

A close-up photograph of a window frame showing significant condensation and black mould growth. The white paint on the frame is peeling and stained with brown and black spots. The text "Controlling Condensation & Mould" is overlaid in white.

Controlling Condensation & Mould

What is condensation?

Condensation is possibly the most common form of dampness found within properties and can lead to the growth of black mould.

Condensation occurs when moisture in the air meets cold surfaces and condenses into water droplets. It's a sign that the room isn't properly heated and ventilated.

An average family will produce approximately 20 pints of moisture every day.

Activities such as bathing, cleaning, cooking, washing or drying clothes indoors can all introduce moisture into the air.

This moist air rises when warm and often ends up on ceilings and walls where it can form as mould.

Why is it a problem?

If not treated condensation can cause mould to form on walls, ceilings, behind furniture, in cupboards and around windows.

How to spot it?

Dark patches on walls & windows

Blackened window frames / walls from mould growth

Wallpaper starting to peel

Black mould spores start to appear

Furniture & Fabric become prone to mould and mildew



What to do if you see mould forming

To kill and remove mould spores, simply wipe down affected areas with a fungicidal wash (available from local hardware stores – always choose a product with a Health & Safety approval number and follow instructions carefully).

DO NOT disturb mould by brushing or vacuum cleaning – this can cause spores to become airborne which may lead to respiratory problems

How to reduce condensation in your home

- Close kitchen & bathroom doors when cooking and bathing to prevent moisture travelling to other cooler rooms
- If running a bath, add cold water before hot water to reduce steam
- Dry clothes outside where possible
- Vent tumble dryers to outside if possible
- Cover pans when cooking
- Do not use bottled gas or paraffin heaters as they can generate a lot of moisture
- Wipe down areas where condensation forms to prevent mould forming

One of the most important steps is to ventilate your home

Allow air to circulate around furniture with spaces between the furniture and walls.

Open windows for periods each day and open trickle vents in windows to allow natural ventilation.

Do not block air vents or extractor fans as they help allow moisture and other toxins to escape.

When cooking or washing open a window for around 20 minutes after you finish to allow excess moisture to escape.



Ventilation

Extractor fans will help to remove excess moisture and reduce condensation levels to your home.

These fans are designed to:

- Run continuously to properly ventilate your home to create adequate air changes reducing moisture.
- Fans can boost either via humidistat / pullcord or switch to remove excess moisture generated when bathing and cooking.
- You should **NEVER** turn off your extractor fan as doing so can result in condensation to build up resulting in mould growth.



Further Help - Getting the Balance Right

You can get further, independent advice on how to manage condensation and mould in your home on the Rent Smart Wales website at www.rentsmart.gov.wales

If you are continuing to experience damp, mould or condensation in your home, please contact our Repairline on **01792 619400** between 8:00am-5.30pm Monday to Thursday and 8:00am-4.30pm Friday. Alternatively, email us at ask@coastalha.co.uk

