

Subsidence – what are the signs?



Understanding early signs is key to prevent subsidence issues. Making small changes really can make a big difference – and the sooner the better.



Spotting the real signs

- Large diagonal cracks at the edges of windows and doors - usually wider at the top than the bottom and around 3mm thick or thicker than a 10p coin
- Doors and windows difficult to open, stick for no reason or close easily in winter but not in the summer
- Tearing wallpaper with no signs of damp
- Sinking foundations or sloping floors
- Sinking or dips in your pathway or driveway



Prevention tips

- If your home's foundations are built on clay soil, make sure you hydrate the area around your home to stop shrinkage and cracking; if you're in a sandy area, check water pipes and drainage systems regularly for leaking water which can wash away or soften soil.
- Go for porous materials, like gravel or grass, instead of concrete or tarmac – they help water drain through naturally.
- Prune trees and large shrubs to prevent soil from drying out - get this done by professionals if you need to.



What's NOT a sign of subsidence?

- Tilting large trees outside the home
- Bulging floorboards
- Damp patches appearing
- Signs of mould
- Musty odour



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