



Case History

Damp Diagnosis & Mould Remediation In Social Housing

How can a mould survey be invaluable?

Mould is classed as a category one risk to health, as assessed under the Housing health and Safety Rating System 2000, which is the same class as asbestos. The Environment Protection Act (1990) classifies mould as a nuisance that must be treated.

A Housing Association contacted Rainbow International with regards to carrying out a mould survey on one of their properties. The tenants living in this property had complained of a severe mould problem. Rainbow sent a technician to risk assess, survey and provide a full report of their findings. Detailed moisture readings, temperature readings and relative humidity levels were recorded throughout the property in both the mould affected and non-affected rooms.

There was found to be severe mould growth above a bay window and in both alcove areas either side of the chimney breast in the property. Water run marks were evident on top wall décor, measurements were taken and no elevated moisture levels could be found in this room. We found no areas in this room that suggest any ingress of water or penetrative damp issues.

We were able to establish that the condensation was caused by lifestyle living, i.e. lack of airflow is the cause of the mould growth in this area.

The rear bedroom also had severe mould growth on the external wall and the window reveal. The affected areas were wet to touch and when measured using meters, were recording levels of 100% WME suggesting that plaster or render and stonework or brickwork is saturated. There also appeared to be blown plaster on wall (possibly caused by saturation).

Key Facts

Service

- Damp Diagnosis

Location

- Weston-super-Mare

Services Employed

- Bio-Hazard Cleaning
- Mould Remediation
- Damp Diagnosis

Tenant stated that ingress of water occurred 6-9 months ago causing saturation to rear wall, We suggested that the problem with mould in this room was due to no installation of drying regime when incident occurred.

Upon approval of the summary of the remedial works needed, Rainbow commenced with the removal of the plaster on the affected walls and the installation of a drying regime.

In addition anti-microbial treatments were applied to the affected areas to ensure these were eradicated of contaminants.

We Restore,
You Recover™