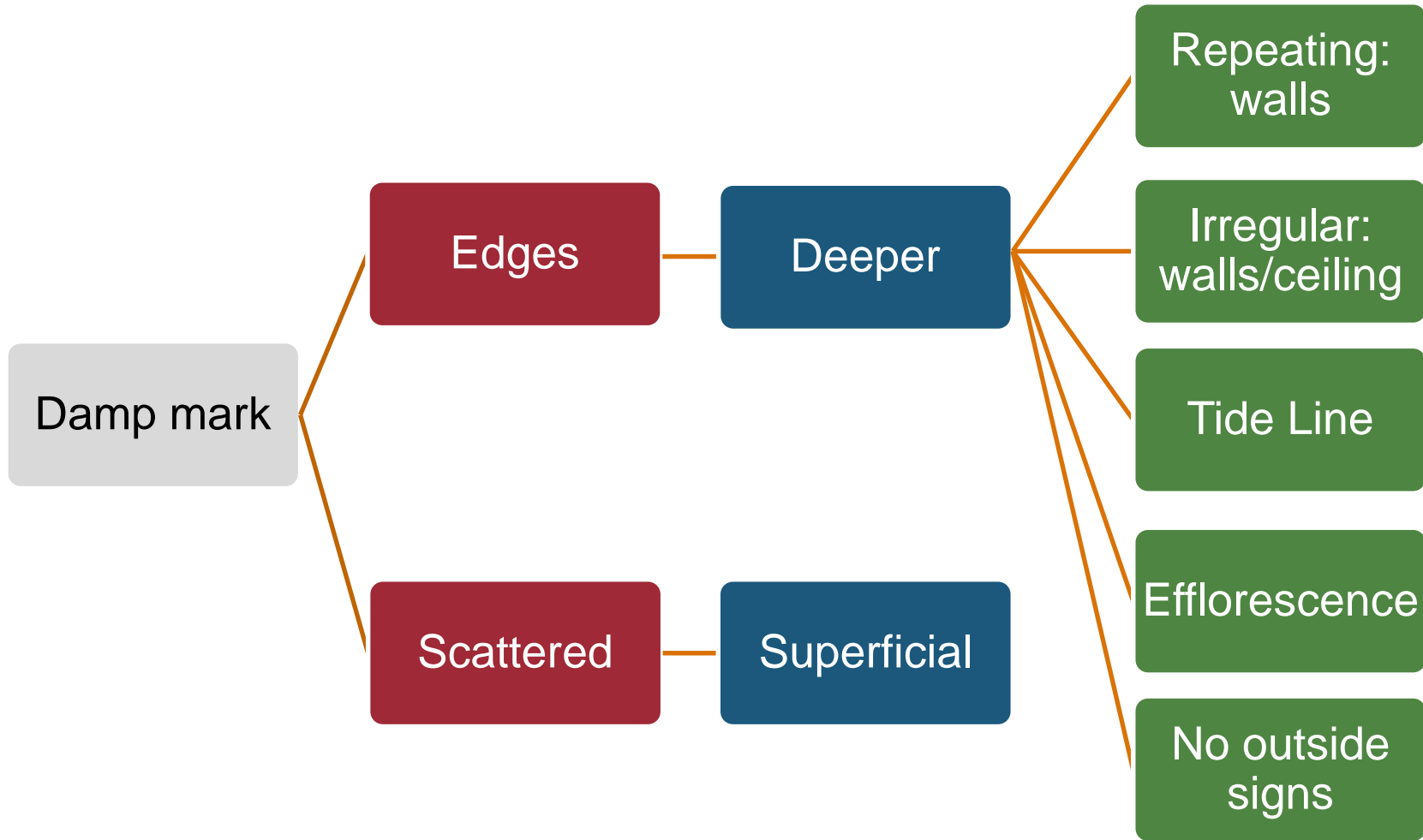


Structural
things are the
landlord's
responsibility



Condensation or
mould is the
tenant's
responsibility

Pattern, Nature, Position



Penetrating

Edges

Deeper

Irregular:
walls/ceiling



Pentrating – Outside Clues



Edges

Deeper

Tide Line

Rising



Rising – Outside Clues



