

Things to avoid!

- blocking airbricks or vents in the wall
- completely blocking redundant fireplaces - a hole the size of two bricks with a louvered vent over it will keep the chimney aired and dry
- do not draught-proof rooms where there is condensation or mould
- do not draught-proof a room where there is a cooker or fuel burning fire, such as a gas fire
- do not draught-proof windows in the bathroom and kitchen

Treating mould

To kill and remove mould, wipe down walls and window frames with a fungicidal wash that carries a Health & Safety Executive approval number.

Dry-clean mildewed clothes and shampoo carpets. Avoid disturbing mould by brushing or vacuum cleaning as it may cause respiratory problems.

After treatment, redecorate using a good quality fungicidal paint to help prevent mould recurring.

Still a problem?

If you follow all the steps in this leaflet and damp, mould or condensation is still a problem there may be other things that can help, such as improving the insulation of walls and ceilings or using extractor fans.

Please call the Private Sector Housing team on 01273 293156 for further advice.

Damp, mould & condensation



If your home suffers from damp, it could be caused by condensation.

Damp can cause mould to form on walls, furniture, clothes and also makes timber frames rot.

This leaflet explains how condensation is formed and how you can keep it to a minimum to reduce the risk of mould.

Translation? Tick this box and take to any council office.

ترجمة؟ صيغ علامة في المربع وحدها إلى مكتب البلدية	Arabic	<input type="checkbox"/>
অনুবাদ? বক্রে টিক চিহ্ন নিয়ে কাউন্সিল অফিসে নিয়ে যান।	Bengali	<input type="checkbox"/>
需要翻譯? 請在這表格內加註, 並送回任何市議會辦事處。	Cantonese	<input type="checkbox"/>
ترجمة؟ لعلنا من مربع أو ملاحظاتي مود وان را به هر يك ان افتر شهراني انه تعبير	Farsi	<input type="checkbox"/>
Traduction? Veuillez cocher la case et apporter au council.	French	<input type="checkbox"/>
需要翻譯? 請在這表格內加註, 並送回任何市議會辦事處。	Mandarin	<input type="checkbox"/>
Tłumaczenie? Zaznacz to obienko i zwróć do któregośkolwiek biura samorządu lokalnego (council office).	Polish	<input type="checkbox"/>
Tradução? Coloque um visto na quadrícula e leve a uma qualquer repartição de poder local (council office).	Portuguese	<input type="checkbox"/>
Tercümesi için karayi işaretleyiniz ve bir semt belediye bürosuna getiriniz.	Turkish	<input type="checkbox"/>
	other (please state)	<input type="checkbox"/>

This can also be made available in large print, Braille or on audio tape

Damp, mould & condensation

Condensation

There is always moisture in the air, but cooking, taking baths and drying clothes indoors can create more in your home.

If it can't escape, moisture can build up in the air in your house. When it gets colder, the air cannot hold all the moisture and this is when condensation appears.

Condensation that does not dry out causes mould, mildew and rot. It appears mainly in cold or wet weather, on cold surfaces like exterior walls, and in places where there is little air movement.

It can be seen as black mould spots in corners, on or near windows and in or behind wardrobes and cupboards.

Is the damp condensation?

Damp can also be caused by:

- leaking pipes, wastes, overflows or cracked pipes
- water coming through the roof where a tile or slate is missing or spilling from a blocked gutter
- rising damp due to a defective or missing damp course

These causes of damp leave a tidemark. If you do not think the damp comes from any of these causes and there is no 'tidemark', it is probably condensation.

Reducing condensation

Condensation can occur in any home. Just the simple acts of every day living in a house can produce the perfect environment for condensation to form.

The only lasting way of avoiding severe mould is to eliminate dampness. The tips below will help you to reduce condensation in your home.

1. Ventilate to remove moisture

- keep a small window open or ajar when someone is in a room (some UPVC double glazed windows have a trickle ventilator you can use instead)
- open windows for a little while each day to allow fresh dry air to circulate through your home - open bathroom and kitchen windows after use
- ventilate cupboards and wardrobes by leaving them open for a while or cutting a ventilation slot in the back of each shelf or behind each drawer
- avoid putting too many things in cupboards and wardrobes as this stops the air circulating
- leave a space between the back of the wardrobe and the wall to allow air to flow and, where possible, position furniture against warmer internal walls
- vent any tumble dryer to the outside, unless it is the self-condensing type

2. Produce less moisture

- cover pans when cooking
- where possible dry your clothes outside on a line or in a well-ventilated room, ie with a window open or extractor fan
- don't dry clothes on your radiators as this puts a lot of moisture into the air

3. Control where excess moisture goes

- close kitchen and bathroom doors when in use to prevent steam going into colder rooms
- wipe surfaces where moisture settles
- where fitted, use an extractor fan in the kitchen and bathroom as these can be very effective and are cheap to run

4. Heating and insulation

- condensation is less likely when the whole home is warmer, so use your heating if your home suffers from it
- in cold weather, consider keeping low background heating on all day, even when there is no-one at home
- to keep the heat in, ensure your home is insulated to the currently recommended levels

For information on grants for insulation and heating, please go to the website at www.brighton-hove.gov.uk/energyefficiency or call the Brighton & Hove Energy Action Partnership on 0800 107 4100.