



Ministry
of Defence

Secretariat
Defence Infrastructure Organisation
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Sutton Coldfield
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www.gov.uk/DIO

30 March 2017

Ref. FOI2017/02886

Dear [REDACTED]

Thank you for your email of 2 March 2017 requesting the following information:

"This is a formal request for information held by DIO.

I request a copy of a report which was produced following a Mould survey / health and safety assessment of Service Families Accommodation in which I reside (address same as contact address) . The survey took place on the 5th January 2017.

I also request information regarding what works have been applied for to remedy the issues. I have been told that a Statement of Need has been submitted but no further details.

Carillion Amey have been unable to provide me with this information.

[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 Damp and Mould Summary you have requested can be found enclosed at annex A, but some of the information falls entirely within the scope of the absolute exemptions provided for at Section 40 (Personal Data) of the FOIA and has been redacted.

The information for part two of your request can be found below:

In relation to the Statement of Need, the following works have been requested to remedy the damp and mould issues and will proceed following DIO financial approval.

- Replacing radiators throughout property with those of adequate size for room.
- Further investigating the Cavity Wall Insulation to ensure correctly installed.
- Installing chemical Damp Proof Course or tanking system to gable elevation to eradicate damp.

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, 2nd Floor, Zone N, 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

Property UPRN **2214791**

House Number: [Redacted]
 Street: [Redacted]
 Town: [Redacted]
 Postcode: [Redacted]

Date of Inspection: 05/01/2017
 Surveyor: [Redacted]

Property Details

Property Type	House
Built Form	Semi-detached
Main Age	1950-1966 (D)
Main Wall Construction	Cavity
Main Wall Insulation	Filled cavity
Floor Construction	Solid
Main Roof Construction	Pitched
Main Roof Insulation	200mm
Type of Glazing	Pre 2002
% of Multiple Glazing	80
Main Heat Source	Boiler
Type of Boiler	Standard (Class A condensing)
Secondary heating present	No
Water heating	Insulated cylinder (25mm or more)

Extension/outbuilding affected	No
Age of extension	
Extension wall construction	
Extension roof construction	
Heating present	
Alternative wall construction	
Estimated m2 of Alternative wall	

Damp & Mould Issues

- Black mould spores on wall surface to inside of kitchen base/wall unit cupboards to front elevation wall (water beaded on plaster)
- Gas & water feed pipes in kitchen not lagged with black mould spores/water condensed on surface (Also G/F W.C)
- Several failed double glazed units found throughout the property
- Black mould spores found around window and door reveals throughout the property, curtains also mouldy)
- Blistered woodchip wallpaper at wall to ceiling junction in corner of bedroom
- Water condensed on bedroom, bathroom and separate W.C double glazed unit (Seperate W.C not heated)
- Black mould spores found at low level to dining room external wall (behind and to side of furniture
- Evidence of rising dampness to diningroom gable wall
- Discolouration to wallpaper finish in diningroom with salts on surface suggest rising dampness present to gable wall

- Black mould spores and evidence of running water running down wall in bedroom

Surveyors Notes/Observations of occupation

Radiators throughout the property especially the bedrooms are inadequate in size
June/July 2016 - Contractors visited property and applied anti-fungicidal solution to all affected areas
19th Dec 2016 Contractors applied anti-fungicidal solution to affected areas in the kitchen
Towel placed over radiator in kitchen and above radiator in bathroom, dog bed located in kitchen
Heating turned on during visit though radiators barely warm
Curtains throughout the property used to eliminate draughts are reducing air circulation around window/door reveals creating condensation problems. (black mould present)
Client uses portable heaters in the bedrooms to provide additional heat
Windows closed throughout property though trickle vents in some rooms were open
A rated boiler <5 yrs old with good hot water tank + heating control:

External Observations

Finlock guttering to property appeared to be leaking to front and rear elevation:
DPC to external perimeter in many areas was only 75mm above concrete path or soil bed
Large climber plant to rear elevation from floor level reaching above guttering level
Evidence of retro fill cavity wall insulation noted though only 1-2 drill holes evident and no drill holes found to rear elevation

Internal Observation

Timber external door and side panel (single glazed) fitted between main house and unheated single skin porch
Radiators too small for room size - main bedroom size 14.7m² with 400mm wide x 600mm deep single panel single fin radiator
Single panel single fin radiators fitted throughout.
Lack of airflow behind curtains which drop to floor causing condensation issue:
Some radiators were cold to touch during visit, outside temperature approx 2 deg C
Kitchen extractor fan was switched on low during survey, bathroom extractor fan had to be switched on via switched spur in airing cupboard
200mm loft insulation noted though boxes placed in loft had compressed this
Original sarking felt was torn and ripped in several places
Early 80's kitchen units fitted, while in good overall condition the lack of a backing to the carcass exposed food to mouldy wall to front elevation

