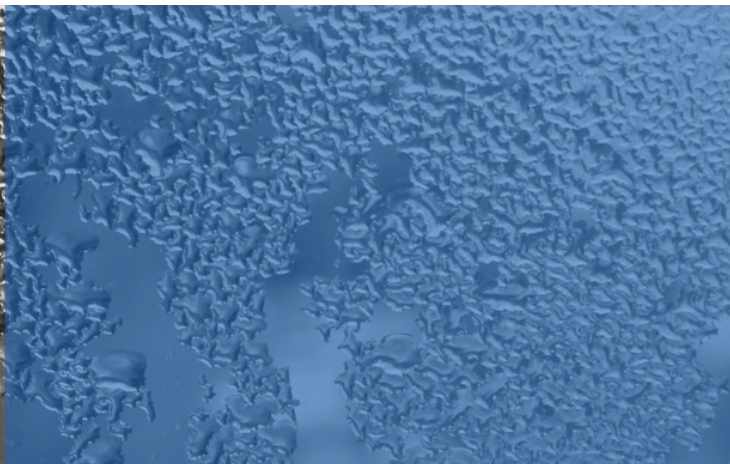
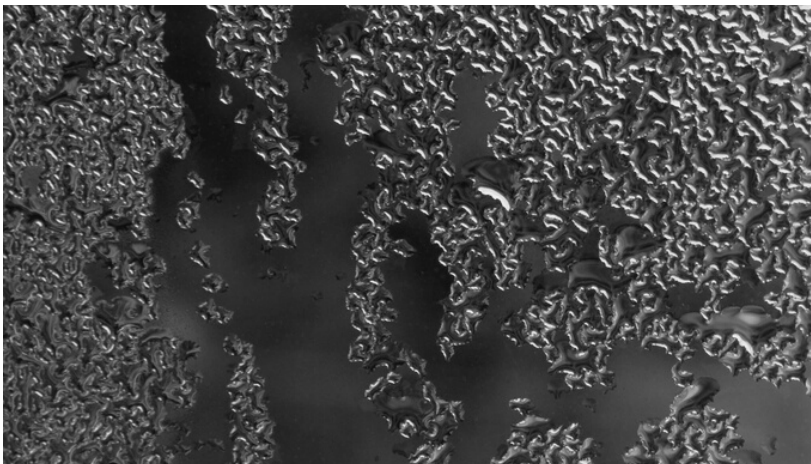


CASTLEHILL INFORMATION

CONDENSATION &

MOULD ADVICE



What is condensation?

There is always moisture in the air and when cold surfaces come into contact with humid air, droplets of water form. These droplets are called condensation.

Condensation is especially noticeable when temperatures shift from cold to warm, for example when cold, frosty windows come into contact with warm air from inside homes.

Every home will have condensation at some time and it is quite normal to find your bedroom windows misted after a cold night. You may notice condensation on other cold surfaces such as pipes, or your toilet cistern. Other areas for condensation to occur are windows, walls, just above the skirting boards and the corners of rooms, particularly at floor and ceiling height.

People cause moisture in cold rooms simply by breathing. So heating rooms sufficiently can help to avoid this.

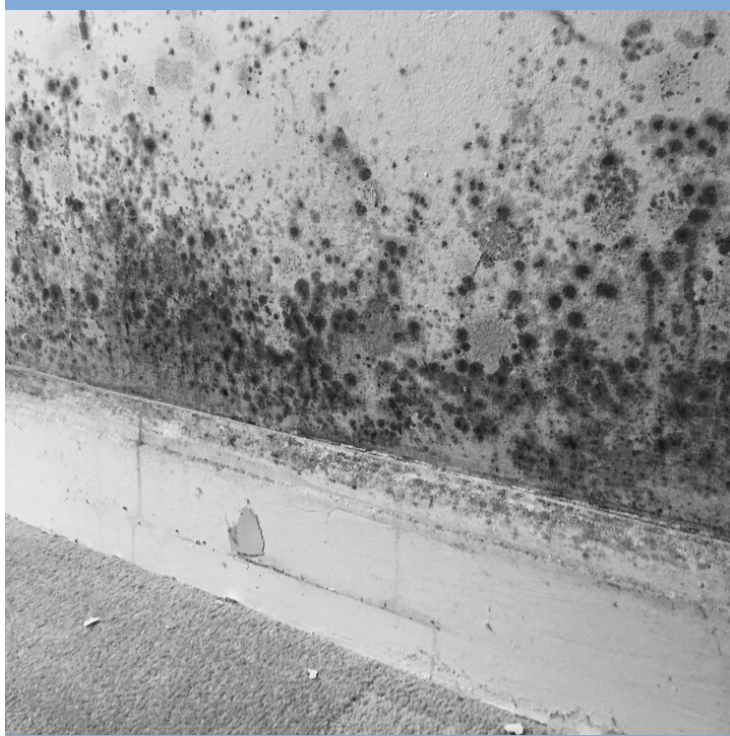
Try to enable airflow throughout your home, you may find that moving furniture slightly away from external walls helps this.

