



DAMP AWARENESS

Arhag Housing Association

CONDENSATION

Condensation can cause mould to form in your home, The mould and its spores carry the musty smell that is often associated with a damp house. It is the most common form of damp in rented properties.

Areas prone to condensation

The following areas are particularly prone to condensation:

- 1 cold surfaces such as mirrors, windows and window frames
- 2 kitchens and bathrooms where a lot of steam is created
- 3 external walls, walls of unheated rooms and cold corners of rooms
- 4 wardrobes/cupboards and behind furniture against an external wall and where there is a lack of ventilation

Tackling mould

If there are signs of mould developing, you should endeavour to remove it as soon as possible.

Heres how:

Remove the mould with a special fungicidal wash. This should be used in line with the manufacturer's instructions.

Special paints are also available that will delay the return of the mould, but unless you take steps to reduce condensation it will eventually grow back.



DEALING WITH DAMP AND CONDENSATION

During the colder months condensation becomes a major problem in many British homes, regardless of the age of the property.

It is caused when warm, moist air hits a cold surface such as a window or external wall and condenses, running down the cold surface as water droplets. If left this can develop into black mould which looks and smells bad and can cause health problems as well as damage to clothes, furniture, books, shoes and decorations.

Controlling ventilation and air circulation around the home is very important in the prevention of condensation because this allows moisture-filled air to escape to the outside, preventing future problems inside your home.



DID YOU KNOW?



A family of four can add moisture to the air equivalent to 30 to 40 litres of water a week just by breathing!



Showering, cooking, bathing and washing can add 15 to 20 litres of water a week!

REDUCING CONDENSATION



Turn your heating on

Try to keep temperatures in all rooms to above 15°C as this will reduce condensation forming on external walls.



Use an extractor fan if you have one

If you have an extractor fan, make sure it is running whilst you're having a shower or bath. If you have an extractor fan in the kitchen - use it!



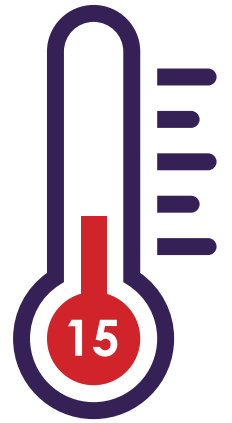
Wipe away condensation

Wipe down windows/mirrors/tiles/shower doors with a window squeegee and mop up the moisture with an absorbent cloth which can be wrung out in the sink.



Insulation

Insulating your home will help warm the surface temperature of the walls, ceilings and windows and generally increase the temperature of the home. You could lay thick carpet with a good thermal underlay or hang thick, heavy lined curtains during the winter to help keep the room warm.





Air your property regularly

Condensation will occur less if you allow air to circulate freely. Make sure vents and airbricks are not covered or obstructed. If you have trickle vents, open these!

Don't put furniture, including beds, against any external walls and try to leave a gap between the wall and furniture to allow airflow.



Keep doors closed

Close internal doors whilst cooking or showering and open a window.



Dry washing outside whenever possible

Don't dry clothes on radiators. If you don't have a tumble dryer, place clothes on a drying rack or hang on a curtain pole in a room where a window can be opened slightly and keep the door closed.



Reduce steam

Steam is a common cause of condensation. To reduce steam in the bathroom, take shorter and cooler showers. When running a bath put the cold water in first; this results in significantly less condensation.

In the kitchen, put lids on pans and only boil as much water as you need in a kettle. These tips will both reduce steam and save money!



RISING DAMP

Rising damp is caused by a failed damp-proof course. This allows moisture in the ground to rise up through the ground floor walls of your home, sometimes to a height of one meter. You can usually identify rising damp because it is often associated with a tide mark at the edge of the area of damp caused by salt deposits.

PENETRATING DAMP

Penetrating damp is caused when water finds its way inside from the outside. It usually occurs higher up.

Overflowing gutters, missing roof tiles, leaking pipes and downspouts, badly fitting windows/doors and damaged pointing, cladding or flashing or render as well as covered air bricks can all be a source of penetrating damp.

Typical signs of penetrating damp are:

- growing areas of damp on walls or ceilings
- blotchy patches on walls
- wet and crumbly plaster
- signs of spores or mildew
- drips and puddles



If you think damp is causing a problem in your property you will need to seek advice as to what is causing it and how it can be fixed.

Our Property Services team are contactable on:

020 8438 1853

or email on arhag@mnmm-properties.co.uk