CONDENSATION & MOULD CURED

By

Danielle Brown & Jade McCann
Condensation Cured Ltd

www.condensationcured.co.uk

19th June 2013
Danielle Brown
• 12 years working in industry
• Scheduling works
• Managed up to 10 engineers
• Large projects management to one off installs
• Handled customers ranging from Housing Associations, Councils, building contractors, landlords and private homeowners

Jade McCann
• 8 years industry experience
• Health & Safety Management
• Financial Management
• HR
• Special Projects Management
What is Condensation?

- **Is**: the build up of moist air migrating to cold spots in the home such as windows and external walls.

- **Caused by**: activities that generate warm air (warm air can hold more moisture than cold air) and when temperature settles this leaves excess moisture that form droplets on cold surfaces.

- **Everyday Activities such as**: breathing, cooking, clothes drying, tumble drying, showering, bathing

- **Problem made more acute by**: Air tight homes, double glazing, cavity wall insulation, loft insulation
What is Mould?

- **Is:** A fungus that grows on food or damp building materials.
- **Looks like:** a stain and comes in a variety of colours, including black. Some cases, however, mould may not be visible but may have a musty odour.
- **Caused by:** Humidity. Mould loves humidity.
- **Can breed:** in any domestic environment
- **Biological Hazard:** Because Moulds release spores. Spores cause allergic reactions in people. Spores contact skin and nasal and bronchial membranes, causing symptoms such as:
  - headaches, dizziness and sickness
    - rhinitis,
    - itchy eyes
    - eczema
    - Asthma
  - Farmer's lung
  - Sauna-taker's lung
The World Health Organisation (WHO) states:

“WHO is concerned about this situation because excessive dampness and mould are a threat to health. Occupants of damp or mouldy buildings are at increased risk of experiencing health problems such as respiratory symptoms, respiratory infections, allergic rhinitis and asthma. Some people are more sensitive to mould than others, and some groups are especially vulnerable. Additional effort should be made to keep away from damp and mould babies and children, elderly people, those with existing skin problems, such as eczema, or respiratory problems, such as allergies.”

Facts & Studies

• Damp conditions can occur in the home for a variety of reasons and according to the Building Research Establishment, 80-85% of dampness problems arise due to condensation or manmade moisture (Allen 1995).

• Condensation is a major problem throughout the United Kingdom. The 1991 House Condition Survey found that 10.4 million homes were affected by mould growth (Wheeler & Critchley 1998)

• The occurrence of condensation dampness depends on the relationship between heating, ventilation, insulation and the patterns of the occupiers’ activities, thus the predominant cause can be difficult to identify.
Public Awareness

Association between mould and asthma/allergies are clearly demonstrated on the following websites, along with others:

- www.asthma.org
- www.allergyuk.org

- These are the first places for many people to visit when they have such conditions. Tenants realise association very quickly.

- Hospitals are also questioning the presence of condensation/mould when anyone admitted into hospital with asthma attacks or allergy related admissions.
Mould or Rising Damp

Establish root cause. Is it?
Condensation, penetration leakage, rising damp?

<table>
<thead>
<tr>
<th></th>
<th>Condensation</th>
<th>Rising Damp</th>
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<tbody>
<tr>
<td><strong>Weather Conditions</strong></td>
<td>Gets worse in cold weather</td>
<td>Gets worse in wet weather</td>
</tr>
<tr>
<td><strong>Mould Type</strong></td>
<td>Has blurred soft edges and is black</td>
<td>Stain mark</td>
</tr>
<tr>
<td><strong>Occurs When</strong></td>
<td>Surfaces are cold/ moisture content high</td>
<td>DPC /DPM failed External fabric insecure</td>
</tr>
<tr>
<td><strong>Occurs Where</strong></td>
<td>Little movement of air can be found/corners/windows/north facing walls</td>
<td>Ground Floor Rooms Rising Vertically Single concentrated areas</td>
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</table>
Rising Damp. Generally up to a height of 1m.

Plaster not removed high enough for a DPC installation leaving a band of possible plaster bridging DPC. New asphalt floor laid up to skirtings.

Condensation, especially where little air/cold surfaces/lack of ventilation.

Penetrating: Around windows

Penetrating: Possibly defective rainwater goods

Wall tie problems

<table>
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<tr>
<th>Type</th>
<th>Temp/Perm</th>
<th>Be Careful</th>
</tr>
</thead>
</table>
| Dehumidifier         | Temp      | Take up space  
One per affected room  
Expensive to run  
Require user to empty regularly  
Does not address root cause of high moisture/humidity levels |
| Mould Treatment      | Temp      | Mould will return  
Does not address root cause of high moisture/humidity level |
| Opening Windows      | Temp      | Dependent upon tenant  
Weather, security and noise prevent permanently opening  
**Housing Act 2004: not a solution** |
| Extract System       | Perm      | Cheap extract fans are ineffective – very little extraction  
Will only be effective in room it is installed  
Most are controlled by tenant so reliant on them putting them on  
Tend to be noisier so tenants keep them off permanently  
Some have humidity sensors so no control when it goes on – sometimes at night |
| PIV System           | Perm      | It will work and get rid of your tenant headaches !! |
Why is a PIV the best solution?

