

# Condensation

How to keep your home free from condensation, damp & mould





# Keep your home free from condensation, damp & mould



## What is condensation?

There is always some moisture in the air even if you can't see it. When air gets colder, it can't hold all the moisture and tiny drops of water appear – this is condensation. You may notice it when the mirror in the bathroom mists over when you have a bath or shower.

Condensation mainly occurs during cold weather. It tends to appear on cold surfaces and places where there is little or no air movement – look for black mould growth in the corners of a room, on or near windows, or behind furniture.



## What can I do to avoid condensation?

These simple steps will help you reduce condensation in your home.

### 1. Produce less moisture



**Some ordinary daily activities produce a lot of moisture very quickly, so:**

- put lids on saucepans when you are cooking and do not leave kettles boiling
- ideally, dry washing outdoors – if you have to dry things indoors, put them in the bathroom with the door closed and the window open, or with your extractor fan on
- if you use a tumble dryer make sure it is vented to the outside
- do not run your shower for longer than you need to
- put a small amount of cold water in the bath before you turn on the hot tap
- every day, mop up any condensation or water that has appeared.

### 2. Stop water vapour spreading



**When bathing or cooking:**

- shut your bathroom or kitchen door
- use extractor fans and cooker hoods, or open a window
- you can also try using a dehumidifier to reduce the amount of moisture in the air.



### 3. Ventilate to remove moisture



**You can ventilate your home without making draughts:**

- keep furniture away from walls to allow air to circulate, and do not put wardrobes against external walls
- ventilate cupboards and wardrobes. Avoid putting too many things in them as this stops air circulating
- if you have trickle vents on your windows, keep these open
- leave a window ajar when someone is in the room
- close the kitchen or bathroom door when in use. Open a window and use extractor fans if you have them.

### 4. Heat your home



**When your whole home is warmer, condensation is less likely:**

- in cold weather, if you have central heating, keep low background heating on during the day in all rooms. This includes unused rooms and when there is no-one at home. A low level of warmth all day, rather than quick blasts when necessary, will reduce the risk of condensation and can also reduce your heating bills
- avoid using bottled gas or paraffin heaters – these put a lot of warm moisture into the air.

Insulation and draught-proofing also help keep your home warm, reduce the risk of condensation and reduce the cost of fuel bills. We will ensure that every home has an adequate level of roof insulation and cavity wall insulation, or for homes with solid walls that the external walls are insulated.



### What next?



If you have followed the advice in this leaflet and are still concerned about condensation in your property, or think your home is damp for one of the other reasons given, you should contact us.

### ➤ Dealing with mould

- Start by treating any mould you already have in your home. Wash any affected walls and window frames with a weak bleach solution or a fungicidal wash. Follow the manufacturer's guidelines, and make sure you wear rubber gloves and ventilate the room while cleaning
- After the affected areas have been treated, redecorate using a fungicidal paint to help prevent mould reappearing
- Any clothes or fabric affected by mould should be dry cleaned. Carpets should be shampooed. Disturbing mould by brushing or vacuuming can increase the risk of respiratory problems
- If you complete these steps and follow the advice in this leaflet, mould should not reappear. The only lasting way to avoid severe mould is to reduce humidity and condensation by properly heating and ventilating your home.

### ➤ My home is still damp

**Condensation is not the only cause of damp. Damp can also be caused by:**

- leaking pipes, wastes or overflows
- rain coming through the roof where a tile or slate is missing, spilling from a blocked gutter, or leaking around window frames
- rising damp due to a defective damp course or because there is no damp course
- drying plaster - if your home is newly built, it may be damp because the water used during its construction (e.g. in the plaster) is still drying out.



## Contact information



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PHA offices and phone lines are open  
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Our Plymouth and Exeter offices and phone lines  
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Our group head office is at:



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Tel: 0300 123 8080

Independent Futures  Contact your support officer

[www.dchgroup.com](http://www.dchgroup.com)



If you would like this condensation leaflet in the appropriate translation, please contact 0300 123 8080

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تعدادر نعتادو يت كدو انوار ينگدو ينو عتبادر. يه (يهرگوري شه ههلم کردن) تان به مشوره ي و هر گيز ترا و هديت بلا ملو دي  
0300 123 8080 يه يوشو دکن

如果您需要将此预防冷凝的信息翻译为其他语言，请电话联系 0300 123 8080

Jeśli chcieliby Państwo otrzymać niniejszą informację o sposobie zapobiegania  
kondensacji w innej wersji językowej, prosimy o kontakt telefoniczny pod numerem 0300 123 8080

Caso pretenda a tradução desta informação sobre como evitar a condensação, deverá ligar  
para o 0300 123 8080

If you would like this document in a different format, please contact 0300 123 8080