



Ministry
of Defence

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www.gov.uk/DIO

[REDACTED]
[REDACTED]
22 May 2017

Ref. FOI2017/05526

Dear [REDACTED]

Thank you for your email of 17 May 2017 requesting the following information:

"Freedom of information act for Damp & Mould Survey –

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am treating your correspondence as a request for information under the Freedom of Information Act 2000 (FOIA).

A search for the information has now been completed within the Ministry of Defence (MOD) and I can confirm that all the information in scope of your request is held.

The information you have requested can be found at annex A, but some of the information falls entirely within the scope of the absolute exemptions provided for at sections 40 (Personal Data) and has been redacted.

Section 40(2) has been applied to some of the information in order to protect personal information as governed by the Data Protection Act 1998. Section 40 is an absolute exemption and there is therefore no requirement to consider the public interest in making a decision to withhold the information.

If you are not satisfied with this response or you wish to complain about any aspect of the handling of your request, then you should contact me in the first instance. If informal resolution is not possible and you are still dissatisfied then you may apply for an independent internal review by contacting the Information Rights Compliance team, Ground Floor, MOD Main Building, Whitehall, SW1A 2HB (e-mail CIO-FOI-IR@mod.uk). Please note that any request for an internal review must be made within 40 working days of the date on which the attempt to reach informal resolution has come to an end.

If you remain dissatisfied following an internal review, you may take your complaint to the Information Commissioner under the provisions of Section 50 of the Freedom of Information Act. Please note that the Information Commissioner will not investigate your case until the MOD

internal review process has been completed. Further details of the role and powers of the Information Commissioner can be found on the Commissioner's website, <http://www.ico.org.uk>.

Yours sincerely,

DIO Secretariat

Damp & Mould Issues

- Sporadic mould growth around property
- Mould growth at low & high level in Bedroom 3
- Mould growth at high level in Bedroom 2

Surveyors Notes/Observations of occupation

Occupant has lived at the property for just over 3 years during which they have had to complete a daily routine of cleaning down mould growth. Prior to move-in the property was subjected to a flood due to a damaged stop cock within the kitchen, the flood was not addressed until shortly before move-in. Affected areas (walls/skirting/doors/carpets/vinyl) were not replaced before occupancy, the new occupants were provided with dehumidifiers.

3 children (including one newborn) residing at property.

No sign of any clothes being dried on radiators or internally, all rooms are very neat & tidy.

External Observations

The flashing above the garage/ground floor wc is slightly displaced in places and the weep hole which the flashing is keyed into is very large. Ventilation grilles to roof soffits are discoloured and appear blocked.

Internal Observation

Upon entering the property it is immediately noticeable that the property provides high humidity levels - heating was on at the time of visit but not set to a high temperature.

Random moisture meter readings taken throughout the Kitchen/diner confirms "high" or "at risk" levels of moisture within flooring, kitchen cabinets, skirting and low level plasterwork.

Moisture meter reading taken in corner of bed 3 where flashing & large weep hole are positioned externally confirms the existence of water penetration to the timber floorings, skirting & plasterwork.

Sporadic mould growth noted elsewhere within the property especially in closed cupboards.

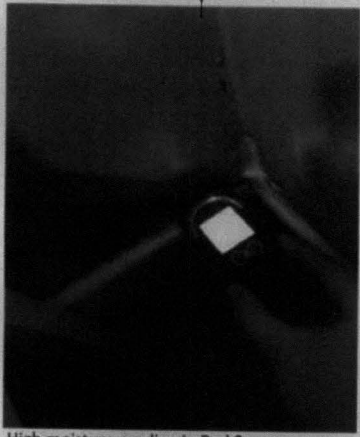
Surveyors Conclusion

The property is still affected by the moisture being retained within the ground floor concrete slab, flooring, skirting and plasterwork due to the historic flood. Whenever the heating system is switched on some of the retained moisture is evaporating into air. The property has reasonably good thermal values having been constructed in the mid 1990, the airbourne moisture is therefore unable to escape and is condensing within poorly ventilated areas or cold spots (around windows) and areas on low insulation - typically at corner junctions between 1st floor walls & ceiling.

Rainwater is gaining access to bed 3 walls and flooring via the large weep hole & flashing.

Recommendations

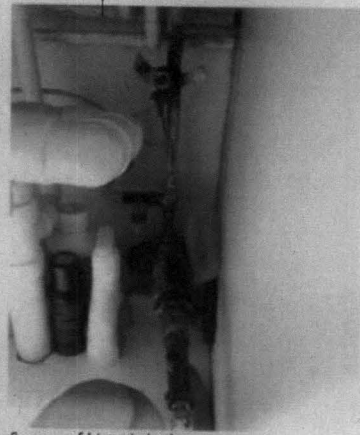
- Remove all moisture retaining cabinets, flooring, skirting & plasterwork within Kitchen/Diner, Hallway & Bed 3
- Install dehumidifiers, turn heating on to at least 22 degrees & ventilate property (open 1st floor windows).
- Monitor moisture meter readings within all areas affected by water penetration on a weekly basis, once normal readings are obtained re-install new cabinets, flooring & skirting etc.
- Secure flashing the side elevation & install weatherproof shield to large weep hole by flashing
- Mould growth is likely to build up in non-ventilated areas - all areas will require a thorougher cleandown with a Borate solution & repainting.
- Ensure roof void is adequately ventilated.
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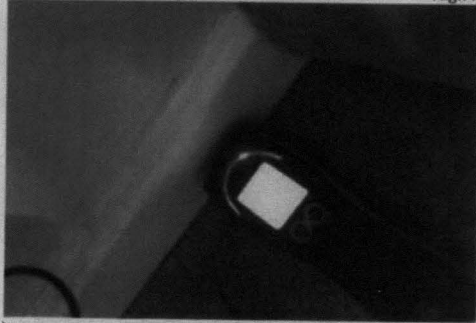
High moisture reading in Bed 3



High moisture reading in Kitchen



Source of historic leak

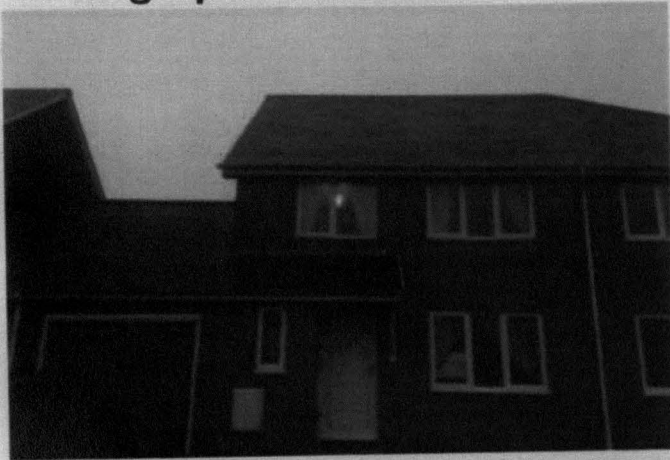


High moisture reading in kitchen

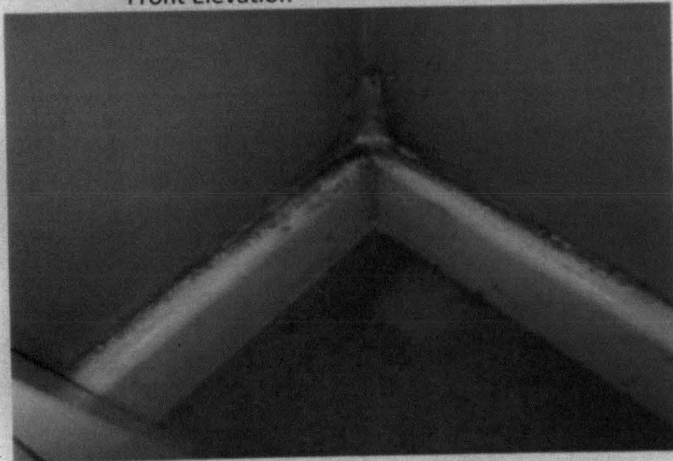


Wet carpet in kitchen

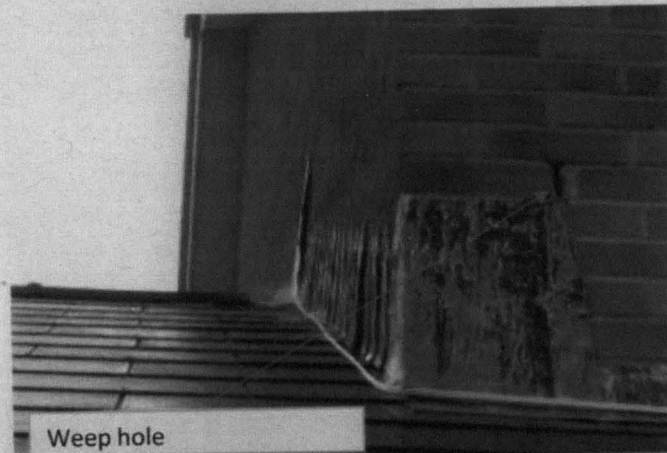
Photographic evidence



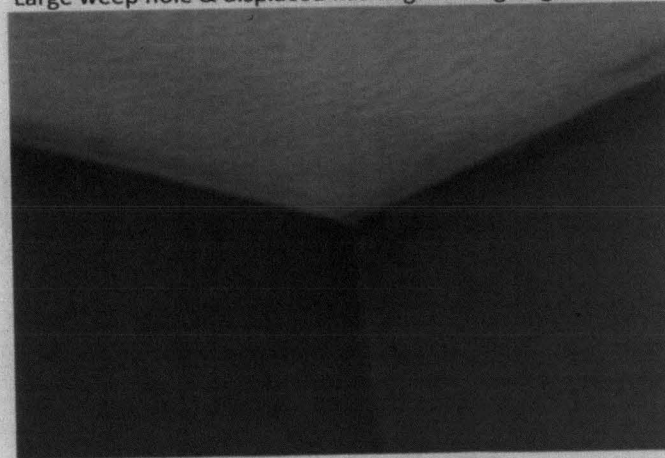
Front Elevation



Wet carpet & mould growth in Bed 3 adjacent
Flashing about garage



Large weep hole & displaced flashing above garage



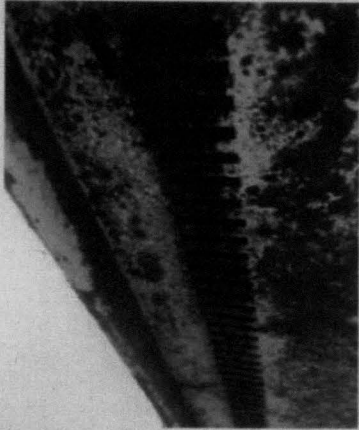
Mould growth in Bed 3 above wet carpet but no
indication of water penetration



Wet vinyl flooring in kitchen



Sporadic mould growth in Bed 2



Blocked loft ventilation



Typical mould growth on items stored within cupboards

