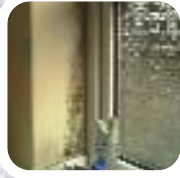


A close-up photograph of a blue surface covered in numerous small, clear water droplets, representing condensation. The droplets are scattered across the entire frame, with some larger than others, and they catch the light, giving the surface a glistening appearance.

keep  
your home  
free from ...

damp & mould



Is your home damp? Damp can cause mould on walls and furniture and encourages the growth of mould, which in turn can lead to respiratory illness.

Some damp is caused by condensation. This leaflet explains how condensation forms and how you can keep it to a minimum, so reducing the risk of dampness and mould growth.

If you would like this information in any other language or format for example large print or audio please contact 'Private Sector Housing Division' on 01642 527797.

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأشكال أخرى على سبيل المثال بالطبعة الكسرة أو بالشريط المسجل فالرجاء الإتصال 'بدايفرستي تم' 01642 527797 على هاتف رقم (Private Sector Housing Division)

Arabic



欲要這份資訊的其它語言版或其它版式例  
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Mandarin

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(گوانگونی) (Private Sector Housing Division) با شما را 01642 527797 به تماس شوید

Farsi

**Si vous souhaitez obtenir ces informations dans  
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French

ئەگەر چەرت لۆن بە ئەم زانیارە بە دەست نەگەوتت بە  
زمانەکانی تر نان بە سنووە بە کۆی تر بۆ نمونە چاھێ گەورە/مان  
بە تەبێی تۆمارکراو نکا بە پەبوەندی بکە بە تەبێی دايفرستی  
(Private Sector Housing Division) لە سەر ژمارەى ئەلەفۆن 01642 527797

Kurdish

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ ਹੋਰ ਢੰਗ ਵਿੱਚ, ਵੱਡੀ ਛਪਾਈ  
ਵਿੱਚ ਜਾਂ ਟੇਪ/ਸੀ ਡੀ 'ਤੇ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ

'Private Sector Housing Division' ਕੋ 01642 527797 ਨੰਬਰ ਉੱਤੇ ਸੰਨ ਕਰੋ।  
Punjabi



آرآپ ان معلومات کو کسی بھی اور زبان یا اندازہ مثلا بڑے پرنٹ آؤڈیو ٹیپ و غیرہ میں حاصل کرنا  
چاہیں تو "ایف ڈی ایچ" (Private Sector Housing Division) کو اس نمبر پر فون کیجئے 01642 527797  
Urdu

## 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 on cold surfaces. 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.

Condensation occurs mainly during cold weather, whether it is raining or dry, it does not leave a 'tidemark'. It appears on cold surfaces and in places where there is little movement of air. Look for it in corners, on or near windows, in or behind wardrobes and cupboards. It often forms on north-facing walls.

## Is it CONDENSATION?

Condensation is not the only cause of damp. It can also come from:

- ▶ Leaking pipes, wastes or overflows
- ▶ Rain seeping through the roof where a tile or slate is missing, spilling from a blocked gutter, penetrating around window frames, or leaking through a cracked pipe
- ▶ Rising damp due to a defective damp-course or because there is no damp-course

These causes of damp often leave a 'tidemark'.

If your home is newly built it may be damp because the water used during its construction (for example, in plaster) is still drying out.

If your home is damp for any of these reasons it may take weeks of heating and ventilation to dry out. Hiring a dehumidifier will help.

If you do not think the damp comes from any of these causes, then it is probably condensation.





## How to avoid CONDENSATION

These three steps will help you reduce the condensation in your home.

### 1 Produce less moisture

Some ordinary daily activities produce a lot of moisture very quickly.

- ▶ Cover pans and do not leave kettles boiling.
- ▶ Avoid using paraffin and portable flueless bottled gas heaters as these heaters put a lot of moisture into the air.
- ▶ Dry washing outdoors on a line, or put it in the bathroom with the door closed and the window open or fan on.
- ▶ Vent any tumble dryer on the outside, unless it is the self-condensing type. DIY kits are available for this.
- ▶ Where fitted use extractor fans



### 2 Ventilate to remove moisture

You can ventilate your home without making draughts.

