

# CONDENSATION AND MOULD: PREVENTION AND ADVICE

We regularly receive reports from our tenants that there is mould and condensation in their home. Generally, this is more noticeable in the colder months and appears as water droplets running down your windows, mould spores on bathroom or kitchen sealant or tiles, as well as ceilings or walls in rooms which are external facing.

We understand that exposure to mould and damp conditions can impact on health and that by identifying the causes we can assist.

There are a variety of causes and easy steps that can be taken to try to prevent mould and condensation in your home.

- **Ensure all rooms in your home are adequately heated during the winter**

We appreciate that the current cost of using your boiler and heating all rooms can be an issue, however colder rooms are more likely to suffer from mould or condensation. PLEASE AVOID USING PARAFFIN or BOTTLED GAS HEATERS.

- **Avoid drying clothes over a warm radiator. You should also try and keep a window open for ventilation**

If possible we would recommend you dry clothes on a free-standing dryer, as this will help in avoiding the build-up of moisture.

- **If possible keep the kitchen door closed when cooking, keep lids on pots and pans, and ensure your extractor fan is switched on and running. You can also leave a window open to allow for excess steam and moisture to escape**

These will decrease the chances of condensation appearing on your window, or tiles which if left could turn into mould.

- **Keep the bathroom door closed when running hot water or using your shower and ensure if you have an extractor fan it is switched on and running. You can also leave a window open**

By doing this you will minimise the condensation appearing on the window, walls, ceilings, and sealant which if left could turn into mould.

- **Avoid leaving furniture such as settees in living rooms tight to an external wall, and similarly wardrobes or beds in bedrooms.**

We regularly find traces of mould on walls, on the cold surfaces of settees and furniture as well as occasionally damage to the clothes in wardrobes. This is mainly due to the fact that air is unable to circulate freely around the room, which can also be made worse if the room is not ventilated, and / or poorly heated. In the case of wardrobes if they are also overfilled this can also increase the build-up of mould.

- **It is inevitable that condensation may appear on bedroom windows in the morning, or in bathrooms and kitchens when bathing and cooking. You can help minimise the condensation turning into mould by drying the windows, and seals when you see this appearing. Also, in bedrooms we would recommend opening curtains to allow the movement of air, and either open windows or ensure that vents (where you have them) are open.**

## What to do

There may be occasions when mould might still appear and particularly when you haven't been able to always follow the guidance provided above. In order to prevent the spread of mould, it is important that you take time to treat the affected areas when you can, and as soon as you can.

The mould can usually be easily removed using a variety of advertised mould removal products which can be found in a variety of DIY stores and as advertised on TV.

## Speak with us

We understand that the build up of mould can pose risks to health and that on some occasions there may be other reasons that cause mould to appear, including previously undetected issues with your home.

When you call us we will discuss the issues with you and arrange for an officer to visit you. During this inspection we will confirm how we can help.