

Damp, mould and condensation

Tenant Information

1. What can damp cause?

Damp can cause mould to grow which can ruin clothing, furniture and decoration.

2. What causes damp?

Damp can be caused by:

- Faulty damp proof course – rising damp
- Water Penetration - broken guttering, missing roof tiles, defective windows
- Condensation – this is the main cause of damp and is caused by a lack of air movement within a property

3. What is condensation?

Condensation is water droplets that collect on a cold surface. Condensation will usually lead to mould growth.

4. What causes condensation?

Condensation happens when warm, moist air comes into contact with a cold surface like a window or outside wall, turning it into water.

Daily living creates moisture which goes into the air. Different activities add differing amounts of moisture to the air. For example drying clothes indoors adds 9 pints moisture. Even being at home adds moisture to the air, two persons will add 2 pints.

5. Where will I find condensation?

- External walls that get little sunlight making them cold
- The outer corners of walls
- Near cold pipes
- Toilet cisterns
- Cupboards
- Behind wardrobes and beds
- Areas of the home which have little or no air movement.

6. How can I reduce condensation in my home?

There is no cure for condensation and the mould it creates but there are a number of things you can do to reduce it:

- Cover pans when cooking and open a window
- Keep your home at a warm even temperature
- Ensure your home is well ventilated
- If you have extractor fans use them
- Keep window trickle vents open
- If drying clothes indoors ensure you open a window to help with ventilation
- If using a tumble dryer ensure you open a window to help with ventilation
- Keep the bathroom door closed when bathing/showering and ensure the extractor fan is on or open the window
- Do not overfill cupboards or wardrobes - allow air circulation - this will help prevent moisture build up
- Allow adequate air circulation around furniture – do not push sofas and wardrobes right up against walls.

7. How can I manage mould growth?

Mould should be cleaned off walls and ceilings on a regular basis using a suitable cleaner (when it is only a small area). It will grow back but you need to persist in cleaning it off every time it reappears.

Wipe down wet surfaces; especially around and on windows. The more moisture you remove from the home the better.

If you don't clean mould off and manage the condensation it will grow to cover all cold surfaces within the home. Over time the mould will colour the surfaces black while giving off a musty unpleasant smell.

8. Is there anything else I can do?

Condensation and moisture traps are available from most DIY stores and will help you control the situation.

9. Document control

Author	Senior Business Manager – Property
--------	------------------------------------

Tenant Information – Damp, Condensation, Mould – uncontrolled copy when printed

Approver(s)	Head of Property/Tenant Scrutiny Panel
Date	June 2019
Next Review date	June 2022
Version Number	2.0

10. Version tracker

Version number	Date	Comments/Reason for issue
2.0	17.6.19	Revised FAQ's/information

This document is uncontrolled when printed. Printed copies of this document will not be kept up to date. To make sure you are reading the latest version, please go to: [SharePoint/TrustDocuments/Policies](#)