Efflorescence

Repeating:
walls

No outside
signs

Irregular:
Walls

Tide Line

Cavity Wall Ties

High
Exposure

DPC Replastering
Chimney Sulphates

Leaking Pipes

Cavity Fill



Scattered

Superficial

Condensation



Scattered

Superficial

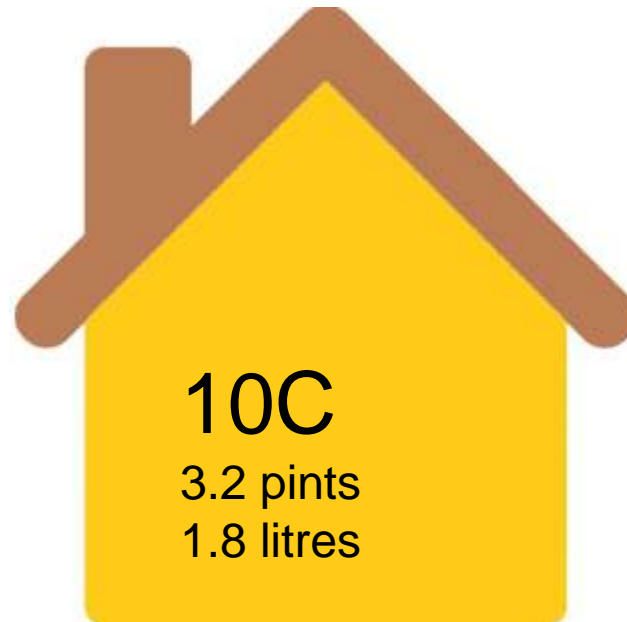


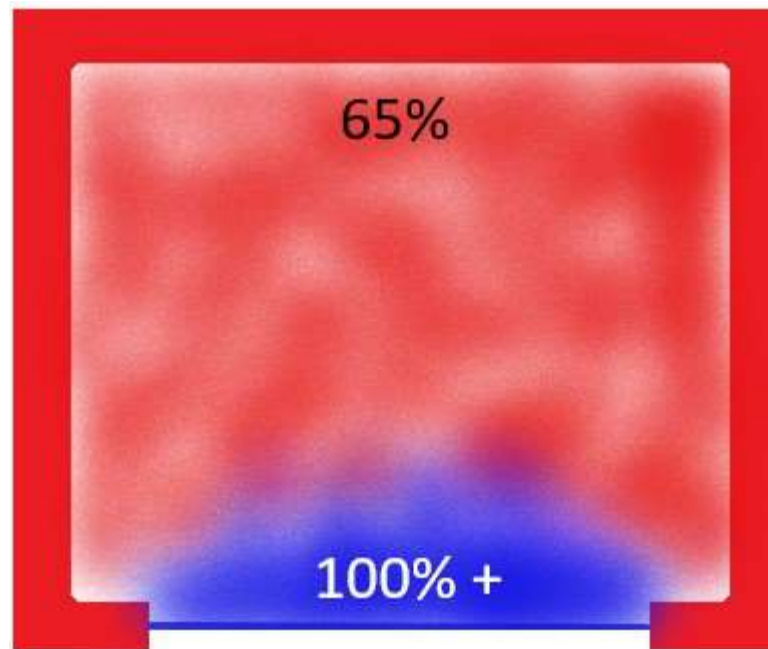
How big?

