

Combating condensation and mould

We know that seeing black spot mould in your home can be distressing and want to work with you to manage and resolve this issue as quickly as possible.

When people see mould appear, they often think they have a leak or rising damp, but in most cases this is caused by condensation.

The good news is black spot mould is easy to remove and there are some simple things you can do to reduce the risk of it coming back.



Condensation - what is it?

There is always moisture in the air, even if you can't see it. Warm air holds moisture, cold air doesn't. Moisture from the air appears on cold surfaces as tiny droplets. That's condensation.

Condensation occurs particularly in cold weather - even when it is dry outside. It is seen most on windows and mirrors when you have a bath or shower but can form on any cold surface, including walls. Condensation is worse if there is no ventilation.

Condensation facts

It's amazing how many pints of moisture we produce in an average home each day:

Two people breathing



Cooking and using a kettle



Bottled gas heaters



Having a bath or shower



Washing up



Drying clothes indoors



That's 26 pints of water a day. It's got to go somewhere and if it's on your walls and ceiling it could provide the perfect place for mould to grow.



Top tips for reducing moisture and mould

- ✓ Hang washing outside to dry whenever possible.
- ✓ In bad weather, hang your washing in your bathroom with the door closed and a window slightly open or an extractor fan on.
- ✓ Never be tempted to dry clothes directly on a radiator - this creates a lot of condensation.
- ✓ Only use condensing or outside vented tumble driers.
- ✓ Keep pan lids on and use as little water as possible in cooking or kettles.



✓ Ventilate your kitchen for 20 minutes after cooking and washing up. Keep a window open slightly and/or use your extractor fan if you have one as they are cheap to run and effective.

✓ Ventilate your bathroom during and for 20 minutes after you've had a shower or bath. Wipe down any wet surfaces.

- ✓ Keep kitchen and bathroom doors closed to stop moisture moving on.
- ✓ Ventilate bedrooms and other living areas with trickle vents or a slightly open window (but close them when you go out.)
- ✓ Avoid using bottled gas heaters - they generate large amounts of moisture.
- ✓ Don't overfill wardrobes and cupboards. This reduces air circulation and causes mildew on clothes.



Cut cold surface condensation

Balanced ventilation and heating keeps things constant.

- In cold weather keep the heating on low to medium for most of the day. Constant low level heat reduces condensation.
- Air movement helps cut condensation. Keep a gap between furniture and walls. Put wardrobes and furniture against internal walls if possible.
- If necessary, leave doors open to allow heat to circulate throughout the home (but always keep your kitchen and bathroom doors closed while in use.)

Treating mould growth

Preventing mould by following the guidance in this leaflet is the best way forward, but if you do see mould in your home, treat it quickly to prevent it spreading.

- Wipe down or spray walls and window frames with a fungicidal wash - available at supermarkets and DIY stores (these should have a Health and Safety Executive 'approved number.')
- You could also use diluted bleach to clean down surfaces.
- Shampoo carpets
- After treatment, redecorate using fungicidal and anti-condensation paint, available from DIY stores. Avoid using ordinary paint for further coats as this reduces its effectiveness.
- Dry clean mildew affected clothes.

Once you have treated the mould, make sure you apply all our top tips on condensation and ventilation to avoid it coming back again.

CONTACT US

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