

improving
HOMES AND PEOPLE'S LIVES



TRAFFORD HOUSING TRUST

Tackling Condensation and Mould Growth

Recommendations for Occupiers



Need help with communication? One number 0300 777 7777, any language, any format, please ask.

需要語言上的協助？任何語言，
任何形式，請打 0300 777 7777 查詢。

Potrzebujesz pomocy w porozumiewaniu się?
Jeden numer 0300 777 7777 wiele języków,
każdy format. Poproś o pomoc.

વાતચિત્ત કે સંપર્ક માટે મદદની જરૂર છે? કોઈ પણ ભાષામાં કે
રીતમાં મદદ માટે એક જ ટેલિફોન નંબર: 0300 777 7777

कया बात-चीत करने में सहायता चाहिए? एक ही नम्बर 0300 777 7777

किसी भी भाषा, किसी भी प्रकार में लेने के लिये, कृपया सम्पर्क करें।

ਕੀ ਗੱਲ-ਬਾਤ ਕਰਨ ਵਿਚ ਮਦਦ ਦੀ ਲੋੜ ਹੈ? ਇਕੋ ਨੰਬਰ 0300 777 7777

ਕਿਸੇ ਵੀ ਭਾਸ਼ਾ, ਕਿਸੇ ਵੀ ਤਰੀਕੇ ਵਿਚ ਲੈਣ ਲਈ ਕਿਰਪਾ ਕਰਕੇ ਪੁੱਛੋ।

- کوئی بھی زبان یا شکل میں - براہ کرم پوچھیں۔ 0300 777 7777

بات چیت میں مدد چاہیے؟ ایک ہی نمبر

What is condensation?

There is always some moisture in the air, even if you cannot see it. If the air gets colder, it cannot hold all the moisture and tiny drops of water appear. This is condensation. You notice it when you see your breath on a cold day, or when the mirror mists over when you have a bath.

When does condensation occur?

Condensation usually occurs during cold weather, whether it is raining or dry.

This is because building structures tend to be colder (and therefore so do the surfaces within it), and as windows are usually kept closed, moist air is unable to move around the room and escape. Look for it in corners, on or near windows, in or behind wardrobes and cupboards.

Where does condensation occur?

Kitchens and Bathrooms

Condensation can be seen for short periods and quite frequently in these rooms when cooking and bathing, because of the steam these activities produce.

Unheated rooms: bedrooms, ground floor WC, pantry, etc

Condensation can be seen for long periods and quite frequently as surfaces tend to be cold.

Cupboards and corners of rooms

These small, enclosed spaces restrict air movement and as air cannot escape easily, the amount of moisture can be increased.



How can I reduce the amount of moisture in the air?

1 Ventilate kitchen windows when cooking

- If there is an extractor fan use it when doing any of these activities, particularly if the windows show any sign of misting. Leave the fan on until the misting has cleared.
- If there is not an extractor fan, open the kitchen windows, and keep the door closed as much as possible.
- Cover pans and do not leave kettles boiling.



2 Ventilate bathrooms after bathing.

- Keep the windows open and the door shut long enough for the room to dry out. If available, use an extractor fan as well.

3 Ventilate rooms where clothes are being left to dry

- Open the window, turn on the extractor fan for as long as the clothes are being dried. Do not leave the door open, as moist air will spread to other rooms, and cause condensation there.
- Ventilate any tumble dryer on the outside, unless it is the self-condensing type. DIY kits are available for this.

4 Ventilate cupboards and wardrobes

- Avoid putting too many things in them as this stops the air circulating. Leave space between the back of the wardrobe and the wall. Where possible, position wardrobes and furniture against internal walls.



5 Provide some ventilation in rooms that are not being used

- In old houses, a lot of ventilation occurs through fireplace flues and draughty windows.
- In modern flats and houses, sufficient ventilation does not occur unless a window is open or a ventilator is on for a reasonable time each day, and for nearly all the time the room is use.

Too much ventilation in cold weather is uncomfortable and wastes heat. All that is needed is a very slightly opened window or ventilator. Where there is a choice of which part of the window to open, use the upper part, such as the top hung window. About a 10mm opening will usually be sufficient.



6 Avoid the use of portable paraffin for flueless gas heaters

- Each litre of oil used produces an amount of water vapour that is equivalent to about a litre of liquid water. If these heaters must be used, make sure the room they are in is well ventilated. Keep the door to that room shut.

7 Do not use airing cupboards for drying clothes, even if they have some form of ventilation

- No method of trying to ventilate an airing cupboard will dry it out sufficiently as it is such an enclosed space.



First steps against mould

- First treat any mould you may already have in your home. If you then deal with the basic problem of condensation, mould should not appear.
- To kill mould, wipe down walls and window frames with a fungal wash which carries a Health and Safety Executive 'approval number'. Follow the manufacturer's instructions precisely.
- After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring. Please note, some fungicidal paints may not be effective if overlaid with ordinary paint or wallpaper.





Trafford Housing Trust Head Office

Trafford Housing Trust, Sale Point,
126 - 150 Washway Road,
Sale M33 6AG

Customer Hub Number:

0300 777 7777

www.traffordhousingtrust.co.uk

