



## OUR GUIDE TO MOULD & CONDENSATION IN YOUR HOME AND HOW TO CONTROL IT

*This brief guide aims to help our tenants and homeowners understand and control excess condensation within their home.*

### ***Why does condensation occur?***

Condensation occurs when water vapour comes into contact with a cold surface and condenses to form dampness or water droplets.

It is important to note that condensation is not a fault, as it is usually caused by normal daily activities such as showers, baths, washing and drying clothes, cooking and boiling kettles etc. These can all contribute to condensation, and if the warm air from said activities can't escape through open windows or vents, it will find a surface where it can cool and eventually form condensation.

### ***Where will I see it forming?***

You will most likely see condensation forming around windows, colder parts of walls around door and window openings. You might also see it appear in areas where air circulation is restricted, such as inside cupboards and behind furniture that is placed against an outside wall.

### ***What will happen if I don't control condensation?***

If condensation keeps occurring in the same place, it can in some cases cause mould. Therefore it is really important to try and control the condensation when you first notice it and keep to a level where it doesn't cause any further problems. Within this leaflet you will find information and advice to keep condensation under control.



### **STILL NEED FURTHER ADVICE?**

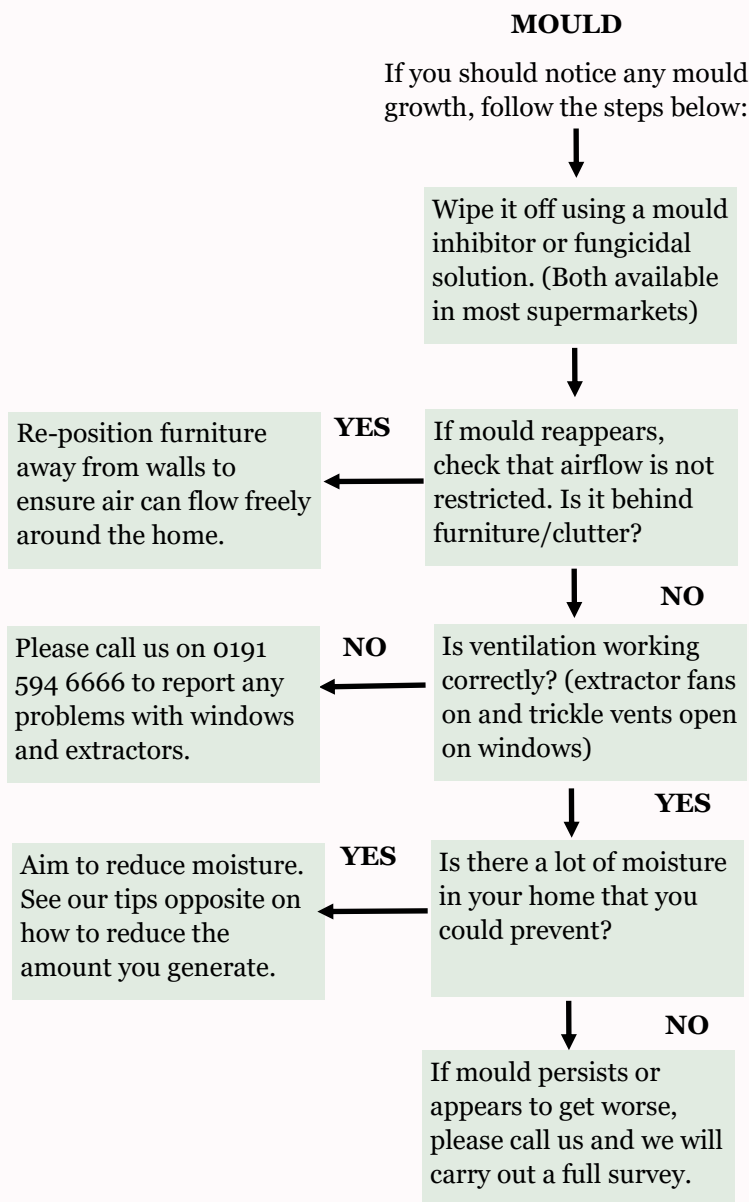
- Please call us on 0191 594 66 66 to discuss any concerns or issues you may have with mould. We take every report and concern of mould very seriously.

## Worried about moisture in your home?

Follow these simple and easy steps below...

### WAYS IN WHICH YOU CAN PREVENT MOISTURE WITHIN THE HOME

- Put lids on saucepans whilst cooking to reduce any steam.
- Avoid drying laundry on a clothes airer or radiator if you can. If this is unavoidable, open the window and close the door of the room where the clothes are drying. This way the moisture can escape outside rather than circulate throughout the home.
- Whilst bathing or showering ensure an extractor fan is used at all times as well as an open window. Also keep doors closed throughout the duration to avoid warm air circulating around the home. When you have finished, ensure the extractor fan is left running for 20 minutes with the door closed to allow for good ventilation.
- If you notice any condensation, wipe it away immediately to avoid it becoming mould.
- Provide even heating throughout the day where possible. Try and keep your home warm to avoid any cold surfaces where condensation can occur. It is better to try and leave heating on low throughout the day if you can and wherever possible.
- Ensure there is good ventilation throughout the property. Leave trickle vents open (slotted vents at the top of your window frame), even throughout the colder months.
- Try to keep free standing furniture such as wardrobes, sofas, drawers away from walls so that air can flow freely around the home.
- Try not to overfill cupboards so that air can flow around the contents.



It is important to note that a little bit of mould and condensation is completely normal and you should take the steps provided to prevent where possible. However, should you still be concerned, please call us on 0191 594 6666 and we will carry out a full survey on the property.