

Condensation and mould



Housing for Women

What is condensation?

Condensation occurs mainly during cold weather. There's always some moisture in the air, even if you cannot see it, and when moist air hits a cold surface tiny drops of water appear. You can see this when the mirror mists up when you have a bath.



It appears on cold surfaces and in places where there is little movement of air, such as in corners, on or near windows, in or behind wardrobes and cupboards and in rarely used rooms.

Condensation can lead to mould which can contribute to asthma and other health problems.

How can I produce less condensation?



1 Produce less moisture:

- Cover boiling pans when cooking and turn off kettles after use
- Wipe surfaces which have become wet with condensation
- Dry washing outdoors, whenever possible, or over the bath with the door closed and the window open
- Vent any tumble dryers outside
- Keep bathroom and kitchen doors closed. This will help reduce the amount of moisture-laden air affecting other rooms
- Don't block up any airbricks or vents

2 Ventilate

- Keep a small window ajar or trickle ventilator open in all rooms
- If you have an extractor fan, make sure you use it to clear moisture from the air
- Always ventilate kitchens and bathrooms when in use, by opening windows or use an extractor fan
- Open curtains each day to let moisture through any window vents
- Let air circulate in cupboards and wardrobes by not over-filling, where possible position wardrobes and furniture against internal walls

3 Insulate and protect from draughts

- Use heavy curtains that drop to the floor
- Add draft excluders to internal doors
- Keep home at 21 degrees temperature minimum and 18 degrees summer minimum



4 Heat more efficiently

- It is better to heat your whole home to a lower temperature rather than heat one room to a high temperature. Condensation often affects the rooms you are not heating
- Use the heating system we have provided as efficiently as possible. Refer to the operating instructions for the boiler, the heating programmer and the room thermostats

Treating mould



If you deal with the basic problem of condensation, then mould should not appear.

To kill and remove mould on washable surfaces, wipe down walls and window frames with a fungicidal wash readily available from shops. Follow the manufacturer's instructions precisely. Disturbing mould by brushing or vacuum cleaning can increase the risk of respiratory problems.

Other items such as fabric materials can often be washed, although this may not always remove the mould staining.

After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring. The only lasting way of avoiding severe mould is to follow these steps to eliminate condensation.



Top Tips



- To prevent condensation on mirrors or windows rub a cloth with a small spot of washing up liquid over the surface
- Protect yourself from mould spores by wearing rubber gloves when cleaning affected areas. Open windows, but keep doors closed to prevent the spores from circulating around the house
- Have a plastic bag ready to take away any soft furnishings, clothes and soft toys that are mouldy



- Soft furnishings should be shampooed and clothes machine washed on the highest setting the clothes label will allow
- Fill a bucket with water and some mild detergent, such as washing up liquid or a soap used for hand-washing clothes. Use a cloth, dip it in the soapy water and carefully wipe the mould off the wall. When you have finished, use a dry cloth to remove the moisture from the wall. Afterwards, put the cloths in a plastic bag and throw them away

Did you know? Taking steps to prevent condensation & mould in your home is part of your **Tenancy Agreement**

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