PLEASE NOTE

Castlehill's Property Service department is happy to help advise you on how to get rid of minor bits of mould.

If you feel like your property has larger mould or any damp issues, please contact your Property Services Officer as soon as possible to discuss further.

Contact this team on 01224 628104 or email: repairs@castlehillha.co.uk



Causes of condensation

The average household produces about 24 pints of moisture every day. Moisture is held in the air and must be allowed out of your home, otherwise condensation will form. Condensation is usually more apparent during colder weather. It is the tenant’s responsibility to wipe down these areas regularly to prevent excessive moisture from accumulating.

activity	approximate amount of moisture
two people	3 pints of moisture
bath or shower	4 pints of moisture
cooking & kettle use	6 pints of moisture
drying clothes indoors	9 pints of moisture
washing clothes	11 pints of moisture



Ventilate to remove moisture

You can increase the ventilation in your home by opening windows regularly and by using window or wall vents. Make sure an extractor fan is kept on when showering or bathing you can open a window afterwards to allow warm air to escape.

Heating your home a little more can reduce the risk of condensation. It may be better to keep the heating on ‘low’ for longer periods than ‘high’ for short periods to prevent walls from becoming too cold.

If you are worried about the cost of heating your home there are many organisations offering advice. SCARF for example can offer guidance on the best way to heat your home and any financial assistance that might be available – see their website for details.

When is condensation a problem?

In more severe cases, condensation can cause black or green mould to form on walls and other surfaces. This can cause damage to furnishings, clothes and decoration and if left will develop into a more serious problem.

The Housing Association is not responsible for mould damage to your personal possessions caused by condensation.

Mould is often found in cooler rooms such as bedrooms, bathrooms and hallways. It is usually found on window frames, outside walls, in cupboards and wardrobes or behind furniture where airflow is restricted.

This mould growth can be caused by condensation from normal day-to-day activities and isn't necessarily associated with building repairs.



How to reduce condensation

If you can reduce condensation you should be able to avoid the possibility of mould.

- Don't dry clothes on radiators. If you do, open windows and ensure lots of ventilation
- Dry clothes outside whenever possible.
- Cover pans when cooking, use an extractor fan (if you have one) and keep windows open
- Ensure lots of ventilation when using a tumble dryer.



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Deal with the condensation

It's important to wipe condensation off cold surfaces such as window sills, tiles and sanitary ware. If you discover the start of mould, wipe the area clean of fungicidal growth and clean it with a fungicidal wash or an anti-mould solution.

Remember that the control of condensation is key to the prevention of mould growth.



How to deal with mould

1. As soon as you start to see mould growth you need to clean it away. This is your responsibility.
2. Wear rubber gloves and wipe the mould off the area using a cloth and anti-mould remover - one which carries a Health and Safety Executive approved number. These are available in supermarkets and DIY stores and could become part of your regular cleaning routine.
3. Mould can be washed out of fabrics but may leave a stain. Mildewed clothes should be dry cleaned.
4. Avoid vacuuming/sweeping affected carpets - shampoo instead this prevents spread.
5. If you redecorate, use a good quality anti-mould paint or fungicidal wallpaper paste. If you use standard products, then mould is likely to come back.

Remember

- Do not block ventilators or extractor fans
- Avoid blocking chimney openings
- Avoid putting furniture against cold external walls. Mould may grow where air cannot circulate
- Clean condensation and mould away when you see it forming

If after following this guidance you still have an issue with mould and condensation please contact CHA on 01224 628104 or email: repairs@castlehillha.co.uk