

Damp and Mould FAQs

What is condensation?

Condensation takes place when moist warm air meets a cold surface. This mostly happens during cold weather and can cause mould and damp to accumulate where there's limited airflow, for example in the corners of a room.

Condensation in your home can be managed to stop it becoming a problem – it's less likely to occur in well-ventilated and warm homes.

What contributes to condensation?

There are three main factors which contribute to condensation inside the home:

- Humidity of the air;
- Low temperature; and
- Poor ventilation.

Drying clothes, cooking, bathing and personal washing all put much more water in the air.

How can I control condensation?

By reducing the amount of moisture created in your home by following the steps below:

- Regularly wipe down the surfaces affected by condensation.
- Wipe down windows to remove condensation from the pane.
- Dry washing outside if possible. Otherwise, hang it up in the bathroom, close the door and have the window open or a fan working continuously while it dries.
- Put lids on saucepans when cooking/boiling water.
- Use an extractor fan or open a window and keep the door closed while cooking, bathing or washing. Keep the extractor fan on or the window open for about 20 minutes after you have finished (with the door closed).
- When rooms are occupied leave trickle vents (vents in the window frames) open, even in the winter when your heating is on.
- During cold weather, use the heating programmer to set up the on/off times for the heating. The temperature can be set a few degrees lower while you are out and turned up when you return home.
- To allow the air to circulate move wardrobes and furniture at least 100mm away from external walls.
- If you use a vented tumble drier, make sure it is properly vented through an external wall.
- Do not block permanent ventilators.
- Do not draft proof any rooms that have existing condensation problems.
- Do not draft proof rooms where there is a fuel-burning heater (gas fire) or cooker.
- Do not draft proof windows in the bathroom and kitchen.

How can I prevent mould in my home?

Preventing or reducing the build-up of moisture is the main way to limit the growth of mould.

Main actions to combat mould are:

- Detect where the source of the moisture problem is.
- Remove the mould.
- Take action to control the moisture and condensation.

How can I treat mould in my home?

- Check weekly for mould.
- As soon as you see signs of mould clean it.
- If found early mould can easily be removed by washing surfaces with a Health and Safety Executive approved fungicidal wash but do make sure you follow the manufacturer's instructions.
- Keep checking the affected area.
- Follow the advice above to control condensation.
- Do not use washing up liquid or bleach as a source to clean mould.
- Do not try to remove mould by using a brush or vacuum as this may help mould growth spread.

What to do next?

If you have followed the above steps and are still concerned, please log the issue onto the portal or email assetmanagement@rosebery.org.uk Please provide photographs and as much information as you can.