

MAINTAIN & FIX - FACT SHEET

Condensation, Mould and Damp

1. What is condensation?

Condensation is moisture in the air that lands on a physical object, such as windows – which start streaming. These can leave pools of water on our windowsills and on the floor.

2. Why do I need to reduce the amount of condensation?

Condensation and excess moisture in the air causes damp and mould. No one wants that in their home. If you don't deal with the causes of condensation mould growth can cause problems, damage the condition of your home, and even affect your health.

3. What causes excess humidity?

Adding moisture to the air within our homes is unavoidable. Like in a cold car with a few people breathing where the windows start to steam up. We can release up to a pint of moisture into the air just when we sleep. However, the main causes of humidity tend to be drying laundry indoors and heating water for cooking, bathing & showering.

4. How can I reduce the amount of condensation?

There are three simple steps to reducing condensation:

1. Reduce the humidity (moisture in the air)
2. Improve ventilation (remove moist air and take in fresh air)
3. Use heating efficiently to stabilise temperature

Step 1: How do I reduce the moisture in the air?

- Dry clothes outdoors when you can. If you dry clothes indoors make sure the room is well ventilated. Ideally dry clothes in the bathroom with the door closed and let the extractor fan remove moisture from the air.
- Every day mop up any condensation. If you do not, you will not be removing that moisture from your property.

Step 2: How do I improve ventilation?

- The simplest and most cost-effective way to avoid excess condensation is to run bathroom and kitchen extractors constantly but not all properties have extractors installed. The cost of running a single fan is approx. £5 per year.
- Ventilate bathroom and shower rooms during and after use, keeping the door closed at all times.

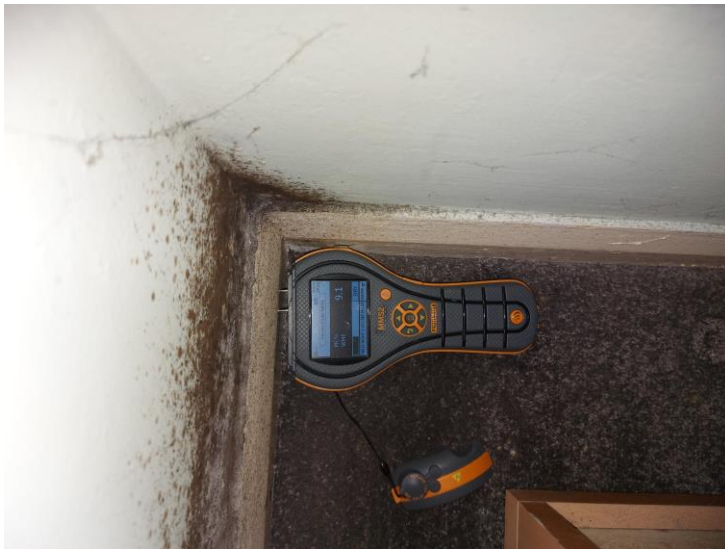
- Ventilate the building by opening windows for around 20 minutes each day, keeping trickle vents open and ensuring extractor fans are always switched on in accordance with recommendations.
- Where possible provide a gap between furniture and the wall to create an air flow.
- The use of tumble dryers creates moisture – so ventilate if in use.

Step 3: How do I use my heating efficiently?

- Maintain an even temperature within the building. Avoid periods of very high or very low temperature especially during cold periods.

5. What is mould?

Mould can grow on any surface, so if you spot any mould it's important to take early action as it can spread quickly. Mould can look like this:



Finding potential damp and mould – look for:

- Damp walls with no 'tidemarks'
- Damp and mould patches
- Mould in corners of rooms
- Mould behind furniture
- Mildew on clothes and furnishings
- Musty and damp smells

Mould can typically be found on or next to windows, in the corners and edges of rooms, and behind and inside wardrobes and cupboards (especially if they're against an outside wall). It can even grow on clothes, bags and shoes if they're put in wardrobes when wet or stored too tightly to allow air to circulate.

6. How do I get rid of the mould I can see?

It's important to clear it away properly. Our mould-busting advice is:

- **Clean it:** Wear gloves, a mask and use a product such as DryZone Eliminator
- **Treat it:** Using a mould treatment such as Dryzone Inhibitor
- **Paint it:** using a mould resistant paint to create a barrier



Mount Green do not provide paint or a decorating service but we can provide the anti-mould additive that residents can add to their own emulsion paint.

7. Understand why the mould has appeared and take steps to take to avoid mould coming back.

Ask yourself whether anything has changed recently? Are there more people living in the property? Have you recently got a pet? Are you no longer turning on your heating? Small changes to the way we live in our homes can impact moisture levels that can lead to mould.

Also check whether any extractors in the kitchen or bathroom are in full working order and look for any leaks in your home that need reporting to Mount Green.

Use the three simple steps under point 4 above to prevent mould re-occurring.

8. What can Mount Green do?

If you currently have mould in your property this needs to be eliminated before it spreads. Mount Green are taking a proactive approach and would like to offer all residents who have mould in their property a mould treatment kit. We have seen high success rates where the advice we have given is consistently followed.

To receive a free mould treatment kit, please email customerservices@mountgreen.org.uk and we will organise a mould treatment kit to be delivered to your property.

9. I have followed all the advice, used the mould treatment kit and mould resistant paint and I still have mould. What can I do?

Mount Green will organise an inspection via your Neighbourhood Officer. Neighbourhood Officers can make referrals to the Mount Green surveyor where necessary.

10. What are the other types of damp that Mount Green need to know about?

There is also **rising damp and penetrating damp**. The signs that a building has these are a little bit different to the type of mould described above. If you see signs of either of these, then please contact Mount Green to investigate further, via its Customer Experience Team on 01372 379 555

Rising damp is ground water that rises into the masonry of the building i.e. up through the walls from the ground. Penetrating damp is where wind-driven rain or a leaking pipe penetrates walls.

Signs of rising damp and penetrating damp are tidemarks and the presence of hygroscopic salts as shown below:

