

A Tenant's guide to Condensation, Damp, and Mould

Whilst Ashfield District Council will survey and undertake any necessary remedial repairs in your home that come from condensation, damp and mould, it's important that you know how to prevent the issues occurring in the first instance, and how to reduce the effects of them. Please turn over for our helpful advice and tips.



What causes condensation, damp, and mould?

Condensation occurs when moist air comes into contact with a colder surface, like a window or wall, and generally occurs in areas where the air is still, like corners of rooms or behind furniture. If condensation is left unattended this can then lead to mould growth. Mould is a fungus that grows on wet materials, usually caused by excess moisture from condensation.

Penetrative damp is the result of water entering the structure of the building, or because of an internal leak, and can result in damp, rot, and damage, for example, a broken rainwater gutter or an internal leak from a waste pipe.

Rising damp is caused by water rising from the ground. It can enter a property via a broken damp-proof course, or passes naturally through the brickwork if there is no damp-proof course present.



Practical advice to reduce condensation and mould growth:

Whilst our Surveyor / Technical Officer will be able to provide additional advice and guidance during their visit to your home, following the advice below will help to reduce the effects of excessive condensation and mould growth.

Produce less moisture within your home

Daily household activities contribute to moisture levels found within your home. The following tips will assist you in reducing this:

- Dry clothes outside if possible, and if this cannot be avoided use an airer and place this in a room with the door closed and either the extractor fan on or window slightly open.
- Tumble dryers should be vented to the outside, as they produce a lot of moisture, or alternatively use a condensing tumble dryer.
- Cover pans when cooking.

Remove excess moisture from your home

Wipe down any windows and windowsills where condensation has collected, particularly in the bedroom, bathroom and kitchen.

Heating your home

To reduce condensation in cold weather you should use the heating system in your home to keep rooms warm

throughout the day, and on a low background temperature (at least 18 degrees), as opposed to short blasts of high heat (25 degrees plus). You will be able to control the heat in your home by using the room thermostat and radiator valves.

Ventilating your home

By ventilating rooms you can reduce excess moisture within your home and this can be done by:

- Always opening a bathroom and kitchen window when using these rooms, and ensuring the door is closed to stop moisture spreading to other areas of the property.
- Opening trickle vents in windows (where installed) as these allow air to flow in and out of the property.
- Leaving a space behind furniture where this backs up to a wall to allow the air to move behind these.
- Opening bedroom windows to remove the moisture created when you sleep (where safe to do so).

Mould removal

To remove mould around areas such as windows you should use a good quality cleaning product specifically produced for this purpose, and clean these areas as per the manufacturer's guidelines.



Reporting condensation, damp and mould issues



If you have evidence of damp and mould within your home, or the actions we have advised you to take do not resolve the issue, please do not hesitate to contact our Repairs Call Handling Centre on 01623 457999 or via email at adcrepairs@ashfield.gov.uk and we will arrange an appointment for a Surveyor / Technical Officer to visit you and discuss your concerns.