Surveyors Conclusion

Radiators throughout the property are too small to adequately heat the rooms/property
CWI may not have been installed correctly creating cold spots around the external perimeter of the property
Extractor fans in bathroom and kitchen not up to the job of removing adequate moist air from the room:
DPC less than recommended 150mm increasing risk of rising/penetrating dampness to external walls.
Defective finlock guttering increasing risk of penetrating dampness
Old and defective window seals causing condensation between the glazed units and reducing thermal performance
Occupants leaving towels on radiators and not opening windows contributing to damp and mould problem:
Climber to rear elevation probably causing damage to structure of property especially around guttering/eaves level
Unheated single skin porch with old timber single glazed door and side window a large area of heat leakage to front elevation
No backing or ventilation to rear of kitchen cupboards allowing water to condense and mould to grow on cold wall surface
Boxes in loft space reducing the effectiveness of the loft insulation
Defective DPC/<150mm from path to DPC causing rising dampness to gable elevation

Recommendations/Remedial Action Required

- Replace radiators throughout property with those of adequate size for room
- Further investigation requires to check CWI has been installed correctly
- Remove climber from rear elevation and inspect/repair as necessary, especially around eaves/lower roof level
- clean finlock guttering and inspect for defects in lining - repair/re-line as necessary
- Install extractor fans with humidistat and timer to kitchen, bathroom + W/C's (eg xpelair SL150HT or similar)
- Provide client with information on condensation and how lifestyle choices effect the property
- Treat mould affected areas with Bacdet solution and apply crown Steracryl paint
- install chemical DPC or tanking system to gable elevation to eradicate rising damp
- Install GRP composite front door with side window (with "A" rated glazing) to hallway
- Lower soil border to external elevations where this is below 150mm from DPC
- Fit pipe lagging to gas & water feed pipework to kit/bath/W.C effected by condensation
- Install plinth vents and vents to kitchen units affected by mould to allow air to circulate
- Renew PVC-u double glazed units throughout
- Increase loft insulation to 270mm
- replace 30yr old kitchen (backs on new carcasses preventing food coming into contact with wall)

Priority

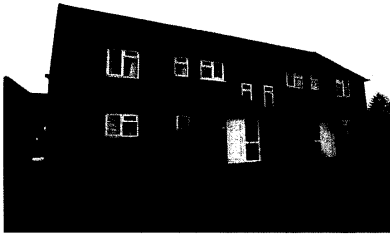
- Urgent
- Response Maintenance
- Response Maintenance
- Response Maintenance
- Response Maintenance
- Response Maintenance
- Urgent
- Response Maintenance
- Upgrade required
- Routine maintenance
- Routine maintenance
- Routine maintenance
- Routine maintenance
- Estate upgrade
- Upgrade required
- Upgrade required

HHSRS

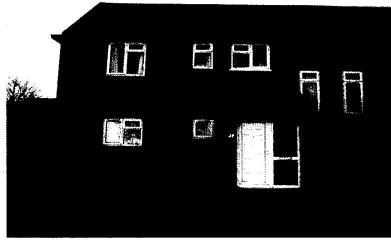
Damp and mould	Category 2 hazard
Excess Cold	Category 2 hazard
Excess heat	
Asbestos and MMF	
Biocides	
CO and fuel combustion	
Lead	
Radiation	
Uncombusted fuel gas	
VOCs	
Crowding and space	
Entry by intruders	
Lighting	
Noise	
Domestic hygiene, pests, refuse	
Food safety	Category 2 hazard
Personal hygiene, sanitation, drainage	
Water supply	
Falls assoc with baths	
Falls on the level	
Falls on stairs	Category 2 hazard
Falling between levels	
Electrical hazards	

Fire
Flames, hot surfaces
Collision and entrapment
Explosions
Position of amenities
Structural collapse, falling elements

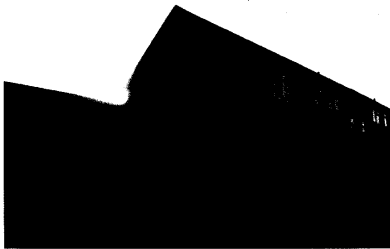
Photographic evidence



Front elevation (LHS property)