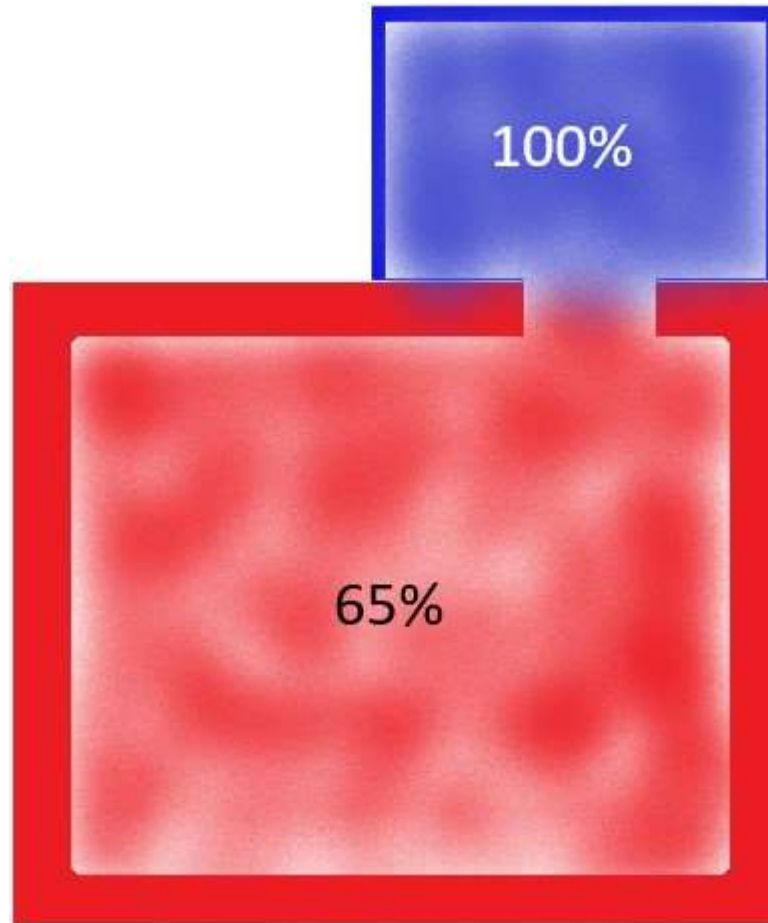


Water in the Air:

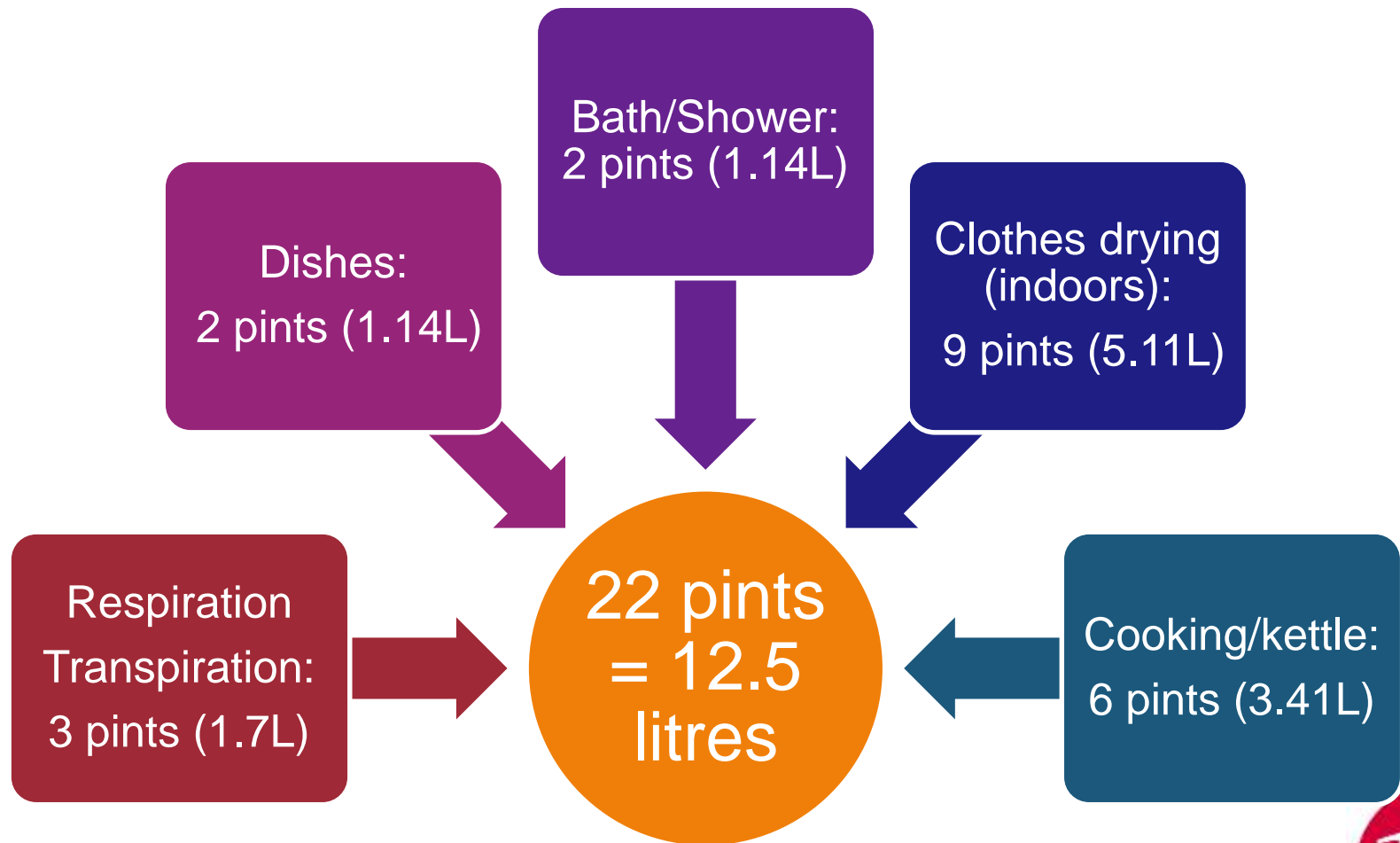
2 bed - 80 sq.m





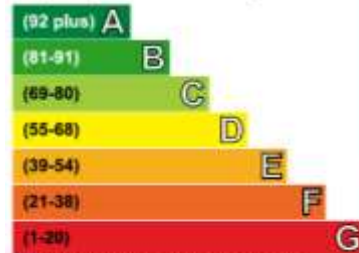