• No need for open windows or trickle vents
• The incoming air is controlled and filtered
  – G4 filters remove air particles and pollen which cannot be seen by the naked eye
• PIV systems provide a continuous supply of fresh filtered air into a dwelling
• Continuously and gently flushes these unpleasant substances from the home in the most energy efficient way
• Protects the fabric of a dwelling from damage caused by mould and condensation
• Reduces the maintenance costs of the property
• Prevents external pollutants from entering a dwelling and suppress unwanted infiltration (draughts)
• Minimises the loss of heat in a loft space by re-circulating the air, providing a significant net energy gain
• Clinical research has proven that whole home ventilation can play a significant part in controlling dust mite allergens
Positive Input Ventilation (PIV)

What is it?

How does it work?
• PIV has been around for over 30 years.

• Over 400,000 PIV systems are currently installed in the UK.

• Hundreds of social housing providers around the UK routinely use PIV as their first choice of ventilation to prevent or cure poor indoor air quality related problems such as..
Typical House Installation
Typical Flat Installation

485mm x 320mm x 160mm
For optimum performance “wet” rooms must always have …

- an open window when carrying out “humidity creating” activities

- Purge ventilation – i.e. extract fans
Maintenance/Servicing

Typically a filter change every;

• 5 years for loft mounted units and
• 1-2 years for home mounted units (flats & apartments)

This can be carried out by a general handyman/maintenance man. Does not need an engineer to do it
Benefits of Installing a PIV for Private Landlords

- 5-year maintenance free
- Low life cycle costs
- Up to 6 speed settings to suit individual properties
- Ventilates every room
- Completely automatic
- Up to 5 year, manufacturer backed, warranty options available*
- Tenant acceptability
- More cost effective than installing multiple extract fans
- Protects the fabric of the building from mould/condensation damage
- Fit and forget solution
- Low noise levels – whisper quiet
- Saves up to 550 kWh a year
- Helps to reduce effects of other hazardous agents in the home such as .......
Pollutants & Hazards found in home

<table>
<thead>
<tr>
<th>Indoor Pollutants</th>
<th>Biological Hazards</th>
</tr>
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<tbody>
<tr>
<td>• Water vapour</td>
<td>• Mould</td>
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<tr>
<td>• Environmental tobacco smoke</td>
<td>• Damp</td>
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<tr>
<td>• Carbon Monoxide</td>
<td></td>
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<tr>
<td>• Radon</td>
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<tr>
<td>• Nitrogen Dioxide</td>
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<tr>
<td>• Solvent Vapours</td>
<td></td>
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<tr>
<td>• Formaldehyde</td>
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<tr>
<td>• VOC’s</td>
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Installation of a PIV unit will help combat all of these
Positive Input Ventilation (PIV)

Why is it relevant to Private Landlords?
The 2004 Housing Act requires that a dwelling should be free of category 1 Hazards of which mould one. Furthermore, the Act states:

1.15 Dwellings should be warm, dry and well ventilated. Indoor relative humidity should be between 40% and 60%, except for short periods of fluctuation. This range is the optimum to limit growth of house dust mite populations and mould growth.

1.22 There should be sufficient and appropriate means of ventilation to deal with moisture generated by normal domestic activities without the need to open windows. Opening windows can result in heat loss, noise, and may be a security risk.
Housing Health and Safety Rating System

Guidance for Landlords and Property Related Professionals
The HHSRS is the risk assessment procedure for residential properties and is a guidance for private landlords to assist in complying with the 2004 Housing Act.

**HHSRS refers to bands into which hazards are identified:**
The bands range from A (scores of 5,000 or more), which is the most dangerous and life threatening, down to J (scores of nine or less), the least. 
*The Act* imposes a duty on local authorities to take appropriate action in relation to hazards falling in bands A – C (that is hazards with scores of 1,000 or over).

The Category A-C hazards listed in the HHSRS are, in order:
- Damp and mould growth
- Excess cold
- Excess Heat
- Asbestos & MMF
- Carbon Monoxide
- Lead
- Radiation
- Uncombusted Fuel Gas
- VOC’s
Recent Litigation

• Is there a duty of care under common law in relation to damp and mould?

• Previously no, but recent case against London Borough of Lambeth judge ruled ‘yes, there is a duty of care’.

• Awarded a £4,000 compensation and landlords to be paid costs

• Tenant solicitors agreeing to manage these cases by a conditional fee arrangement
Condensation Cured & Landlord Association Members

- Best rates in the market
- Excellent customer experience for landlords and their tenants
- Consultative approach and support for members of Association
- Hassle free service from survey through to install and aftersales
- Members can benefit from 3 free surveys
References from Landlords

Management:
D. Marshall CCNA-CCNP
L. Marshall LLB-BSC-LPC
Debt Recovery affiliates: RLF Bailiff
Web: www.marshallsproperties.com
email: david@marshallsproperties.com
Skype: marshalls-properties.com

4th March 2013

To whom it may concern

I David Marshall am the landlord of a small portfolio of properties in Manchester
I have recently got to know condensation cured over the past few months
They have worked for me on a number of my properties and I am very satisfied indeed.

David Marshall
Hi Danielle

Just a quick note to say thankyou for all your help, advice and superb service regarding the installation of our Dri-Master system.

The drimaster system works extremely well in my properties by getting rid of any damp issues that I have had.

When it came to fitting the system your installer did the job on the day and at the time specified.

Thankyou so much, I will definitely be using your services again

Clive Rubenstien MNAEA
Director
Clive Anthony Sales & Lettings
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www.cliveanthony.co.uk
CondensationCured.co.uk

is a leading UK supplier and installer of Positive Input Ventilation systems to stop condensation on windows and walls, prevent mould and damp and improve air quality and ventilation for people with asthma and respiratory problems.

‘we beat any like for like quotation’
*Certain locations excluded.
Questions & Answers