

- Redecoration using a suitable antifungal paint or fungicidal-resistant wallpaper paste will help prevent mould from recurring
- Some properties suffer from condensation more than others
- Shading from trees or other buildings, the way they face (i.e. if they do not receive any direct sunlight) or the original construction may also add to the problem
- In some cases condensation can only be reduced and not eliminated
- In all cases it is important that excess moisture levels are controlled and limited as far as possible.

Is condensation the only source of dampness?

- **Condensation** is the main cause of dampness within buildings and the formation of mould growth; however there are two other rarer types of dampness which occur
- **Rising Damp** may occur where a Damp-Proof Course (DPC) is lacking or in disrepair or where it has been breached and water can enter the wall structure. This usually exhibits itself as a tide-mark at no more than a metre or so above floor level but seldom exhibits any associated mould growth
- **Penetrating Damp** may be a result of defective brickwork, holes around pipework to the outside, leaks to roofs or blocked and overflowing guttering. This will often exhibit itself as a defined damp patch on a wall or ceiling and may be stained. Again, this seldom exhibits any associated mould growth. In cases of Rising or Penetrating Damp notify the landlord as quickly as possible of the issue so that quick effective remedial works can be undertaken.

Further Information

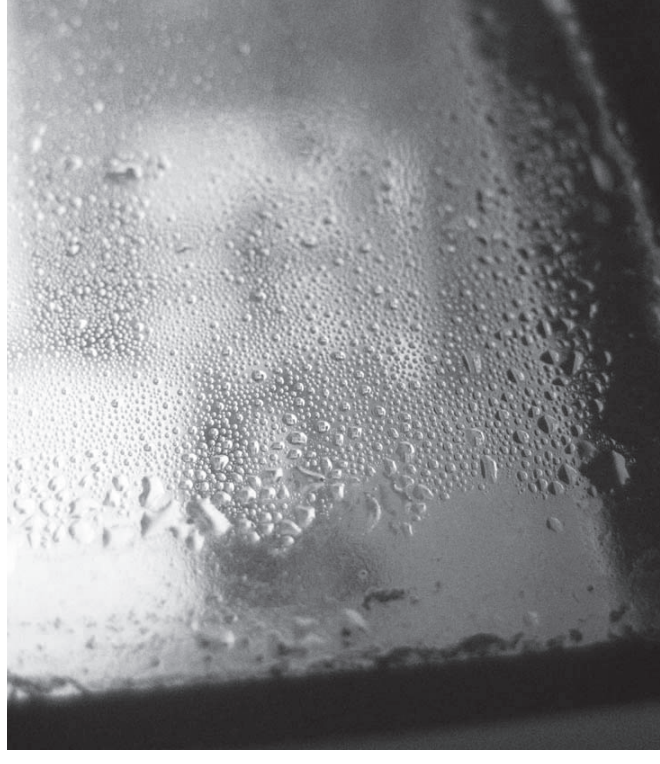
Further information on condensation and associated mould growth can be found at:
www.arun.gov.uk/housing

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This leaflet is available in large print, on

Keep your home free from Condensation and Mould Growth



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What is condensation?

- Moisture occurs naturally in the air
- In most cases does not affect a property as it seeks to quickly exit to an area of colder air or is evaporated during warmer weather
- Occurs when warm moist air meets a cold surface and the excess moisture settles
- It is more common in winter when differences in inside and outside air temperatures are greater and ventilation is often more restricted and moist air cannot escape quickly enough

Washing and drying clothes indoors

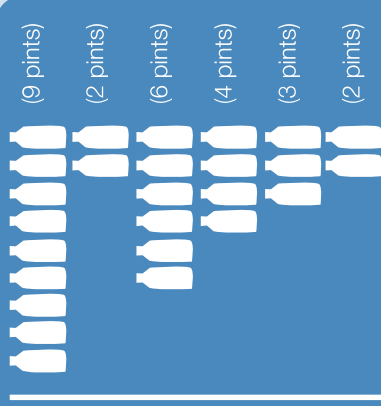
Showering or bathing

Cooking, boiling kettles and washing dishes

Using a bottled gas heater for 8 hours

Breathing and sweating (2 people in 16 hours)

Fish tanks and other static open water sources



- Excess moisture levels can be increased through a person's normal lifestyle or living environment
- Typically a person will generate several pints of moisture a day under normal conditions and this can be increased through a variety of typical daily activities
- Blocking air vents and poor ventilation and air circulation and inappropriate or lack of use of heating will also make the problem worse.

Why do I get mould growth?

- Mould spores are present naturally in the air all around us
- When a surface becomes damp or moist from condensation and especially where combined with a poor or restricted natural air flow, and the right temperature, conditions may occur which are ideal for mould growth
- Will often form behind furniture and belongings, along skirting boards and coving, along ceiling edges and corners, carpet edges, and in window alcoves – all areas which may have poorer air movement, porous surfaces or colder surface temperatures which attract excess moisture
- It is important to wipe away mould as soon as it starts forming and not wait for it to spread or grow in additional areas because as it spreads it creates more spores, spreads and so on.

How can I get rid of mould?

- Ensure your property is effectively heated and ventilated
- Reduce areas of poor air circulation as far as possible
- Eliminate mould growth as soon as it appears
- Mould-affected areas should be thoroughly wiped down with a suitable fungicidal spray/wash
- Make sure all the instructions are closely followed to ensure best results
- Remove all mould spores to prevent the problem reoccurring
- Clothes and personal belongings affected by mould growth will need washing or cleaning with a suitable product or dry-cleaned
- Mould spores should not be removed by using a brush or vacuum cleaner as this is likely to simply disperse the mould spores

continued over



How can I help prevent condensation?

- The key to reducing and eliminating condensation formation and related dampness is to ensure that proper and effective heating and ventilation are carried out
- A lower heat level for a long period is more effective than a high heat level in short bursts.



Adequately heat your home (at least 18°C)

Ventilate properly - use windows and trickle vents

Don't block air vents or air bricks

Dry clothes and towels outside (where possible)

Cover pots and pans during cooking

Close kitchen doors when cooking

Close bathroom doors when bathing/showering

Reduce number of open water sources

Wipe condensation off windows and surfaces