2 People – per day



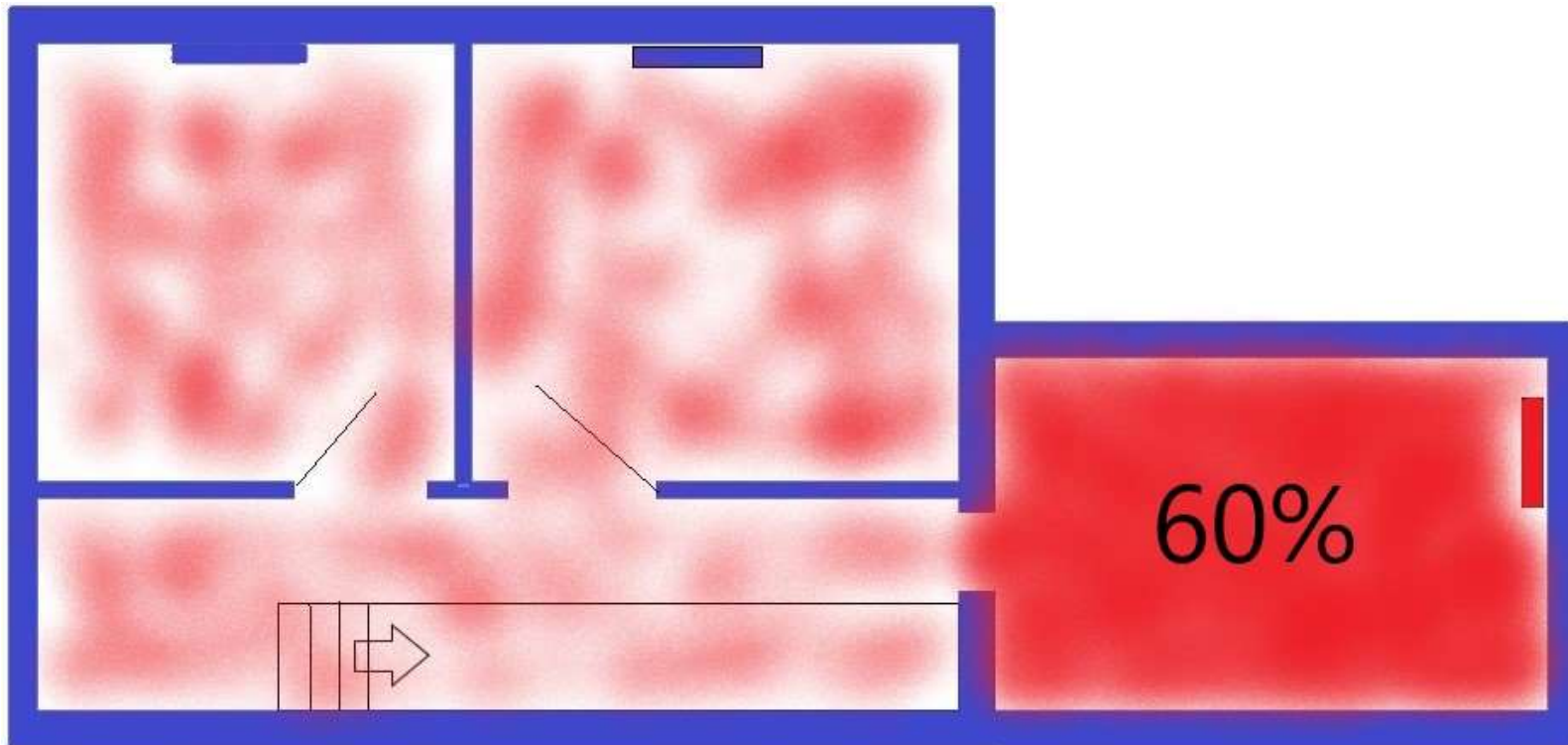
Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

