

ONCHAN DISTRICT COMMISSIONERS

# Information Newsletter

## WELCOME

As you are aware, the next phase of the refurbishment works has commenced in Nursery Avenue. The purpose of this newsletter is to explain to your household what works are being undertaken, and the effect these will have on your home.

In order to improve the thermal efficiency of the building fabric a layer of external insulation is being fixed to the walls of your property. In order to accommodate this insulation it is also necessary to replace the doors and windows.

Your property will be much warmer when the works are completed.

In the past you may have experienced damp/condensation issues. It is hoped that these instances will reduce now that we have upgraded the building fabric. However, any residual damp in the walls will require time to dry out. This can take up to 12 months depending on the severity of the moisture in the walls prior to the work.

The sealing of the external part of the wall with insulation and waterproof render will mean that any residual damp is likely to manifest itself internally. Further into this leaflet are details of how to deal with any damp that may show up.

Keeping the property well ventilated will aid the drying process and keep the risk of damp spots manifesting themselves for a minimum.

I am sure you will appreciate the increased thermal efficiency of your home and work with us to address any residual issues.

School Road before refurbishment works



School Road after refurbishment works

Nursery Avenue before refurbishment works



Nursery Avenue during refurbishment works

Mould often occurs because of condensation. It appears as pinpoint black spots, usually on the side surfaces of external walls, in corners and in poorly ventilated spaces, such as behind cupboards and wardrobes.

## VENTILATION

Adequate ventilation is essential to allow moisture-laden air to escape from the home before condensation occurs.

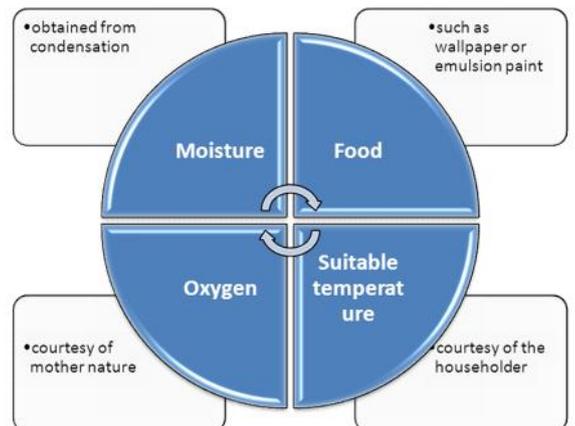
- a dehumidifier, which extracts moisture from the air, can be bought or hired.
- wipe down surfaces affected by condensation regularly, to prevent mould growth.
- mould can be removed by washing the surface with a disinfectant or a fungicidal wash. This must be used in accordance with the manufacturers' instructions.



## DEALING WITH MOULD GROWTH

Mould spores are invisible to the human eye and are always present in the atmosphere. They only become noticeable when they land on a surface upon which they can grow and multiply.

Dampness from condensation often causes the growth of black mould on walls and other cold surfaces such as tiles. Mould and mildew can also grow on furnishings, curtains and even clothes in wardrobes. It may first appear in corners or behind cupboards, but it can spread across entire walls. Mould can spoil wallpaper and furnishings and can make your home unhealthy.



Example of mould growth through condensation

Carefully remove excess mould with a damp cloth and throw away after. Or, if possible, use a vacuum cleaner and empty after. Do not brush mould as this releases spores in to the air.



Wipe down affected areas using a fungicidal wash or diluted bleach - remember always use rubber gloves and wear safety glasses.



Produce less moisture :  
Cover pans  
Dry clothes outdoors  
Vent your tumble dryer to the outside

Dry clean mildewed clothes and shampoo carpets.



After treatment redecorate using a fungicidal paint or wall paper paste - do not paint over using an ordinary paint.