

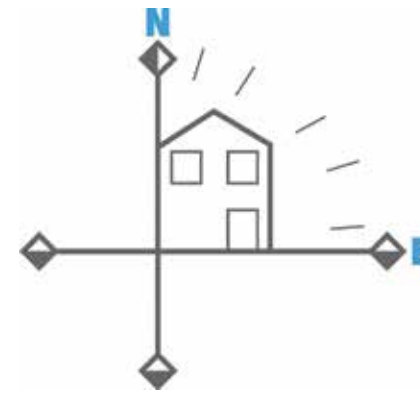
Condensation

WHAT IS CONDENSATION?

There is always some moisture in the air, even if you cannot see it. If air gets cold, it cannot hold all the moisture produced by everyday activities and some of this moisture appears as tiny droplets of water, most noticeable on windows on a cold morning. This is condensation. It can also be seen on mirrors when you have a bath or shower, and on cold surfaces such as tiles or cold walls. Condensation occurs in cold weather, even when the weather is dry.

It doesn't leave a 'tidemark' round its edges on walls. If there is a 'tidemark', this dampness might have another cause, such as water leaking into your home from a plumbing fault, loose roof tiles or rising damp.

Look for condensation in your home. It can appear on or near windows, in corners and, in or behind wardrobes and cupboards. Condensation forms on cold surfaces and places where there is little movement of air.

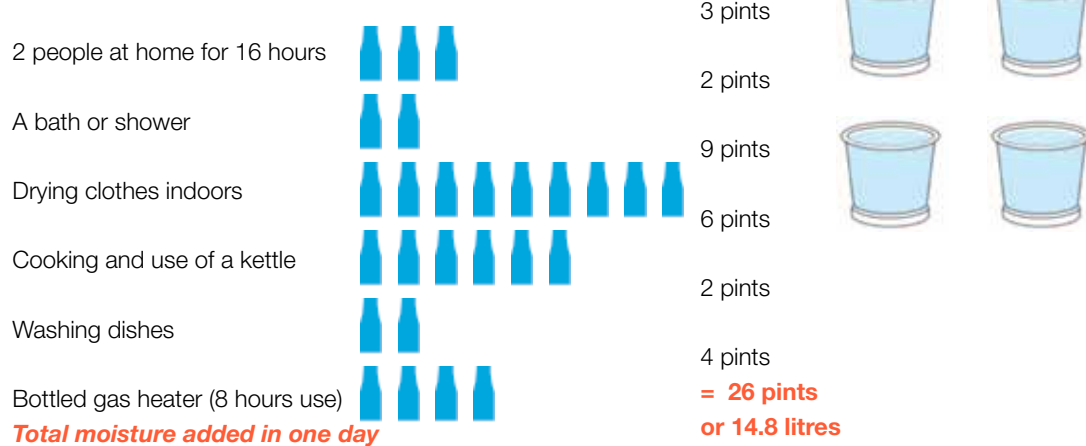


North & East Housing Association Ltd.

Newsletter

It can be very difficult to resolve mould in your home using mould treatments if the conditions for mould growth aren't changed.

To give you some idea as to how much extra water this could be in a day, here are some illustrations:



What can you do:

Hang your washing outside to dry if at all possible, or hang it in the bathroom with the door closed and a window slightly open or extractor fan on. Don't be tempted to put it on radiators or in front of a radiant heater.



If you use a tumble drier, make sure it is vented to the outside or that it is of the new condensing type.



Always cook with pan lids on, and turn the heat down once the water has boiled. Only use the minimum amount of water for cooking vegetables.



When filling your bath, run the cold water first then add the hot - it will reduce the steam by 90% which leads to condensation.

Try to avoid use of bottled gas heaters; they produce about 8 pints of moisture from an average-sized gas cylinder. (Tenancy Agreements may not allow the use of this type of heater).

Don't use your gas cooker to heat your kitchen as it produces moisture when burning gas. (You might notice your windows misting over).

FIRST STEPS TO TAKE TO GET RID OF THE MOULD

First treat the mould already in your home, then deal with the basic problem of condensation to stop mould reappearing. To kill and remove mould, wipe down or spray walls and window frames with a fungicidal wash that carries a Health and Safety Executive (HSE) 'approval number', and ensure that you follow the instructions for its safe use. These fungicidal washes are often available at local supermarkets. Dry-clean mildewed clothes, and shampoo carpets. Do not try to remove mould by using a brush or vacuum cleaner.

After treatment, redecorate using good-quality fungicidal paint and a fungicidal resistant wall paper paste to help prevent mould recurring. The effect of fungicidal or anti-condensation paint is destroyed if covered with ordinary paint or wallpaper.

But remember: the only lasting cure for severe mould is to get rid of the dampness within your home! Call your Housing Officer for more information.

Gardening competition winners



Joint Hanging Basket winner - Jerry Flynn from An Chearnog, Dundalk & Fiolmena Vainauskiene from Blackthorn Grove, Kells.



Best Garden winner - David Stower from Seaview Grove, Laytown.

