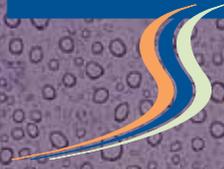


PARTNERS

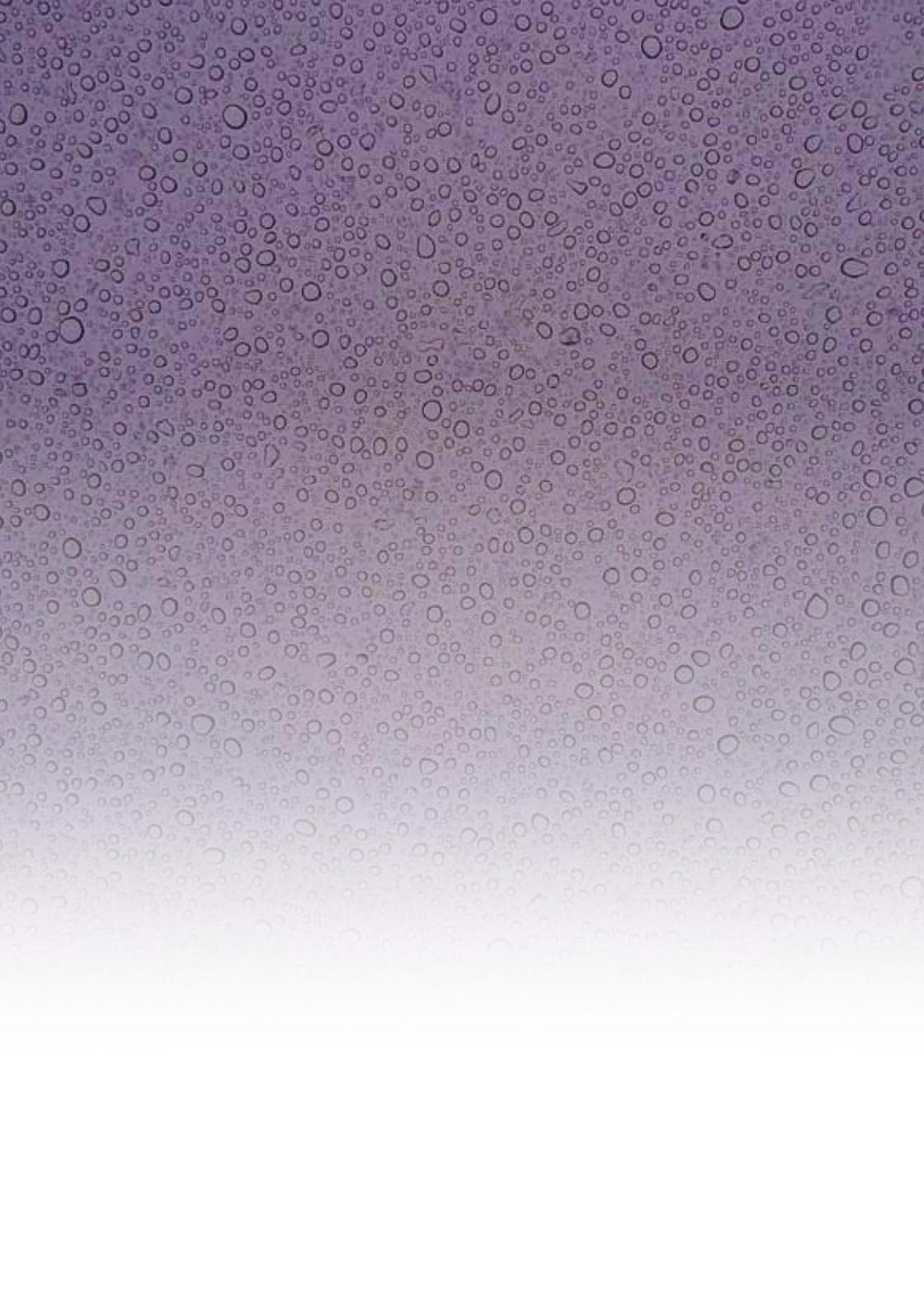


DEALING WITH DAMP & CONDENSATION

Condensation can cause dampness and mould growth in your home.

This guidebook explains how condensation forms and how you can keep it to a minimum.





What is condensation?

Condensation starts as moisture in the air.

Warm air soaks up moisture but if air is cold, it can't hold all the moisture we produce each day (by cooking, washing or drying clothes on radiators), and it condenses as tiny drops of water.

We see this on windows on a cold morning or on the mirror after a bath or shower. This moist air rises when it is warm and often ends up on ceilings and in upstairs rooms.

