

We offer a wide range of leaflets which set out our policies, procedures and good practice. These are available on request.

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.. Vous avez besoin d'aide
dans votre propre langue ..

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Condensation and Mould

Condensation et moisissure

شکاف و نم

بعضر و کچک

همعار و کهرور

Kondensacja i Pleśń

عمل شکاف اور پھپھوندی



"creating places where people are proud to live and work"

Condensation and mould

This leaflet explains what condensation is and how you can reduce it.

What is condensation?

Condensation happens when the moisture in warm air comes into contact with a cold surface, like mirrors, windows or tiles, appearing as tiny droplets of water.

Condensation also forms in cold rooms when there is little movement of air, such as behind furniture, in corners and in wardrobes.

What causes condensation?

Condensation can be caused by:

- too much moisture in the air, often created by steam from cooking and washing
- not enough ventilation
- extremes of temperature, for example a kitchen being very warm and a bedroom very cold.



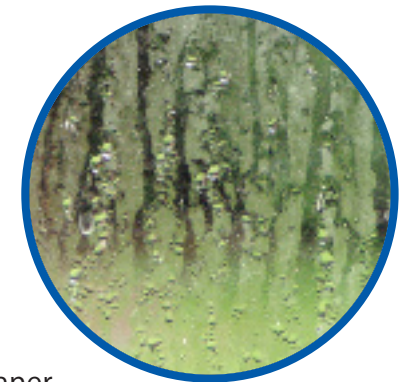
What condensation can do to your home

- Condensation can cause black mould on walls and furniture, mildew on clothes, curtains and other fabrics, and can even damage plasterwork and rot wooden window frames.
- Damp, humid conditions can also increase the number of house mites.
- If anyone in your home has a breathing condition such as asthma or bronchitis, mould and house mites can make it worse.



Simple things you can do if you have condensation in your home

- Dry your windows and window sills every morning. Dry any surfaces in the kitchen and bathroom that have become wet. Wring out your cloth rather than drying it on a radiator or in front of a heater.
- Use a fungicidal wash to clean any mould-affected walls, ceilings and paintwork. Use a mould and mildew remover that carries a Health & Safety Executive (HSE) approved number, and ensure you follow the instructions.
- Dry-clean mildewed clothes and shampoo carpets. Don't try to remove mould by using a brush or vacuum cleaner, as this can release spores and increase the risk of breathing problems.



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

But remember – the only lasting cure for severe mould is to get rid of the damp.

Did you know that..?

- A bath or shower adds 2 pints (1.14 litres) of moisture to the air
- Drying clothes indoors adds 9 pints (5.13 litres)
- Cooking and using a kettle adds 6 pints (3.42 litres)
- Using a bottled gas heater for 8 hours adds 4 pints (2.28 litres)



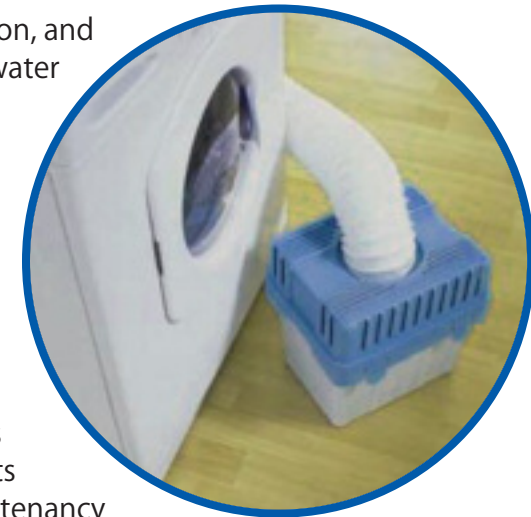
Things you can do to prevent condensation

Produce less moisture

Everyday activities create moisture in your home – even breathing!

The following tips will help reduce the amount of moisture you are adding to the air in your home:

- If you use a tumble dryer, make sure it is vented to the outside (unless it's a new condensing dryer).
- Always cook with the 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%.
- Try to avoid using bottled gas heaters – an average-sized gas cylinder produces about 8 pints (4.54 litres) of moisture. (Your tenancy agreement may not allow you to use this type of heater.)
- Don't use your gas cooker to heat your kitchen because burning gas produces moisture. (If your windows mist over, this is a sign of moisture.)
- Avoid drying your clothes on radiators or in front of a fire. Hang your washing outside or in the bathroom with the door closed and window slightly open (or put the extractor fan on, if you have one).



Ventilate your home

Ventilation can help reduce condensation in your home by allowing moist air to escape and drier air to come in from outside. Here are some ways you can increase the ventilation in your home:

- Open to the first notch a small window downstairs and a small one upstairs. The windows should be on opposite sides of the house, or diagonally opposite if you live in a flat. At the same time, open all the inside doors – this will allow drier air to circulate throughout your home. This is called 'cross ventilation' and should be done for about 30 minutes each day for it to be most effective.
- When cooking, washing up or washing by hand, open a window slightly (this is as good as opening it fully). If you have one, switch on your extractor hood or extractor fan.
- When using your kitchen and bathroom, close the door to prevent moisture escaping to the rest of the home and open a small top window afterwards for about 20 minutes.

Use an extractor fan if you have one – they are cheap to run and are effective in quickly removing moisture from a room.

