

# INFORMATION LEAFLET

## Damp, Mould and Condensation

We encourage residents to report any concerns of damp, mould or condensation as soon as possible. We will treat the immediate problem and investigate and deal with any underlying issues that are the root cause of the problem.

We will do this in line with our policy on damp, mould & condensation.

Condensation and mould growth affects millions of residents within the UK and can occur in both new and old homes. However, when it occurs it can have a real impact on health, so it is important to address it as quickly as possible. There are a number of contributing factors that can make condensation and mould growth hard to manage, so it is important to understand the causes and ways of reducing it so we can work together to address any potential cases.

### What is condensation?

The air inside your apartment contains a certain amount of water which is increased by certain everyday activities. Through the routine of showers, boiling kettles, cooking and so on, a person, on average, will create four pints of water vapour a day.

Condensation is formed when excess warm moisture in the air (steam or water vapour) meets a surface cooler such as walls and windows. When this happens, the vapour becomes water. Whilst this can run off surfaces such as glass, it can also soak into porous surfaces such as walls and ceilings.

There are three main causes of condensation:

- Too much moisture.
- Too little ventilation.
- Cool temperatures.

Do not confuse condensation with rising damp. Rising damp carries salt from the ground, which kills mould by extracting moisture from it. Therefore, if you have mould in your apartment, this is not caused by rising damp.

### What are the effects of condensation?

If the water soaks into walls, ceilings or untreated woodwork, it will cause mould to grow. Mould is not only unsightly but the spores it releases can also negatively impact your health. It is important to wipe down any first signs of mould as soon as possible.

## **How to reduce condensation**

Simple things can help reduce condensation in your apartment. Reducing moisture and ensuring adequate heating and ventilation are key factors. This is important in bathrooms and kitchens, where steam produced by washing and cooking poses a high level of threat.

### **Reduce moisture**

- Always use your extractor fans, especially in your bathrooms.
- When cooking, ensure that the kitchen door is shut, window open and extractor fan on. These actions should be taken during cooking and for 20 to 30 minutes afterwards.
- Don't put washing on radiators.
- Cook with pan lids on and don't overfill the saucepan.

### **Increase ventilation**

Some ventilation is needed to let the air circulate. Take care however not to over-ventilate in cold weather: as well as making your apartment colder, it can make condensation more likely. Ventilating for at least 30 minutes a day will replace moist air with dry air from the outside; opening a window in your apartment will do this.

### **Keep it warm**

Cold walls and surfaces encourage condensation to form so keeping the apartment warm will help to control it. It can help to keep some heating on all day in cold weather, even at a low level.

## **Managing condensation**

Open the blinds and wipe dry your windows and window sills every morning, as well as surfaces in the kitchen or bathroom that have become wet. Wring out the cloth in a sink rather than drying it on a radiator, or the water vapour will go straight back into the air.

## **Treating signs of damp and mould**

If you have any signs of damp or mould please contact us so we can work with you in finding a solution.