A customers guide to Controlling condensation and mould

Did you know...

- Cooking and use of the kettle produces 3 litres of moisture per day.
- Having a bath or shower produces 1 litre of moisture.
- Washing and drying clothes indoors produces 5.5 litres of moisture per day.

What is condensation?
When it occurs and common causes.

Condensation forms when warm, moist air comes into contact with cold surfaces such as windows, floors or walls. Condensation occurs mostly during periods of cold weather and can damage decorations, floor covering, clothes and bedding. Given time, the affected damp areas then attract black mould that grows on the surface. Moisture from kitchens and bathrooms is a major cause and affects other colder parts of the property. Common causes include too much moisture being produced in your home, not enough ventilation and the temperature in your home not being kept on to an even level temperature. Condensation can be reduced by increasing ventilation and reducing the amount of moisture in the air.

Condensation can be reduced by increasing ventilation and reducing the amount of moisture in the air.

Did you know...?

- Cooking and use of the kettle produces 3 litres of moisture per day.
- Having a bath or shower produces 1 litre of moisture.
- Washing and drying clothes indoors produces 5.5 litres of moisture per day.

You can reduce the build up of condensation in your home and lessen its affects by following these simple tips:

- Do not dry washing on radiators.
- Dry laundry outside, if that’s not possible, use the bathroom with the window open.
- Properly vent tumble dryers.
- Cover pans and switch off kettles as soon as they have boiled to minimise steam.
- Close kitchen and bathroom doors to prevent moisture escaping when cooking or bathing.
- Maintain low-level heating such as turning radiators to a frost setting in rooms likely to be unoccupied for prolonged periods of time. Do not use portable gas heaters as they produce very high levels of condensation and are contrary to your Conditions of Tenancy.
- Do not block air vents.
- Use extractor fans, where provided, when cooking and bathing.
- Wipe condensation from windows on a daily basis.
- Run cold water first then add the hot water when having a bath, this reduces condensation by up to 90%.
- Ventilate rooms daily for at least 30 minutes or use your window vents for long periods.
- Keep furniture from direct contact with external walls to prevent dampness occurring.
To remove mould, wipe down or spray affected surfaces with a fungicidal wash that has a Health & Safety Executive (HSE) approval number and ensure that you follow the instructions for its safe use. Fungicidal washes are available in most supermarkets or D.I.Y. stores.

Dry clean mildewed clothes and shampoo carpets. Do not try to remove mould by using a brush or vacuum as this may help mould growth spread.

After treating mould, redecorate using a good quality fungicidal paint and a fungicidal wall paper paste to help prevent mould recurring.

The effect of fungicidal or anti-condensation paint is destroyed if covered with ordinary paint or wallpaper.

The only lasting cure for severe mould is to cure the moisture.

REPAIR WORK DUE TO DAMPNESS CREATED BY YOUR OWN ACTIONS MAY BE CHARGED AS HIGHLIGHTED IN SECTION 7 OF YOUR CONDITIONS OF TENANCY.

NON-URGENT REPAIRS SHOULD BE REPORTED ON LINE AT WWW.BIRMINGHAM.GOV.UK/REPAIRS