- ▶ Keep a small window ajar or a trickle ventilator open when someone is in the room.
- ▶ Ventilate kitchens and bathrooms when in use by opening the windows wider. Or better still, use a humidistat-controlled electric fan. These come on automatically when the air becomes humid, and are cheap to run.



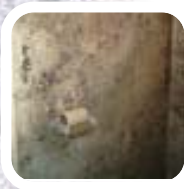
- ▶ Close the kitchen and bathroom doors when these rooms are in use, even if your kitchen or bathroom has an extractor fan. A door closer is advisable, as this will help prevent moisture reaching other rooms, especially bedrooms, which are often colder and more likely to get condensation.
- ▶ Ventilate cupboards and wardrobes. Avoid putting too many things in them as this stops the air circulating. Cut a ventilation slot in the back of each shelf or use slatted shelves. Cut 'breather' holes in doors and in the back of wardrobes and leave space between the back of the wardrobes and the wall. Where possible, position wardrobes and furniture against internal walls.
- ▶ If you replace your window units at any time, make sure that the new frames incorporate trickle ventilators.

### 3

## Insulate, draughtproof and heat your home

Insulation and draughtproofing will help keep your home warm and will also cut fuel bills. When the whole home is warmer, condensation is less likely.

- ▶ Insulate your loft. Remember to draughtproof the loft hatch but do not block the opening under the eaves.
- ▶ Consider cavity wall insulation. Before deciding though, you should talk to your local building inspector as building regulations approval is required.
- ▶ Consider secondary and double glazing of windows to reduce heat loss and draughts but you must ensure that there is some ventilation.
- ▶ In cold weather, keep low background heating on all day, even when there is no one at home.



## Some words of warning:

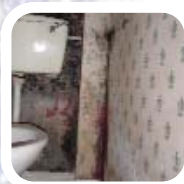
- ▶ Do not block permanent ventilators
- ▶ Do not completely block chimneys. Instead, leave a hole about two bricks in size and fit a louvered grille over it
- ▶ Do not draughtproof rooms that are prone to condensation or mould growth.
- ▶ Do not draughtproof a room where there is a cooker or a fuel burning heater, for example, a gas fire
- ▶ Do not draughtproof windows in the bathroom and kitchen.

## 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 reappear.
- ▶ To kill and remove mould, wipe down walls and window frames with a fungicidal wash which carries a Health and Safety Executive 'approval number'. Follow the manufacturer's instructions precisely. Dry-clean mildewed clothes and shampoo carpets. Disturbing mould by brushing or vacuum cleaning can increase the risk of respiratory problems.
- ▶ After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring. Note that this paint is not effective if overlaid with ordinary paints or wallpaper.

The only lasting way of avoiding severe mould is to eliminate dampness, and the conditions which have caused the problem.



## USEFUL INFORMATION

- ▶ If you own your home, or rent it from a private landlord and you are in receipt of a qualifying benefit, you may be able to claim a grant of up to £2700 under the warm front scheme.

Eligible works include repairs to or replacement of the heating system, cavity and loft insulation measures as well as low energy light bulbs and draught proofing.

Please contact the Energy Action Grants Agency (EAGA) on free phone telephone number 0800 3162805. Or apply on line via [www.eaga.com](http://www.eaga.com)

- ▶ If you are an owner-occupier and are aged 60 or over, are disabled or infirm, or if you receive benefits, you may be eligible for home repair assistance if conditions at your property are deemed to be an imminent danger to your health & safety. Please contact the:

Housing Improvements Team  
Private Sector Housing Division,  
16 Church Road, Stockton-on-Tees  
telephone 01642 527797.

- ▶ If you are living in privately rented accommodation, and are unable to eliminate condensation/ mould growth from your home, please contact the:

Housing Conditions Team  
Private Sector Housing Division,  
16 Church Road, Stockton-on-Tees  
telephone 01642 527797

- ▶ 'Tackling Condensation', a more comprehensive guide to the causes, diagnosis and remedies of condensation, is available for purchase from:  
[BRE, Bucknalls Lane, Watford, WD25 9XX.](http://BRE, Bucknalls Lane, Watford, WD25 9XX)

Contact Details for specific interests and enquiries are as follows:

BRE Bookshop (BRE publications) -  
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