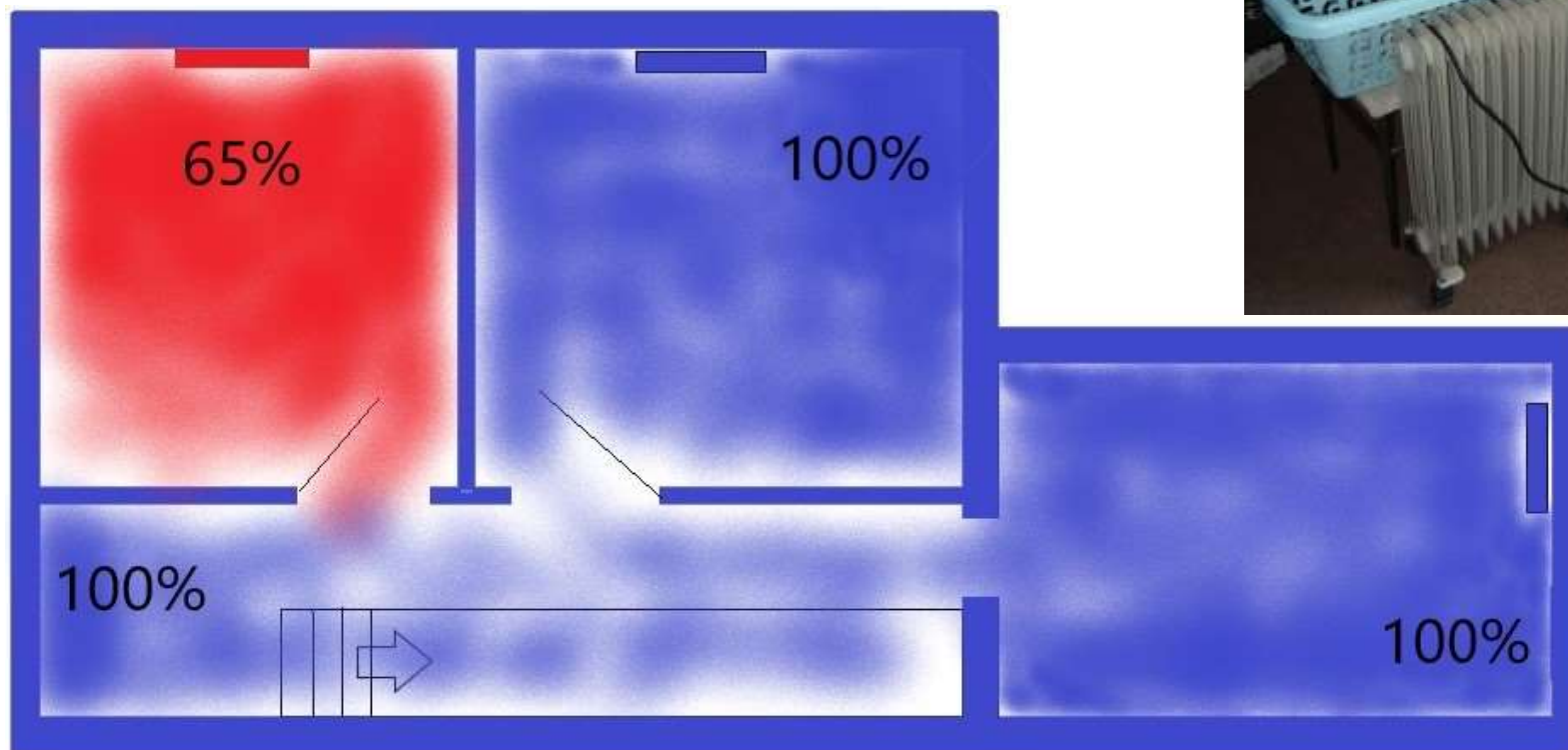
Current	Potential
40	73



Summary of this home's energy performance related features

Main heating

Room heaters, electric



OPTION A:
TUMBLE DRYER:

NO VENT KIT
HOSE OUT OF
WINDOW



OPTION B:
CLOTHES LINE:
NOT SAFE
TO HANG OR LEAVE



OPTION C:

RADIATOR, DOOR
OR INDOOR RACK

DAYTIME WORKING:

SECURE WINDOW
VENTILATION?



Ventilation

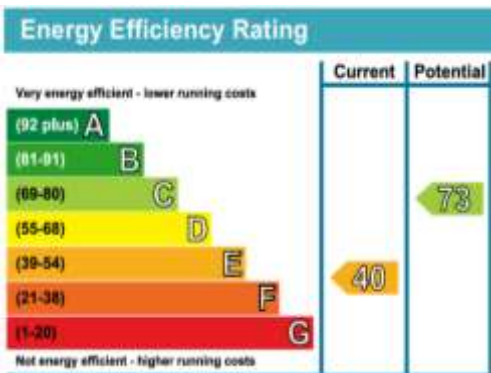
COOKING,
WASHING,
BREATHING
PRODUCES WATER

...WHICH COULD BE
VENTILATED
EXCEPT...

...NOT SAFE TO
LEAVE WINDOW
OPEN IN DAYTIME

...EXPENSIVE
HEATING TO
REPLACE WARMTH

...AT NIGHT
PROPERTY LOSES
TOO MUCH HEAT..



...AT NIGHT
PROPERTY LOSES
TOO MUCH HEAT..

Uncontrolled Ventilation



...NOT SAFE TO
LEAVE WINDOW
OPEN IN DAYTIME

Safe Ventilation?



...NOT SAFE TO
LEAVE WINDOW
OPEN IN DAYTIME

& HHSRS?



