



a tenant's guide to managing mould and condensation

Most homes will be affected by condensation at some point. Managing condensation is not a result of a defect with the property itself, whether you rent a property or own your own home, it can only be resolved by changing the way you use the property. These tips will help you not just now, but they will give you handy hints for any property you will occupy in the future.



the different types of damp



condensation

The most common type of dampness for tenants and homeowners. Condensation is caused by water vapour or moisture from inside the home coming into contact with a colder surface. Most common in the colder months.



penetrating damp

Usually found on external walls or on ceilings, due to roof leaks. This kind of damp only appears because of a problem from outside the home such as missing roof tiles, cracked rendering, or missing mortar between bricks.



defective plumbing

Leaks from water or waste pipes, especially in kitchens and bathrooms. The affected area looks and feels damp, and remains damp regardless of the weather. A quick check of pipes and sealant will normally find the cause of the problem.

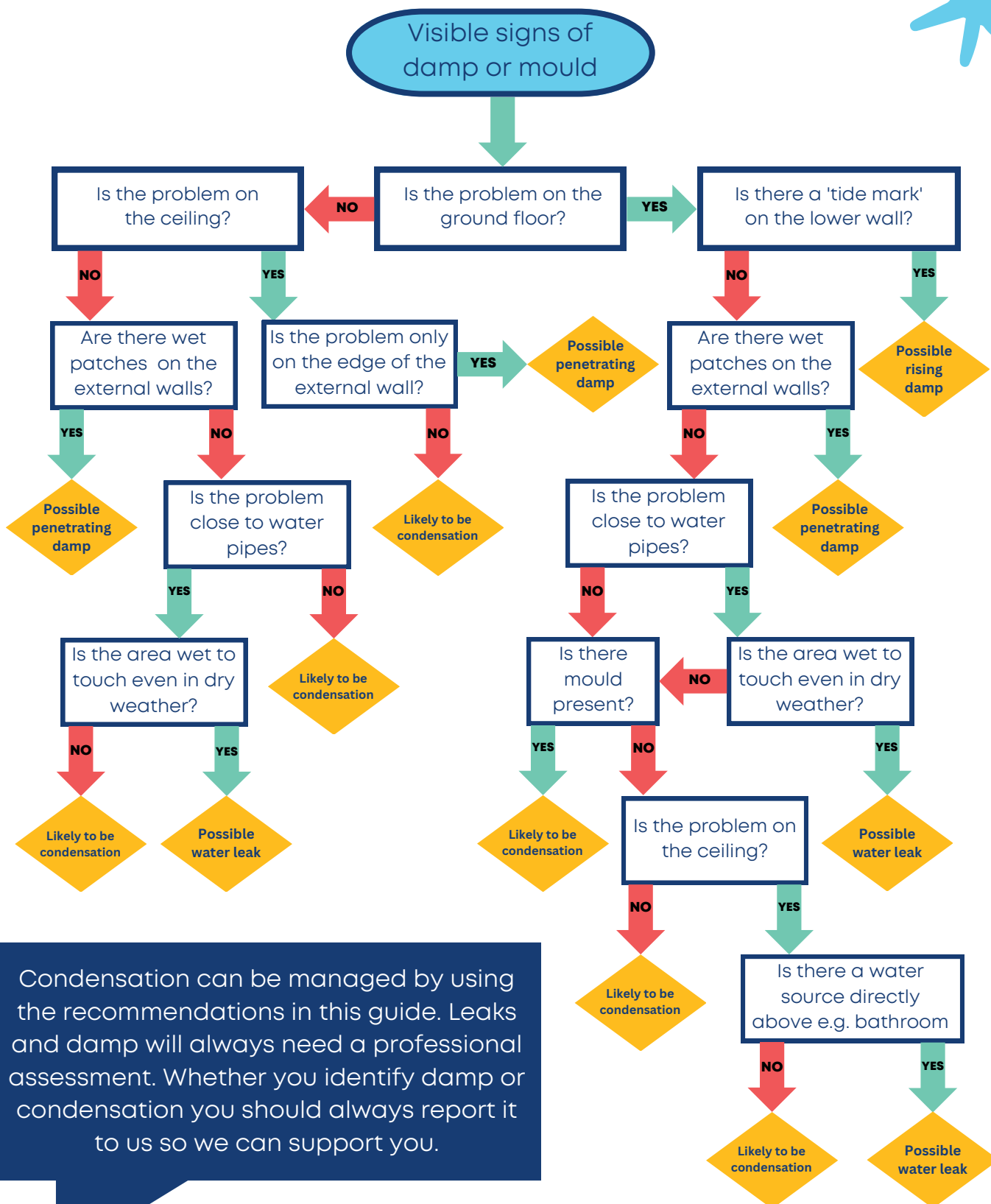


rising damp

Generally caused by water rising up from the ground into the home through a damaged damp proof course. It only affects ground floor rooms and normally rises no more than 30-60cm. It usually leaves a 'tide mark' on the wall or salting.