Green Fingered Residents

Tenants who brought some colour to their homes this summer were awarded for their efforts in our 2015 Garden Competition.

The photographs of each garden were uploaded onto our website and the competition was judged by you. It was great to see our residents taking the time to log on to our website and voting for their favourite garden. Gardens make such a difference to the overall look of an area and brighten the place up. We are delighted to see so many of you taking pride in your home and your area. We would like to encourage all residents to get involved, you don't need to be an expert in horticulture, a few nice tubs and planters or some nice baskets are all that's required to help brighten up your area.

Thanks to everyone for entering and congratulations to all the winners today for showing just how much can be done you're your garden.

This year's Blooming Garden Competition First Prize went to David Stower from Seaview Grove, Laytown. Their colourful display was a real showstopper. The garden is full of diverse textures, heights and sizes and a worthy winner.

The joint winners of the Biggest Blooming Hanging Basket were Jerry Flynn from An Chearnog, Dundalk & Fiolmena Vainauskiene from Blackthorn Grove, Kells.

Keep an eye out for some gardening tips from our winners in our Spring newsletter 2016.

CHRISTMAS CARD COMPETITION

North & East Housing Association residents can now take part in this year's Christmas card competition.

We are pleased to announce, this year North & East Housing team will be choosing 3 winning designs, one from each of the categories listed below. Each winner will receive a prize and will have their cards professionally printed to give to family and friends. The winning designs will also be used as our corporate Christmas cards which are sent to all residents and other businesses and organisations we deal with throughout the year.



Children up to 12 years
Teenagers between 12 - 18
Adults over 18 years

Entries must be in colour and drawn or painted by hand (not computer generated), using colour pencils, crayons, paint, pastels or felt tips.

So get designing your Christmas Cards and submit them to our Head Office by Monday 9th November 2014



Get in Touch!

This is **your** newsletter. Your comments and suggestions are always welcome. Please email **info@neha.ie**. Thanks!

Stock Condition Survey

What is a stock condition survey?

A stock condition survey looks at all parts of a building to assess the condition and state of repair and plan for immediate and future works.

Typical items that will be looked at as part of the survey include roofs, rainwater goods, general structure (internal and external), windows, doors, kitchens, sanitary ware, heating system, electrics, flooring, fencing, walls, paths etc.

Why is North & East Housing Association completing a stock condition survey?

We are doing a stock condition survey of all of our properties over the next year. This information will tell us the condition of our stock, if any repairs are required immediately and allow us to plan for future works like replacement kitchens, bathrooms, windows, doors etc so that your home is maintained to the highest possible standard.

How will this affect me?

When the survey is undertaken at your property access will be required to all rooms including the roofspace and outside areas.

Who will be doing these surveys?

We have appointed a Alan Baldwin, Technical Assistant to carry out the surveys. During the survey there will be no more than two surveyors in your property. The survey will involve taking photographs to assist writing an accurate report. All representatives will be carrying identification, so please ask to see it if you feel unsure.



Summer Fun with North & East 2015



Boiler Services

As your landlord we have a duty to ensure that any gas appliances and gas pipes in your home are tested annually. This is to protect you and your family from the risk of carbon monoxide poisoning.

Please ensure that you allow access to the contractor who comes to do this.

You should be aware that if you refuse access for us to carry out this important check, we will take legal action against you to ensure that this is done. You would be responsible for any legal costs.

If you have a gas appliance such as a gas fire or a gas cooker fitted in your home, you must ensure it is installed and regularly serviced by a "Gas Safe" registered contractor and all cookers should be fitted with a safety chain securing the cooker to the wall.

Should you wish to have a certain appliances such as gas fires installed in your home, you will need permission from us, for more information please refer to your tenancy agreement.



Chimney Cleaning

If you have an open fire and use coal and wood regularly, the chimney can very quickly become clogged with soot. If this soot builds up there is a risk of carbon monoxide poisoning and can cause fires.

Carbon monoxide is a colourless, odourless gas and in extreme cases can kill.

The burning of rubbish in North & East homes is prohibited. Many people do not realise how harmful this practice is to your health and the environment. The air emissions from burning waste and plastic are released directly into your home without being treated or filtered. All high levels, vapours such as Styrene are absorbed through the skin and lungs. Long term exposure can effect the central nervous system causing headache, fatigue, weakness & depression.

Even a partial blockage in your chimney can cause this gas to seep into your home. It is very easy to keep this from happening, do not burn any waste or plastic and have your chimney cleaned at least once a year. This will help prevent any danger to yourself and your family. It may be an idea to get together with your neighbours to get a good deal from your local Chimney Sweep, the cost is in the region of €50.



Christmas Lights Competition

North and East Housing Association will be running a Christmas light display competition through December 2015 to find the best Christmas light displays among our residents. Christmas decorating fans should enjoy this competition.

Winners are based on 50% popular votes and 50% judging criteria from the staff of NEHA. The sooner you enter, the nicer your picture, and the more votes you acquire, the better chance you have to win! But with 50/50 judging, anyone can win! Enter by submitting your entry to your Housing Officer and voting will commence via the website on Monday 14th December.

