

## DAMP AND MOULD POLICY

### GLOSSARY OF KEY TERMS

**AWAAB'S LAW**

This law requires social landlords (including Brent Council) to investigate and fix reported damp, mould and emergency repairs within a strict timeframe.

**CONDENSATION  
DAMP**

Occurs when moisture within the home cools and condenses onto colder parts of the buildings. This is the most common form of damp. Conditions that can increase the risk of condensation are – inadequate ventilation, inadequate heating, inadequate thermal insulation, high humidity and poor building design and construction.

**KEY PERFORMANCE  
INDICATOR (KPI)**

This is a quantifiable measure of performance over time for a specific objective or action. For example, the percentage of emergency repairs completed on time.

**MOISTURE METERS**

This is a device which measures the percentage of water in materials like brick, wood and concrete.

**MOULD**

A type of fungus which grows in moist environments. It frequently appears alongside condensation on cold outside walls and surfaces and in places where the air does not circulate well. The moisture created can also damage clothes, furnishings, and decoration, and leaves a musty smell.

**MOULD SPORES**

Mould spores are the airborne reproductive units of moulds, similar to seeds in plants.

**NEC**

This is the software used by Brent to record information related to our homes.

**PENETRATING  
DAMP**

Water that gets into the building from outside due to defects in the walls, roof, windows or floors.

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| <b>REMEDICATION /<br/>REMEDIAL WORKS</b> | This is the process of improving, fixing or replacing defects in homes.   |
| <b>RISING DAMP</b>                       | Is moisture from the ground that rises up through parts of the buildings in contact with the ground (walls and floors). It is usually found in older properties and is often it is due to defective damp proof courses and membranes.   |
| <b>SAFE SYSTEMS OF<br/>WORK</b>          | A method of work which puts in place control measures arising from a risk assessment, in order to eliminate identified hazards (where possible) and complete the work with minimum risk.  |
| <b>TRAUMATIC DAMP</b>                    | Can be caused by leaking water from waste and heating pipes, overflowing baths or sinks, burst pipes or defective water storage vessels inside the building. Traumatic damp can also originate from outside the property, for example from another building or from environmental flooding. |
| <b>THERMAL<br/>BRIDGING</b>              | This is a weak point in a buildings construction which allows heat to pass through more easily.   |
| <b>THERMOGRAPHY</b>                      | Thermography is a technique of obtaining an image of the heat distribution over the surface of an object.   |
| <b>TRIAGE</b>                            | This is the process of rapidly assessing, sorting and prioritising cases.   |

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