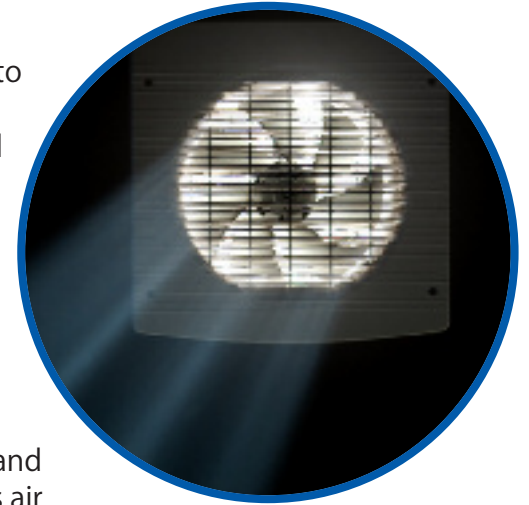
- Leave your bedroom window slightly open at night, or use the trickle ventilators, if you have them. (But see the security note at the end.)

- To reduce the risk of mildew on clothes and other stored items, allow air to circulate round them by removing false wardrobe backs or drilling breather holes in them.
- Place furniture on blocks to allow air to circulate underneath. Keep a small gap between large pieces of furniture and the walls, and where possible place wardrobes and other furniture against internal walls.
- Never overfill wardrobes and cupboards as this restricts air circulation.

Note: Make sure that accessible windows will not cause a security problem if left open – remember to close them when you go out.

Keep your home at a constant temperature

Air is like a sponge – the warmer it is, the more moisture it will hold. Heating one room to a high temperature and leaving other rooms cold makes condensation worse in the unheated rooms. So it is better to have a constant medium-to-high temperature throughout your home.





Keeping the heating on low all day in cold weather will help control condensation, but this can be costly so keep a close check on your meters.

If you are afraid to use your heating system because you have been told it is expensive to run, please contact the Energy Efficiency Advice Centre (EEAC) for advice on how best to use it, on **Freephone 0800**

512 012. You may find it costs less to run than you think or have experienced in the past.

If you don't have heating in every room, keep the doors of unheated rooms open to allow some heat in.

If you need to increase the temperature in rooms that don't have permanently installed heating, such as central-heating radiators, it is better to use electric heating on a low setting rather than bottled-gas heaters. The more economical electric heaters are panel heaters and oil-filled radiators rather than convector heaters. It is actually cheaper to heat a room with on-peak electricity than by using bottled gas heaters, which also create lots of extra moisture.

If you have a freezer, it's a good idea to put it in a space that has condensation because the heat from the motor should help keep the room temperature up and condensation at bay.

Be careful not to over-ventilate your home when it is cold, as this will cause the temperature inside your home to drop and make condensation more likely. It will also increase your heating costs.

Other causes of damp

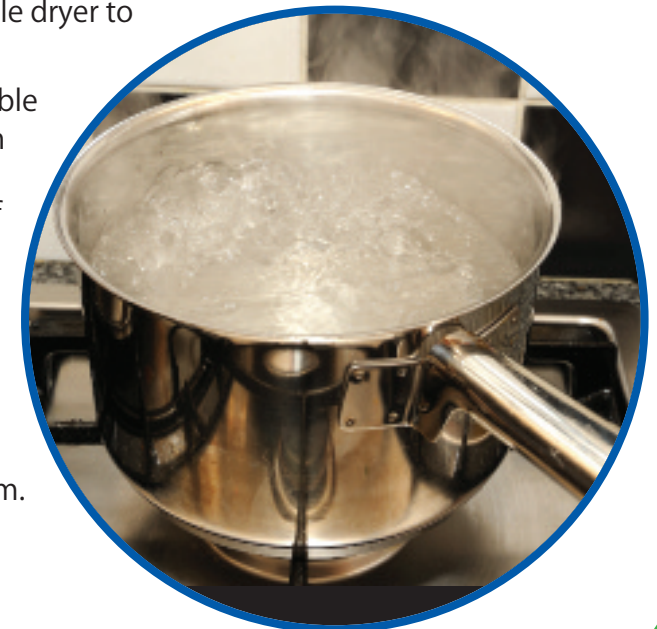
Damp is not always caused by condensation. If damp patches on walls leave a 'tidemark' this may be a sign of:

- leaking or blocked gutters, down pipes and overflows
- a leaking roof, from missing tiles or slates
- rubbish or soil piled against the wall above the level of the damp-proof course
- internal water leaks.

Key things to remember about controlling condensation

Produce less moisture

- Put lids on saucepans.
- Don't dry clothes in front of a fire or over radiators. Dry them outside.
- Vent your tumble dryer to the outside.
- Don't use portable gas and paraffin heaters – they produce a lot of moisture.
- When running a bath, put cold water in first. This reduces the amount of steam.



Ventilate effectively

- After bathing or showering, open the window to let the steam out.
- Open a window when cooking and washing.
- Keep doors shut when cooking to avoid steam going into the rest of the house.
- Ventilate cupboards and wardrobes.
- If extractor fans are fitted, use them.
- Don't block air vents in walls or floors.

Heat your home effectively

- Keep low background heat on all day.
- Ensure your gas appliances are serviced annually.



**Please don't let your property get like this.
Early intervention will usually stop this happening.
Please follow this guide.**

