

Your Guide to Mould and Condensation in the Home



During the winter months we receive a number of enquiries regarding mould and condensation. We can offer advice and this leaflet provides some practical ways to minimise the problem.



Dealing with Condensation and Mould

What is condensation?

There is always water vapour in the air and when it meets a colder surface the air is unable to hold the same amount and the water is released to form condensation. It is more noticeable on colder surfaces such as windows and in places where there is little movement of air where it might not be noticed until a fine black mould appears, for example behind furniture.

Listed below are some of the main sources of water vapour in your home:-

- Washing and drying clothes produces 5.5l (10 pints) of water
- Cooking produces 3l (6 pints) of water
- Personal washing produces 1l (2 pints) of water
- Breathing (awake) produces 0.85l (1 3/4 pints) of water
- Breathing (asleep) produces 0.3l (3/4 pint) of water
- Using a bottled gas or paraffin heater produced 0.5l (1 pint) of water per hour

Everyday ordinary events in your home create the potential for condensation can lead to mould; the key is what you can do to help.

What is mould?

Mould is a small fungi that can grow on a range of materials that are easily able to absorb moisture such as clothing, furniture and carpets. Mould needs water to grow and thrives in very humid conditions, particularly in homes with high levels of condensation. You should clean and remove mould as soon as you notice it using a suitable product available from supermarkets and DIY shops. The only lasting way of avoiding severe mould is to eliminate high moisture levels in your home. The information overleaf provides some useful tips to help reduce condensation and mould in your home.



How can I avoid condensation in my home?

You can help without drastically changing your life, by taking the following steps:-

Close the kitchen and bathroom doors when these rooms are in use, even if they have an extractor fan. This will help stop water vapour escaping. Open a window after using the kitchen or bathroom to allow the moist air to escape. You will need much more ventilation in the kitchen and bathroom when cooking, washing up, bathing and drying clothes. Put washing outdoors to dry and try not to dry clothes indoors on radiators. If you have to dry clothes indoors put them in the bathroom with the door closed and the window open or fan on. If you use a tumble dryer make sure you vent it to the outside, or choose a condensing tumble dryer.

In cold weather try to leave some background heating on all day, even when you are out. This is more important in flats and bungalows where the bedrooms are not above a warm living room (do not use a paraffin or flueless bottled gas heater for this purpose).

Don't allow kettles and pans to boil away any longer than is necessary and don't over fill cupboards and wardrobes. Leave some space behind furniture and the wall to allow air to circulate. Over furnished rooms are particularly prone to condensation if not properly heated and ventilated.

It is unlikely a British home can be condensation free however, by keeping your home adequately heated and ventilated, you should be able to live with condensation without it ruining your life.

 **Havebury's insurance policy does not cover mould damage to tenants' belongings when it is caused by condensation as a result of living conditions. If the damage is as a result of a structural defect or our failure to repair and maintain the property then this may be covered by our insurance.**



If you are affected by mould, you need to take the following steps:

You need to contact us to report mould in your home



We will send you condensation information and a hygrometer (where stocks allow).
We will send out an inspector if appropriate

All structural defects will be identified and rectified

If no structural defect is found, you will need to take the appropriate action below

We will:

- Consider installing a positive ventilation system
- Consider treating your mould with anti-fungal paint

We wont:

- Move you to another property
- Pay for damages to personal items
- Cure your condensation

If you wish to avoid condensation and mould issues in your home:

You should:

- Manage moisture levels in your home
- Ventilate your property as necessary
- Follow our handy tips in this leaflet

