

PROBLEMS WITH CONDENSATION

Tenants often call the Association to report problems with dampness in their homes. When our staff go to investigate the problem it is often found that the problems are caused by condensation.

What is Condensation?

- It is caused when warm moist air comes into contact with a cold surface

What are the effects of condensation?

- Water running down cold surfaces, ie windows, bathroom fittings, tiles, paintwork, etc
- Black, brown, or green spots appear on walls, ceilings, skirting boards, along window sills and tile grout
- Mould growth on clothing and furnishings

What are the causes of condensation?

- Drying laundry in the property
- Not using the extractor fans where provided in kitchens or bathrooms
- The use of portable gas or paraffin heaters
- Keeping windows and window vents closed so that there is no air circulation in the property
- Not dealing with the mould as soon as it appears
- Stacking belongings against external walls for prolonged periods

How do I avoid the problem?

- Open windows and window vents whenever you can to allow air to move around your home
- Always use extractor fans
- Keep your home reasonably warm in cold weather
- Vent tumble driers to the outside, or use condensing tumble driers
- Wipe condensation off cold surfaces such as window sills, tiles and sanitary ware
- Avoid drying washing on your radiators or hot water tanks

What do I do if I have mould in my home?

- Wash the mould off as soon as you see it, preferably with a fungicidal cleaner, and adopt the preventative measures described above

If you continue to have problems with mould in your home for a prolonged period, please contact our Customer Services Team for assistance on **01224 423000**.

Factsheet
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