Left untreated, condensation can result in:

- Mould growth on walls, ceilings, and furniture.
- Mildew on clothes, furnishings and fabrics.
- Rotting window frames.
- An increase in house dust mites damaging wall plaster, furnishings, and clothing in cupboards and drawers.
- Affect wall plaster and cause woodwork to rot.



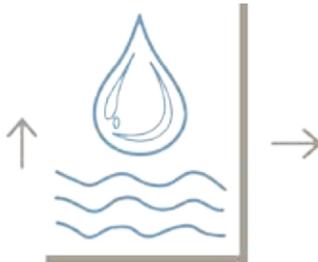
Types of damp

Damp is generally caused by a fault in the building's structure.

1 **Penetrating Damp** happens when water enters your home through an external defect (such as a crack in a wall or a loose roof tile).



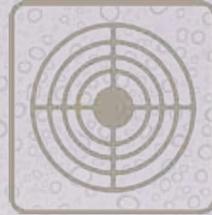
2 **Rising Damp** is when there is a problem with the damp proof course and water rises from the ground into the walls or floor.



Controlling excess moisture

1 Close kitchen and bathroom doors to prevent steam going into colder rooms.

2 When cooking or washing, let the steam escape by opening a window or using an extractor fan if you have one fitted. Leave the window open or the extractor fan on for up to 20 minutes after you have finished.



20 minutes

3 Open some windows in other rooms for a while each day and open any trickle vents in your window frames to allow a change of air.

4 Wipe down surfaces when moisture settles to prevent mould forming.

5 Do not block air vents and allow air to circulate around furniture and cupboards.

6 Don't use bottled gas or paraffin heaters – these produce a lot of moisture and they are also a health and safety risk. Your tenancy agreement or lease states that you are not allowed to use these in your flat.



Producing less moisture

1 Dry clothes outdoors whenever possible or use small ventilated rooms. Don't put washing in front of or over radiators.



2 Cover fish tanks and remember that house pets and plants produce moisture as well.

3 If you have a tumble drier or washing machine ensure that it is vented in accordance with the manufacturer's instructions.

4 Cover pans when cooking.

5 Run cold water first and then add hot water when filling your bath.



6 Don't use a gas cooker to heat your kitchen - burning gas produces moisture.



Keeping your home warm

Warm air holds more moisture than cooler air, so control the temperature in your home.

- Keep medium to low level heat throughout the house. Don't just heat one room and leave the other rooms cold, it's cheaper to maintain a low heat than to heat your home twice a day.
 - If you don't have heating in every room, open doors of unheated rooms to allow some heat into them.
 - To add heat to unheated rooms, use oil-filled or panel electric heaters on a low setting instead of bottled gas cylinders - it's cheaper.
 - Don't push beds or sofas against radiators as this prevents efficient circulation of warm air.
 - Radiator reflector panels are a cheap way to save money on your heating bills. Fixed behind your radiators, they reflect heat from the radiator back into the room rather than out through an external wall, (best used on uninsulated walls).
 - If you have a freezer and keep it in a space that suffers from condensation, heat from its motor will help reduce condensation.
 - Draught-proofing is cheap and efficient to help keep your home warm. The Energy Savings Trust website has information on this: www.energysavingtrust.org.uk
- 

Keeping your home warm

When keeping your home warm, make sure ***you do not:***

- Block permanent ventilators.
- Put furniture against cold external walls.
- Completely block chimneys. Leave a hole about two bricks in size and fit a louvered grille over the opening.
- Draughtproof rooms where there is condensation or mould growth.
- Draughtproof a room where there is a gas cooker or a fuel-burning heater, eg. a gas fire.
- Draughtproof windows in the bathroom or kitchen.



First steps against mould

■ Treat any mould you may already have in your home then do what you can to reduce condensation to restrict new mould growth.

■ Do not disturb mould by brushing or vacuum cleaning. This can increase the risk of respiratory problems.

■ Wipe off mould growth immediately with water. Do not use washing up liquid.

■ To kill and remove mould growth, wipe down affected areas with a fungicidal wash. This is available from a hardware or DIY store or supermarket. You should choose a product which carries a Health & Safety Executive 'approval number'. Always follow the instructions carefully. Do not use bleach.

■ Dry-clean clothes affected by mildew and shampoo carpets.

■ After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring. This paint is not effective if overlaid with ordinary paints or wallpaper.



Useful information

If you think you have a problem with damp:

Call us on freephone: 0800 587 3595
or 020 7288 8310

Report online at www.partnersislington.net

Please tell us if you would like a copy of this
leaflet in another language.



PARTNERS



4-6 Colebrooke Place
Islington N1 8HZ