



Condensation and Mould

A guide to managing condensation
and preventing mould in your home

Managing condensation in your home



Condensation occurs naturally in any environment where there is moisture in the air and will occur in most homes. If not managed, this can lead to mould growth.

Causes of Condensation



Condensation is caused by many day to day activities including:

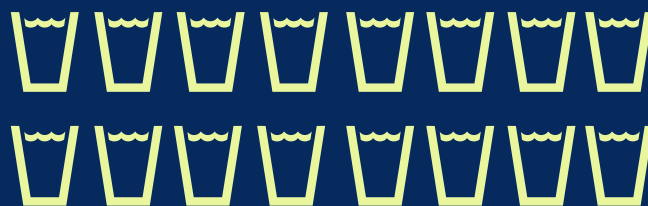
- Cooking
- Washing
- Bathing
- Ironing.



Every person and pet in your home produces moisture regardless of any other factors



Four people in a property...



...create an incredible 16 pints of moisture per day...



...that amounts to a massive 112 pints of moisture per week

What can Rykneld Homes do to help?



Damp, mould and condensation can be caused by a number of different reasons such as water leaks through walls and roofs, defective pipe work and lack of ventilation or heating.

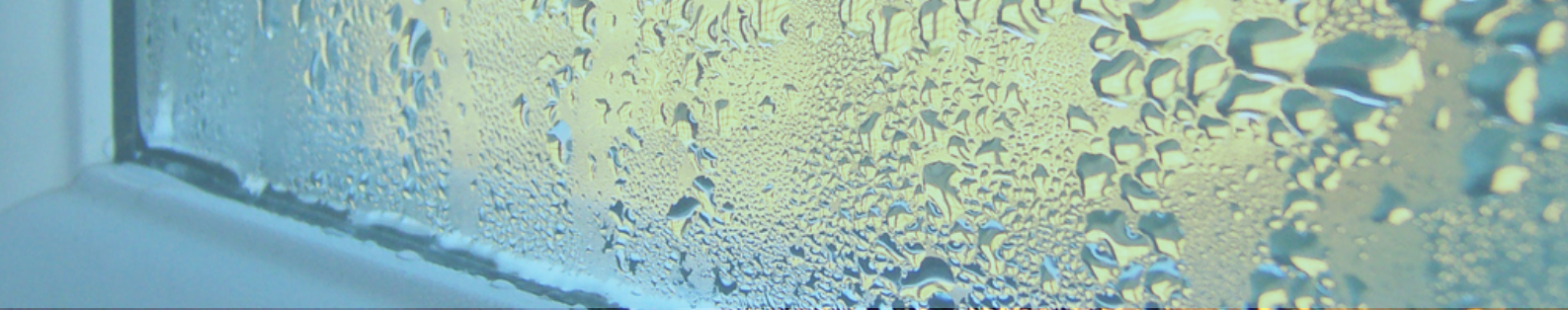
We want to make sure that we do everything we can to resolve the issue you are experiencing.

Our first step will be to diagnose the cause of the problem. This could include providing practical advice about how to prevent condensation, damp and mould from occurring. For more serious cases we may have to undertake works which could include:

- A mould clean and treatment
- Loft insulation
- Passive air vents
- Extractor fans
- Positive Input Ventilation (PIV)
- Equipment to monitor heat, damp and ventilation

We will write to you about required works and arrange a convenient appointment for the completion.





Managing Condensation

Managing condensation will help prevent mould from forming. The Property Care Association recommends the following measures to reduce condensation:

When cooking

- Cover boiling pans
- Don't leave kettles boiling
- Keep the interior kitchen door closed, but open the kitchen window - this prevents moisture reaching colder rooms, causing condensation
- Use an extractor fan and cooker hood, if fitted.

When bathing

- Keep the bathroom door closed, but open the bathroom window and use the extractor fan, if fitted
- When filling the bath, run cold water first and then add hot water; this will greatly reduce the amount of steam by up to 90%.

When washing/drying

- Avoid drying laundry on radiators and where possible, dry washing outside or place in the bathroom with the door closed and the window open/extractor fan on
- If a tumble dryer is used it must be ventilated directly to the outside air.

Heating

- In cold weather, the most efficient way to keep rooms warm enough to avoid condensation is to have low background heating on all day - even when there is no one at home. This is very important in flats, bungalows and homes where bedrooms are not above a warm living room
- DO NOT use the gas cooker, paraffin or gas bottle heaters to heat rooms as it produces a lot of moisture when burning the gas.

Heating +
Insulation +
Ventilation =

Reduced
Condensation

Improve Ventilation

In homes some ventilation is required all of the time. This will create air changes and help to reduce condensation by removing moist air from the home and replacing it with drier air. This can be achieved by doing the following:

- Keep trickle vents open in window frames
- Open windows, even if only slightly and on the security setting
- Open windows wider during cooking, washing, drying clothes, bathing, etc
- Ventilate cupboards and wardrobes, possibly by drilling breather holes into the false backs.
- Avoid overfilling cupboards and wardrobes as it restricts air circulation
- Avoid putting furniture such as beds, wardrobes and sofas against external walls; this stops air circulation.

Important Note: *Ensure open windows don't cause a security problem by remembering to close and lock them when out of the house.*





Insulate and Draughtproof

Draughtproofing of windows and outside doors will help keep your home warm and should result in lower fuel bills. When draughtproofing:

- Do not block permanent ventilators
- Do not block unused chimney breasts - fit a ventilator/air brick
- Do not draughtproof rooms where there is a fuel burning heater (eg gas fire)
- Do not draughtproof windows in bathrooms and kitchens
- Ask Rykneld Homes to check that your roof is insulated correctly.

If mould appears



Even though preventative measures may have been taken, mould will still sometimes find a way to grow on your window joints and sills, on ceilings and behind furniture.

- Wipe down any affected walls, ceilings and window frames - do not use household bleach as this will not solve the problem and is not recommended by health and safety experts
- If, after following the advice in this guide, you continue to find mould growing, please report this to us. We will undertake an initial mould clean and carry out any necessary repairs. We will also provide you with advice to help you prevent condensation or mould returning.

We have developed this guide from the best practice advice in the industry such as the Property Care Association and Housing Ombudsman Service.
If you want any further advice or help, please contact us.



For more information, please contact us:

Tel **01246 217670**



Email **contactus@rykneldhomes.org.uk**



Web **www.rykneldhomes.org.uk**



@Rykneld_Homes



@RykneldHomes