

Condensation prevention check list

General home checklist

- In colder weather try to keep temperatures between 18 - 21c
- Dry washing outside where possible, if you have to dry clothes indoor place in a sunny room, leave a window opened slightly and close the door
- Open trickle vents on windows during the day, or open windows for at least 10 minutes
- Don't put furniture, including beds, against any outside walls and try and leave a gap between the wall and furniture to allow airflow

Kitchen checklist

- Close internal doors whilst cooking and open window(s)
- Use an extractor fan if you have one
- Put lids on pans (this also reduces boiling times and helps save money)
- Only boil as much water as you need in a kettle to reduce steam and save money

Bathroom checklist

- Open windows whilst bathing/washing and leave them open for 20 minutes after (if safe to do so)
- Use an extractor fan if you have one
- Take shorter and cooler showers
- When running a bath put cold in first, this significantly reduces condensation
- Wipe down windows, mirrors, tiles, shower doors with a squeegee, mopping up any moisture

Decorating checklist

- When wallpapering use a paste containing a fungicide to prevent further mould growth
- Use mould resistant paint on areas prone to mould such as ceilings above windows.

Reporting repairs

You should report any repairs or damage straight away. Before you report any damp problems, please read all of the information in this leaflet and make sure you have followed the practical advice. Wipe down and remove any condensation daily and follow the advice on how to remove mould growth.

If problems persist please contact us by:



0800 188 4000

(Monday, Tuesday, Thursday and Friday, 9am to 5pm; Wednesday 10am to 5pm)



www.leeds.gov.uk/housing



Visiting your local Hub / Housing Office

(General office hours are 9-5pm, but may vary on location. For more info check online at www.leeds.gov.uk)

You can report **emergency repairs** at any time of day via the above 0800 number.

Emergency repairs are when there is a serious risk of harm or damage to property that cannot wait until the next working day.

Swarcliffe (PFI)



Contact **Yorkshire Housing** on

0345 366 4403

(Available 24hrs / 7 days a week)



www.yorkshirehousing.co.uk

Little London / Beeston / Holbeck (PFI)



Contact **Engie** on **0808 168 7335,**

or 0333 121 0074



sc4lservices.uk-kmr@engie.com

More information on housing disrepair and the effect it has on the council can be found online at:

www.leeds.gov.uk/Pages/Housing-disrepair

Dealing with damp and condensation

During the colder months condensation can become a major problem.

It is caused when warm moist air hits a cold surface such as a window or external wall and condenses, causing water droplets to run down the cold surface. If left, this can develop into black mould which looks unsightly and can cause health problems if not treated.

Good ventilation and air circulation around the home is essential in the prevention of condensation, as well as effectively heating the home.

The major difference between condensation and other forms of damp, such as rising or penetrating damp is that you have the ability to reduce the problem through a few simple steps.



Damp

Rising or penetrating damp can cause problems in your home although it is less common than condensation. If you think damp is causing a problem in your property you will need to report it to us so that we can investigate.

Rising damp is caused by a failed or 'bridged' damp-proof course. This allows moisture in the ground to rise up through the walls, sometimes to a height of one metre.

You can usually identify rising damp because it is often associated with a tide mark at the edge of the damp area caused by salt deposits.



Penetrating damp is classed as any water that finds its way inside from the outside. It can occur at all levels of the building but is usually higher up.

Overflowing gutters, missing roof tiles, leaking pipes and downspouts, badly fitted windows/doors and damaged pointing, cladding, flashing or render as well as covered air bricks can all be sources of penetrating damp.

Typical signs of penetrating damp are:

- Growing or blotchy areas of damp on walls or ceilings
- Wet and crumbly plaster
- Signs of spores or mould
- Drips and puddles.

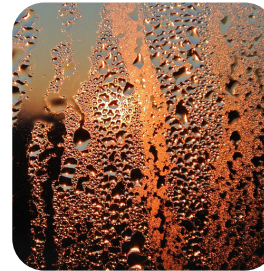


Condensation

Condensation can cause mould to form in your home, leading to staining of wallpaper, wall surfaces and window frames and damage to furniture and clothing.

Water vapour is generated in your home in many ways, but the main causes are:

- Steam from cooking and boiling the kettle
- Baths and showers
- Drying clothes inside
- Unsuitable venting of tumble dryers.



Mould and spores have a musty smell, often associated with a damp house.

The best way to deal with mould is to remove it from walls using a fungicidal wash, in line with the manufacturer's instructions.

Special paint is also available that will delay the return of mould, but unless you take steps to reduce condensation it will eventually come back.



Three steps to prevent condensation and mould

Heating

Condensation is most likely to be a problem in homes which are under heated:

- Try to keep temperatures between 18 - 21c as this will reduce condensation from forming on cold surfaces.

Ventilation

Condensation will be reduced if you allow air to circulate freely. Make sure vents and air bricks are not obstructed. Open windows in kitchens and bathrooms to air the house and reduce steam and use extractor fans.

Remove the moisture

Condensation in the home occurs when there is too much moisture in the air. Take steps to reduce the amount of moisture in the air by following the checklists overleaf.

Did you know?



- A family of four can add moisture to the air equivalent to **30 to 40 litres of water** a week just by breathing
- Showering, cooking, bathing and washing can add **15 to 20 litres a week**
- Drying clothes indoors can add **10 to 15 litres a week**.