

Condensation, mould and damp

How to reduce the risk of damp and mould growth



**Nottingham
City Homes**

Secure ♦ Warm ♦ Modern

What is condensation?

There is always moisture in the air, even if you cannot see it. If the air gets colder, it cannot hold all the moisture and tiny drops of water appear. This is condensation.

Condensation occurs mainly during cold weather, whether it is raining or dry. It appears on cold surfaces and in places where there is little movement of air. It may be found in corners, on or near windows, in or behind wardrobes and in cupboards. It often forms on north facing walls.

Condensation is not the only cause of damp. It can also come from:

- Leaking pipes, wastes or overflows
- Rain seeping through the roof where a tile or slate is missing, rain spilling from a blocked gutter, leaking in around window frames or through a cracked pipe.
- Rising damp due to a defective damp course or because there is no damp course

These usually result in a 'tidemark'. If the damp has been caused by something other than what's in this list, then it is probably condensation.

How to avoid condensation

Produce less moisture

Normal daily activities can produce a lot of moisture very quickly, to reduce the problem you can:

- Cover pans and not leave kettles boiling
- Avoid using paraffin and portable flueless bottled gas heaters as these heaters put a lot of moisture in the air
- Use your central heating boiler (if you have one) rather than separate gas fires in rooms
- Dry washing outside on a line or put it in the bathroom with the door closed and the window open or a fan on
- Avoid any tumble dryers outside.



Ventilate to remove moisture

Your home can be ventilated without making draughts.

You can do this by:

- Keeping a small window ajar or a trickle vent open when someone is in the room. In particular, ventilate kitchens and bathrooms when you are using them
- Ventilate kitchens and bathrooms when they are being used by opening the windows wider
- Using your extractor fan (if you have one) when cooking and bathing
- Close kitchen and bathroom doors when the rooms are in use, even if these rooms have an extractor fan. This will help prevent moisture from reaching other rooms, especially bedrooms that are often colder and more likely to get condensation
- Ventilate cupboards and wardrobes. Avoid putting too many things in them, as this stops the air circulating
- Check around your home to see if there are any wall vents that have been covered up. If there have, try to uncover them, or contact us for advice.



Keep your home warm

Insulation and draught proofing will help keep your home warm and will also cut fuel bills. If your home is warmer, then condensation is less likely to occur.

Do not block openings under the eaves and make sure the roof is insulated.

As part of our 'Secure Warm Modern' programme to improve council homes, we are installing Insulation in the roofs of properties that don't currently have enough. Should the insulation have been damaged, for example by a leak in the loft, we can replace the damaged insulation.

In cold weather, keep a low background heating on all day, even when there is no-one at home.

Important information

- Do not block permanent vents
- Do not completely block chimneys
- Do not draught proof a room where there is condensation or mould
- Do not draught proof a room where there is a cooker or a fuel-burning heater, eg a gas fire
- Do not draught proof windows in the bathroom and kitchen.

Reporting damp

If you have taken steps to eliminate damp in your home and you still have a problem, call the Repairs Contact Centre on 0115 915 2222.