Front elevation

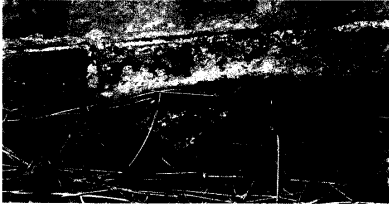


gable elevation



Rear elevation

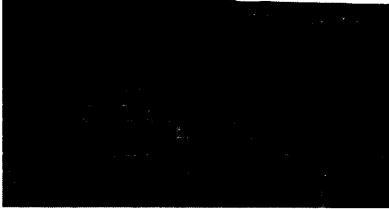




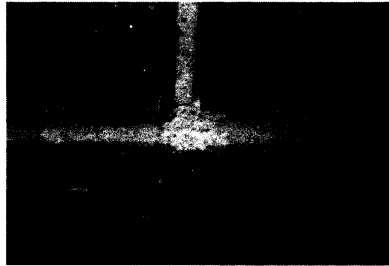
DPC <75mm from soil border



Climber plant to rear elevation



Defective finlock guttering



Evidence of CWI



Early 80's kitchen units



Mould to rear of larder unit (plaster wall to front elevation)

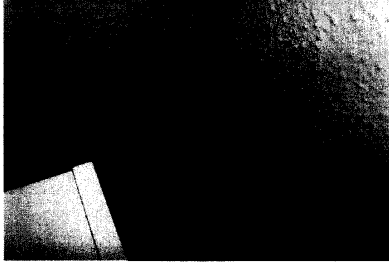




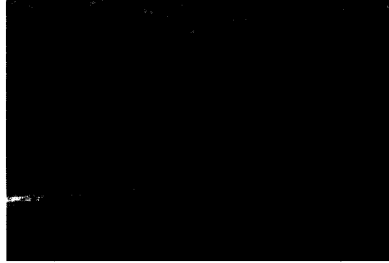
Towel over kitchen radiator



Mould/water collecting on fed pipework + mould to wall



Mould to dining room wall behind furniture



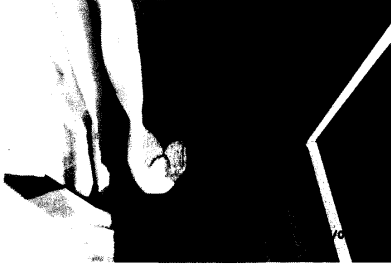
Salts at low level in dining room to gable - Rising Dampness



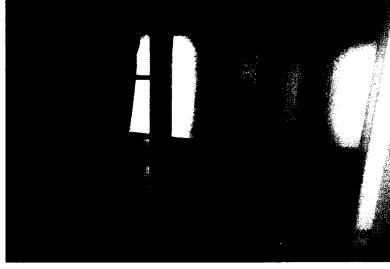
Furniture preventing air circulation to dining room gable wal



Failed double glazed unit (1997 install)



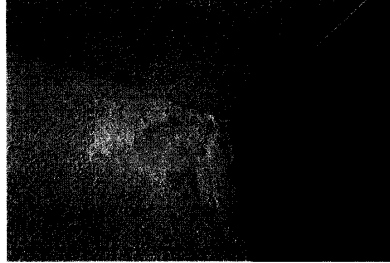
Curtains preventing air circulation and promoting mould growth



Timber door + S/G side panel to front elevation seperating unheated porch



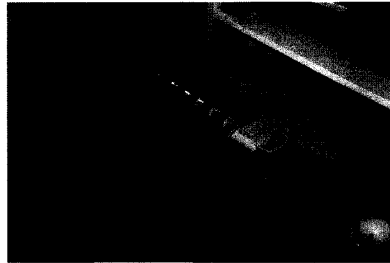
mould spores to external door reveal in kitchen



Blistered paper in bedroom adjacent to climber plant



mould spores to external door reveal in kitchen



Blistered paper in bedroom adjacent to climber plant

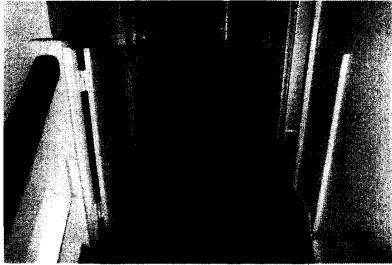
inadequate radiator size for 14.7m2 bedroom (s.panel)



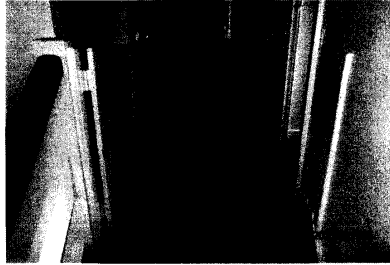
Oil filled portable radiator used in bedroom



Water condensed on bedroom window



Boxes in loft compacting loft insulation reducing efficiency



Child gate at top of stairs reducing risk to stairs



HHSRS deficiency falls on stairs (270mm gap to ranch balustrading)

