

Open Water sources

- Where possible cover standing water to minimise evaporation
- Indoor water features should be switched off when not required.

What if I'm doing all of this and still get condensation?

Condensation occurs even in rooms that have a gas, oil or solid fuel-heating appliance with a flue that is working correctly. If you are concerned about your appliance, contact either Robert Heath direct or Arun Housing Services repairs section immediately to arrange an inspection.

Try to make sure that all rooms are at least partially heated. Condensation most often occurs in unheated bedrooms. It takes a long time for a cold structure to warm up so it's better to have a small amount of heat for a long period than a lot of heat for a short time. It is recommended that all rooms be maintained at not less than 10°C in order to reduce condensation. When living rooms are in use, their temperature should be raised to about 20°C.

Finally

If condensation persists or becomes a real issue/ health concern you can request that Arun Housing Services view your property to establish whether there is sufficient extraction available and if there is dampness present in the property.

Contact us for further information

If you want further advice, please call 01903 737827.

This leaflet is also available on the website www.arun.gov.uk/housing or from the Arun District Council Offices.

Website: www.arun.gov.uk/housing

By e-mail: housing.repairs@arun.gov.uk

In writing: Repairs, Arun Housing Services, Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF

By telephone: Monday – Thursday from 8.45am to 5.15pm and Friday from 8.45am to 4.45pm
01903 737827

In person: Arun Housing Services, Arun Civic Centre, Maltravers Road, Littlehampton BN17 5LF

Monday from 8.45am to 5.15pm
Tuesday – Thursday from 8.45am to 5.15pm and Friday from 8.45am to 4.45pm

or Bognor Regis Town Hall, Clarence Road, Bognor Regis
Monday – Tuesday from 8.45am to 5.15pm
Wednesday from 9.30am to 5.15pm
Thursday from 8.45am to 5.15pm and Friday from 8.45am to 4.45pm

Get Advice

CAB (Citizens Advice Bureau)
Bognor Regis and Littlehampton 0844 477 1171

Neighbourhood Housing Officers

Tenancy and neighbourhood issues 01903 737500

Preventing condensation and mould in your home



This leaflet is available in large print, on request.

What is condensation?

Condensation occurs when warm moist air meets a cold surface. This is why it is more common in winter, when the building structure is cold and because windows are open less and moist air cannot escape.

The condensation that you can see occurs for short periods in bathrooms and kitchens because of the steamy atmosphere, and quite frequently for long periods in unheated bedrooms and sometimes in cupboards or corners of rooms where ventilation and movement of air are restricted.

Where does the moisture come from?

The moisture is in the air naturally and is increased by a person's normal lifestyle. Typically a person will generate 4 litres of moisture a day so a 4 person family will generate up to 16 litres of moisture a day. Some typical causes of moisture are –

- Cooking and cleaning
- Washing / drying clothes indoors
- Personal hygiene, showers, baths, wash basins
- Dripping taps
- Open water sources, toilet, fish tanks, flower vase
- Breathing and sweating

Why do I get mould in a corner or at the bottom of a wall?

Condensation will form where there is a cold surface or the natural movement of air is restricted. When mould forms in a corner or by a skirting it is usually as a result of furniture or storage of possessions restricting air flow. It can also be as a result of a wall being cold due to wind direction or shading by trees, sheds or fences outside. The condensation forms on the cold wall and runs down the wall, in the wallpaper or plaster to the bottom causing a damp patch for the mould to form.

How can I test for condensation?

The simplest way is to look at your windows in the morning. If they are beaded with moisture there is condensation. The more moisture on the window the greater the level of condensation.

What can I do to stop the problem?

Recognising the problem and accepting it is 50% of the cure. If your property is suffering condensation then refusing to accept it will only make matters worse.

Water vapour in the air will always be there, but you can control this and minimise the possibility of condensation by following a few simple rules.

Cooking

- Use lids on the saucepans
- Reduce the heat on pans so they do not boil hard
- Open a window to let steam out
- Keep the kitchen door closed to stop steam from migrating to adjacent rooms
- Mop up spillages
- Boil only the water in the kettle that you need
- Use the kitchen fan and cooker hood if they are provided

Washing and drying clothes

- Open a window to let water vapour out when washing machines are used
- Vent tumble dryers out of the window. Condensing dryers still create water vapour and an open window helps alleviate condensation
- Try not to dry clothes indoors. The drying clothes release water into the air around them. If you need to dry clothes indoors it is best to do this in the bathroom or kitchen where water vapour is already concentrated. Use the

extractor fan if one is provided.

- Avoid using unventilated airing cupboards for clothes drying.

Ventilation

In other rooms provide some ventilation. This is particularly important if your windows have been double-glazed. Whilst this improvement keeps your home better insulated, it is important that some natural ventilation is maintained for a reasonable time each day and for nearly all the time the room is in use. All that is needed is a very slightly opened window or ventilator. New windows can usually be locked in this position whilst older windows should be shut again when you go out to maintain security.

Avoid the use of portable paraffin or flueless gas heaters as far as possible. Each litre of oil used produces the equivalent of about a litre of water in the form of water vapour. If these heaters must be used, make sure the room they are in is well ventilated.

Hygiene

- Use the extractor fan and keep it running for at least 20 minutes after showering
- Keep the bathroom door closed during and after using the bathroom, shower or WC and when the room is not in use
- Wipe down wet surfaces in the bathroom, bath, shower screen and tiles. Wring out the cloth so the moisture cannot evaporate into the air
- Keep the loo seat down
- Mop up spillages
- Repair dripping taps
- Hang wet towels and mats to dry in the bathroom
- Wipe down any condensation you find in the morning from windows or this will just evaporate and go somewhere more damaging.