



# Dealing with condensation and mould growth in your home



**This factsheet will help you control condensation and reduce mould in your home. As part of your tenancy agreement, you are responsible for preventing condensation and treating mould growth in your home.**

## What causes condensation?

There are four main factors that cause condensation:

- too much moisture being produced in your home
- not enough ventilation
- cold surfaces
- the temperature of your home

## Using your Hygrometer

We can provide you with a device called a hygrometer. This device measures the humidity levels in your home. Avoid placing the hygrometer in direct sunlight or draughts.

## How to use

If the hygrometer is showing very dry the likelihood of dust mites in your home is greatly reduced.

If the hygrometer is showing ideal, then there is a good balance of heating and ventilation in the room.

If the hygrometer is showing very moist/damp, condensation and mould is likely to form.

This does not mean your home has damp, but that your home is suffering from high humidity which can cause damp conditions. You need to take action. If you do nothing mould will form in your home. Follow the tips in this guide to prevent mould happening.

## Preventing condensation

- Hang your washing outside to dry if possible, or in the bathroom with the door closed and the window open or extractor fan on.
- If you use a washing machine or tumble dryer, make sure it is vented to the outside.

- When filling your bath, close your bathroom door, run the cold water first and then add your hot. It can reduce up to 90% of steam from the water.
- When taking a shower or a bath, turn on your extractor fan.
- Always cook with the pan lid on and turn the heat down once the water has boiled.

## Ventilating your home

When bathrooms and kitchens are in use, remember to close the doors and ventilate the room. When these rooms are not in use, it's important to keep air circulating around your home. See the tips below...

## Tips

- Open interior room doors, allowing air to circulate throughout your home when not washing or cooking.
- When cooking, washing up or washing by hand, use your cooker extractor hood or fan if possible, and open windows.

## Contact Repairs team

[lewishamhomes.org.uk](http://lewishamhomes.org.uk)

[lewishamhomes.org.uk/condensation](http://lewishamhomes.org.uk/condensation)

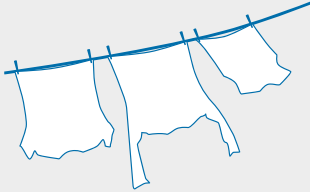
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## Did you know?

Drying washing outside is better than on radiators.



An average family produces up to 17 litres of water vapour a day.

## Quick facts

Condensation accounts for approximately 70% of damp and is caused by a lack of balanced heating and ventilation. When warm air is cooled, for example when heating is switched off at night, some of this moisture can appear as tiny droplets of water on cold surfaces, such as windows. Humid conditions provide an environment in which house dust mites can easily multiply. Excessive condensation can lead to mould growth on walls, furniture and clothes.

### HYGROMETER



- Be careful not to over-ventilate your home when it is cold. It will cause the temperature inside your home to drop and make condensation more likely. It will also increase your heating costs.
- Keep a gap between large pieces of furniture and the walls. Where possible place wardrobes and furniture against internal walls rather than external walls.
- After treatment, redecorate using good quality fungicidal paint and a fungicidal resistant wallpaper paste to help prevent mould recurring.

## Remember

- Do not block permanent ventilators or airbricks installed for heating or heating appliances.
- Do not draught proof rooms with condensation problems or where there is a heater or cooker that burns gas or solid fuel.

## Controlling condensation and treating mould growth

- Dry your windows and window sills every morning, as well as surfaces in the kitchen and bathroom that have become wet. Wring out cloths rather than drying them on radiators.
- Treat the mould already in your home first, then deal with the basic problem of condensation to stop the mould from reappearing.
- To kill and remove mould wipe down or spray walls and window frames with a fungicidal wash which carries a Health and Safety Executive approval number. Please make sure you follow the instructions for its safe use.



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