Remove at
Source

- EXTRACTS – High capacity, HUMIDISTAT
- COOKER – External extract – washable filter
- TUMBLE DRIER + Vent kit, SECURE SPACE
- WINDOWS – Secure locks, trickle vents, light

Reduce Spread

- KITCHEN DOOR
- EDUCATE TENANTS – 10 Minutes in morning
- SQUEEGEE FOR THE SHOWER

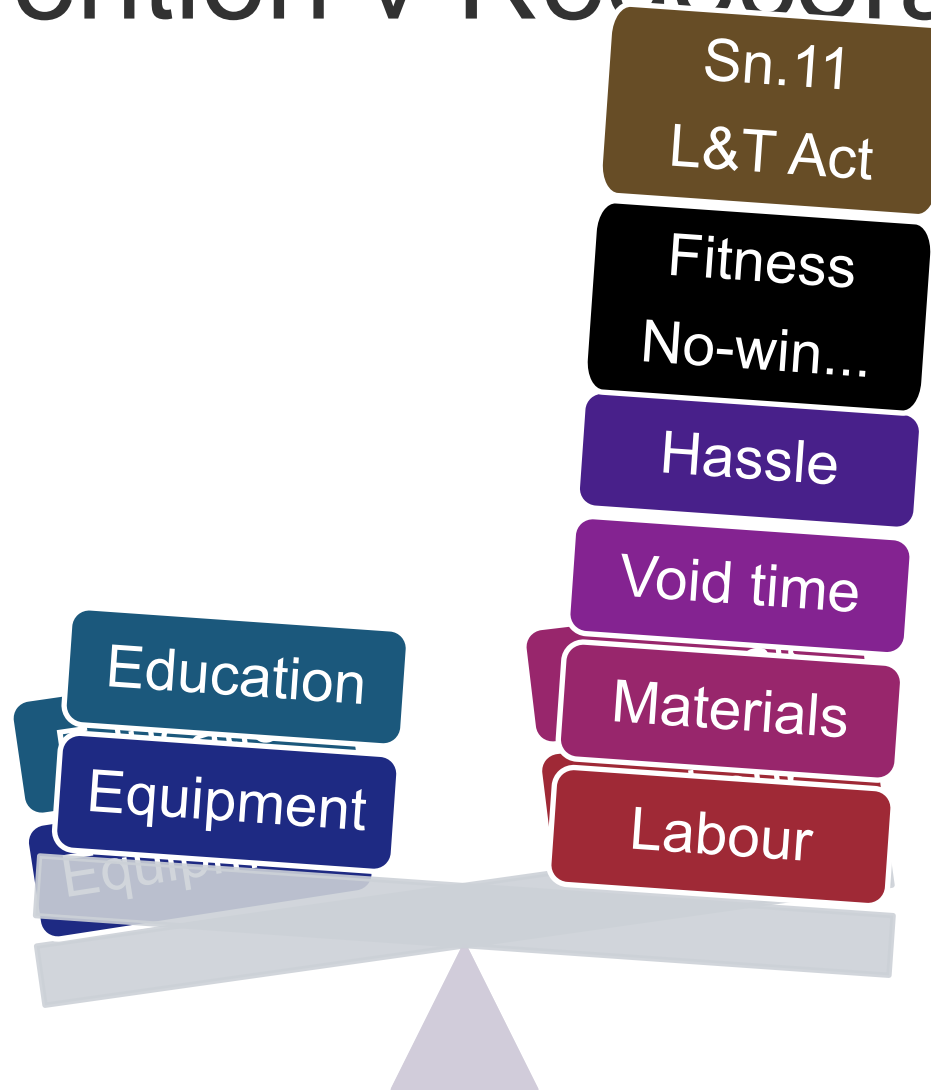
Cut
Condensation
Sites

- EVEN HEATING – Controllable
- INSULATION
- CONTROLLABLE VENTILATION





Prevention v Redecoration



- We handle all the necessary paperwork on a 'no-win no-fee' basis



Thank You



© 2018 Dick Scott CMCIEH – All rights reserved
Email: housing@monitor-bcs.co.uk