Condensation and damp are two different issues. If you can see a visibly wet line or tidemark in the property, please contact us to enable us to advise your landlord that a contractor is required to assess any potential water ingress issues.

how do I know if it's damp or condensation?




what are the facts about condensation?

Cooking, washing, drying clothes indoors, and even breathing! - all produce water vapour that is only visible when tiny drops of water (condensation) appear on colder surfaces.

The amount of condensation in a property depends on:

- 1 how much water vapour is produced by the actions of its residents
- 2 how cold or warm the property is
- 3 how much air circulation there is



Mould will thrive with four key elements; moisture, food (dirt, wallpaper or emulsion paint), the right temperature, and oxygen.

By reducing condensation, you will help to alleviate the problem of mould.

All three factors above need to be looked at to reduce condensation.



The first sign of condensation is water vapour condensing on windows and other cold surfaces, such as mirrors or external walls, causing them to become damp.

The second indication is dark mould patches growing on these areas.



how am I producing moisture in my home?

Everyday activities add extra moisture to the air in our homes. We even add some moisture by breathing. One person sleeping adds half a pint of water to the air, and an active person adds twice as much during the day. The list below shows you how much moisture is added by normal daily activities:




2 people at home.....	3 pt
A bath or shower.....	2 pt
Drying clothes indoors..	9 pt
Cooking & use of kettle..	6 pt
Washing dishes.....	2 pt

being warm vs ventilation

Getting the right balance between heat and ventilation is important and can be very effective in tackling condensation. By ventilating your home, you may feel that you are losing some heat, but what you are actually doing is allowing the moisture-filled air to escape to be replaced with cool dry air.

Dry cool air is actually cheaper to heat than warm moist air! Even with efficient double glazing, by **using trickle vents** or **opening windows** slightly, the necessary ventilation can be achieved. Remember - the advice is to ventilate for an appropriate amount of time, usually **30-60 minutes**, not to leave the windows open all day!



five steps to reducing condensation & mould

1

Ventilate the property

Ventilate & open a window when using the kitchen or the bathroom & close doors to prevent moisture spreading to other rooms. Always use extractors!

Open bedroom windows as soon as you get up. Clear windowsills of clutter that moisture can collect under, or prevent surfaces from being wiped. Leave a gap between furniture and cold external walls to help air circulate.

Ventilate cupboards and wardrobes and avoid overfilling them as this prevents air circulating.

Produce less moisture

Dry clothes outdoors if possible. If you have to dry clothes indoors, put them on clothes airers in a well-ventilated room.

- **Never dry wet clothes on radiators.**
- **Cover pans with lids when cooking.**
- **Always use extractor fans when cooking.**
- **Always use extractor fans during and after showering.**

2

3

Remove excess moisture

Always wipe the windows and windowsills every morning to remove condensation. This is especially important in the bedroom, bathroom and kitchen - just opening the window is not always enough.

five steps to reducing condensation & mould

Heat the property

The best way to keep the property warm in cold weather, and avoid condensation, is to keep low background heat and use the heating throughout the day as required.

Good heating controls on your radiators, and a timer will help you control the heating throughout your house and manage heating costs.

If you have individual heating controls on your radiators you can regulate the heat in each room.

4

Treat any mould

Carefully remove excess mould with a damp cloth & throw away afterwards. Don't brush mould as this releases spores into the air.

Wipe down affected areas using a good quality fungicidal wash or diluted bleach – remember always use rubber gloves!

Any clothing that has been affected needs washing immediately.

Regularly check areas where mould forms: under bed drawers, inside and behind wardrobes, bedside cabinets and headboards.

5

Remember.....

Dealing with condensation and mould growth isn't always easy.

Following these steps will help to improve the situation over time.