

Damp and mould in a rented home



Damp and mould issues are usually caused by either condensation or penetrating damp

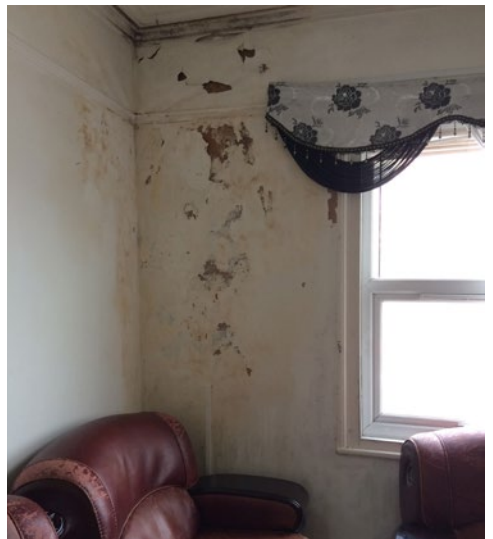
Condensation

Condensation is caused when warm humid air comes into contact with a cold surface, such as windows and external walls. Without adequate ventilation, condensation can build up and result in mould growth.



Penetrating and rising damp

Penetrating damp is caused when water seeps into the building. This could be for a number of reasons, including; roof leaks, leaking pipes and plumbing, and cracks in the external walls. Rising damp occurs when water rises from the ground and up into the building. If you suspect that the property has penetrating or rising damp this should be reported to the landlord as soon as possible, as these issues can cause serious damage if left untreated.



Examples of penetrating damp



Examples of rising damp



Examples of mould caused by condensation



How to avoid condensation and mould growth

Ventilate

Ventilation is vital to remove humid air from the property.

- **Open windows regularly**

If you have trickle vents keep these open.

- **Use an extractor fan whilst cooking and bathing**

If you don't have an extractor fan try to keep a window open.

Contact your landlord if your extractor fan is not working.

- **Position furniture slightly away from walls**

Increasing the amount of space behind furniture will improve airflow.

- **Keep kitchen and bathroom doors closed**

This will prevent humidity moving to other parts of the property.

Heat

- **Heat your home**

Keeping your home warm will reduce the number of cold surfaces where condensation could form.

Reduce moisture

- **Dry clothes outside**

If this isn't possible, hang your washing in a bathroom with the extractor fan on or window open.

- **Regularly wipe condensation off surfaces**

Remove mould

- **Use an anti-fungal solution and anti-mould paint**

If mould does grow on a surface, remove it using an anti-fungal solution. These are available in most major supermarkets, remember to follow the manufacturer's instructions.

Use anti-mould paint when repainting.

What should I do if there is no improvement or I cannot follow this advice?

- If you have followed this advice and there is still significant damp or mould growth you should contact your landlord or letting agent and ask them to investigate. If they do not investigate or carry out necessary repairs within a reasonable amount of time then contact the Private Housing team.
- Try to resolve any issues with your landlord. Do not withhold rent as this could put you at risk of being served an Eviction Notice.

How to contact the Private Housing team:

Send an email to private.housing@bristol.gov.uk or call us on **01173 525 010**. Please include the following:

- Property address
- Contact details
- Photos of the issue
- Brief description of the issue

Use our online form to see how we can help:

www.bristol.gov.uk/residents/housing/private-tenants/problems-with-your-property



Free information and advice is available:

Bristol City Council –

www.bristol.gov.uk/residents/people-and-communities/cost-of-living-support

Citizens Advice Bristol – 03444 111 444 - www.bristolcab.org.uk

Shelter –

england.shelter.org.uk/housing_advice/benefits/help_with_gas_and_electric_bills

Centre for Sustainable Energy – www.cse.org.uk