

LOCAL AUTHORITY

BUILDING & MAINTENANCE



VENTILATION, DAMP, MOULD & CONDENSATION

anti mould solutions • eliminate condensation • ventilation challenges

SUSTAINABLE SOLUTIONS

the route to sustainable timber • blocking regeneration

KITCHENS & BATHROOMS

Part M — are you compliant? • ceramic floor tiles

Mould guard

LABM looks at a selection of products that can help eradicate unsightly and potentially hazardous mould and mildew.

Tenants complain about mould more than any other single housing issue, and rightly so. Along with being unsightly, unpleasant and odorous, it presents a substantial health issue. Mould spores are closely linked to bronchitis, tonsillitis and even pneumonia. The Lung & Asthma Information Agency based in London concludes that mould spores have a, "presumed causal relationship" with the initiation of allergic alveolitis and show, "consistent evidence of association" with the initiation of Asthma and Rhinitis.

Mould spores are present just about everywhere, but the spread is particularly prevalent in situations where there is reduced direct sunlight and when occupants do not ventilate their homes correctly in an effort to keep heat in. The resultant warm, moist atmosphere is perfect for the growth of mould and mildew. But to survive, mould also requires a food source. Unfortunately, paint, wallpaper and pastes are ideal.

Winter, therefore, is a time-bomb for mould in many social housing properties. Poorly ventilated, overly warm homes — decorated with paint and wallpaper — create the ideal breeding ground for mould and mildew.

One course of action to help eradicate the problem is to remove the food source on which mould and mildew depend. Standard redecoration will solve the problem, but only in the immediate term. It is also labour intensive and maintenance budgets will not extend to an ongoing programme every couple of years. A better option is to use specifically

formulated products that inhibit the growth of mould and mildew for an elongated period. Here, LABM takes a look at a selection of products available for specification.



Dulux

Mouldshield anti-fungal paints from Dulux Trade contain fungicides that actively inhibit mould growth on the painted surface and provide vital

protection from the problems of fungi and mould growth on interior surfaces.

The paint has been developed specifically for interior damp masonry surfaces such as cellars and porches. A solvent-based product, it is formulated on a tough, durable acrylic system unique to ICI. Alongside its powerful anti-mould ingredient, it has a smooth consistency, discouraging dirt retention and making application easy.

Mouldshield Fungicidal Eggshell has been designed specifically for the protection and decoration of interior plaster, masonry and wood surfaces. With good adhesive properties, it is particularly suited for kitchens and bathrooms. Its special acrylic formulation offers a high quality, smooth appearance that does not yellow on ageing, is harder wearing and easier to clean than most conventional emulsion paints. Mouldshield Fungicidal Matt's broad spectrum of anti-fungal activity makes it suitable for most interior

walls and ceilings, particularly woodchip, dry plaster and a range of building boards.

Flag Paints

If left untreated, mould can cause extensive damage to walls and ceiling areas. Active mould spores can also attack clothes, furnishings and carpets, and be a hazard to health. Flag Paints offer a solution called Asipo. All Asipo branded products contain powerful biocides that stop mould and provide protection against future reoccurrence, making them ideal for any household or commercial application.



The range comes in a variety of finishes for internal and external applications. Asipo products can even be over-coated using standard paints and wallpapers. They can be used individually, or as part of a complete system offering total protection.

Highlights of the internal product range include: Asipo Internal Matt or Silk, a water based decorative emulsion for combating internal mould growth problems which can be used as a stand alone product, or as part of the Mould Eradication System; Asipo Algicidal Treatment, for the cleaning of the

surface and killing all visible signs of mould on almost any surface and Asipo Barrier, which forms a barrier within plaster type surfaces to prevent mould spores from reappearing.

All Asipo products are fully approved under COPR with HSE approval. Flag Paints have been making specialist paints in England for over 65 years.

Johnstone's Specialist Coatings

Quick drying, durable and washable, Johnstone's Anti Mould Acrylic is an acrylic resin based mould inhibiting coating for use on walls and ceilings to protect against algae and fungal growth. It dries to a smooth matt finish and will cover at the rate of approximately 9-11m² per litre, depending on the nature and porosity of the surface being painted.

Touch dry in 1-2 hours and recoatable after 4-6 hours, it is available in Brilliant White and Magnolia. It has a low Volatile Organic Compounds (VOC) rating of 0.30 - 7.99%.

To increase its effect, surfaces can first be primed with the company's Damp Proof paint which is formulated for application to damp interior wall surfaces. It incorporates a water-reactive agent that takes care of residual surface moisture.

Mould Growth Consultants (MGC)

MGC provide a comprehensive range of specialist treatment for eradicating mould, including bulk systems for contractors and the Biocheck range of fungicidal emulsions. With over 35 years



experience, MGC have developed an insulation for alleviating condensation — Sempatap Thermal — thermal insulation on a roll, applied in the same way as wallpaper.

Sempatap Thermal can be installed quickly, with hardly any mess and does not necessitate decanting the tenant. It lowers the 'U' value of walls, raises the room temperature by reducing heat loss — making homes immediately warmer and providing a more comfortable living environment. It can be decorated with virtually any finish — emulsion, wallpaper, even tiles.

It has major application for improving the thermal performance of solid wall homes in particular. Tested by the National Physical Laboratory, figures produced by the BRE show substantial kilowatt savings. Approved by the Energy Saving Trust as an energy saving product and qualifying for EEC funding, it is also



an EST 'Recommended' product for the insulation of solid wall homes.

MGC provide a free survey service to all local authorities experiencing severe condensation and mould problems.

Tor Coatings

With a proven track record in excess of 20 years, Duraclean Aseptic from Tor Coatings is a solution to the problems of mould growth. A single-pack coating, it provides resistance to both bacterial and fungal growth.

When applied to thoroughly cleaned areas, Duraclean Aseptic's water based formulation leaves an

eggshell finish capable of withstanding repeated cleaning over a long period of time.

Available in a wide choice of colours and applied by brush or roller, this low odour coating is suitable for use throughout the whole building and has been successfully used in the past in some incredibly demanding areas. Pub cellars, commercial and private kitchens, bathrooms, shower rooms, hospitals and even breweries.

Zinsser

Manufactured by Zinsser, Perma-White includes a guarantee that mould and mildew will not



reappear on the paint film for five years, thus helping to elongate the maintenance cycle to a more acceptable period.

Perma-White is specially formulated to protect against the damaging effects of mould and mildew in high humidity areas. It also has the benefits of being 100% acrylic water based, is low odour and is ready for recoating in two hours in almost any conditions. No primer is required and it can be applied to virtually any surface leaving a blisterproof stain resistant finish.

■ For Dulux mark

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■ For Johnstone's Specialist Coatings mark

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■ For information on all the mould eradication systems mentioned mark

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