



ASH SHAHADA
HOUSING ASSOCIATION LIMITED

Managing Mould and Condensation

A Guide For Tenants

Your guide to damp and mould

Dampness can occur in homes for many different reasons. The problems it can cause include the growth of mould and mites, difficulties keeping your home warm and damage the building. The information on this manual provides a guide to damp and mould and how to keep condensation at bay.

If you are worried about significant and hazardous levels of damp and mould in your property, please contact us at **020 4581 7585**

Condensation

If you see black mould growing in your property, this may be a result of condensation. Condensation is a common problem that can cause damage to your home and health. It occurs when warm moist air meets a cold surface and forms water droplets.

It is important to keep rooms heated to allow the moisture to remain in the air and to ventilate to enable the moisture to escape from the room.

Sources of humidity/moisture

Damp occurs when there is excess unwanted moisture in the air that has no way of escaping.



Cooking



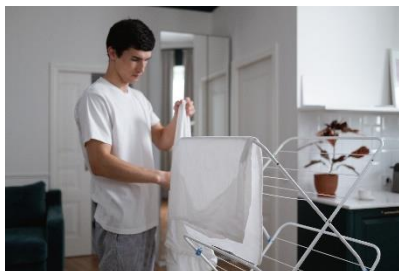
Washing Clothes



Showers and baths



Washing dishes



Un-vented clothes drying



Unflued gas heater

How to prevent condensation, damp, and mould

To keep condensation at bay, follow these tips:

There are lots of things you can do to minimise the dampness and condensation at your house. There are four actions:

- 1- Reduce the amount of moisture produced in your home.
- 2- Provide ventilation, particularly in moisture-prone areas.
- 3- Increase heating to raise the temperature of the air and the cold surfaces.
- 4- Insulate the building to warm up cold surfaces and keep the heat in.



Air your property regularly

Open windows regularly to make sure your property is well ventilated. Even when it's cold, moisture can gather in the home. Opening the window allows some of this moisture to escape.



Keep doors closed

Keep bathroom or kitchen doors closed when having a shower or bath, or when cooking. This will prevent moisture from spreading to other parts of the property.



Wipe away condensation

Cleaning the condensation from windows and frames every day will minimise the spread of black mould. You can use a rag or towel to wipe away condensation.



Turn your heating on

Running your heating can avoid cold spots, dry out damp, and reduce your chances of getting mould.

Low-cost options to prevent condensation

- Keep air vents in walls and doors clear of blockage.
- Use the extractor fans in your home if you have them when you're cooking, bathing, or taking a shower.
- After taking a shower or a bath, open a window to let the moisture out.
- Keep your house warm by opening window trickle vents or partially opening the window.
- If your windows are wet, clean them inside and out.
- Lessen the quantity of moisture generated inside the house. Especially in regions where moisture is a problem, provide ventilation.
- Do not dry clothes on radiators or inside the house.
- The temperature of the air and the cold surfaces should be raised by increasing heating.
- Cook with lids on your pots and pans and simmer rather than boil vigorously.
- Always wipe down windows with excess moisture.
- Keep the number of indoor plants in pots to a minimum.
- For the cooler months of the year, install temporary plastic window insulation kits on your windows.
- Avoid overfilling your wardrobes and placing furniture against outside walls to promote airflow.
- Use an anti-mould spray and wipe areas of condensation before it can build up.
- Keep a good range of indoor humidity for comfort and health.

Damp can also be caused because of a property defect

- Leaking pipes
- Rainwater entering through holes in the roof.
- Blocked or damaged guttering.
- Rising damp caused by a defective or missing damp course.
- Rising damp – dampness from the ground rising into the building fabric.
- Gaps in the external walls or around the windows
- Lack of adequate heating and/or ventilation.
- Water coming in from the outside through leakage or seepage.

How can we help you

If you have followed all the guidance and advice and you still have damp and mould in your home, please do contact us at **020 7326 7890** so we can investigate further. The issues of mould and dampness in our houses will be addressed promptly and effectively. We are here to assist you because we recognise the effects that it can have on your health and wellness if it is not addressed.

This manual was prepared with reference to Lambeth, Southwark, and Croydon councils.

<https://www.lambeth.gov.uk/tenants-charter/decent-home/damp-mould>

<https://www.southwark.gov.uk/housing/repairs/damp-and-mould>

<https://www.croydon.gov.uk/housing/information-council-tenants/damp-and-mould>

https://www.oxford.gov.uk/info/20010/housing/1566/preventing_damp_and_mould

If you are facing financial difficulties, you may benefit from the links below.

Croydon : <https://www.croydon.gov.uk/children-young-people-and-families/find-support/support-directory/croydon-council-money-advice-service>

Lambeth: <https://www.lambeth.gov.uk/benefits-financial-support/get-debt-money-advice>

Southwark: <https://www.southwark.gov.uk/benefits-and-support/cost-of-living-support/find-money-advice>