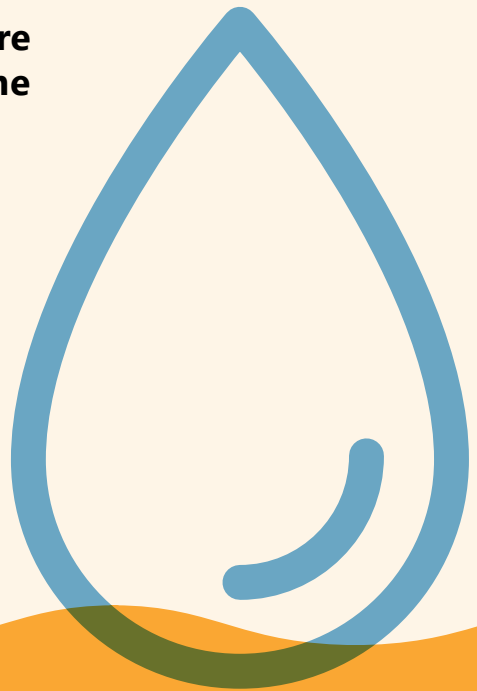


Condensation, mould and damp

As your landlord, we're here to help you keep your home healthy and safe.

- How they are caused
- Preventing them
- Handling small issues
- Reporting them to us



For more information visit
southwayhousing.co.uk/damp-mould
or scan the QR code

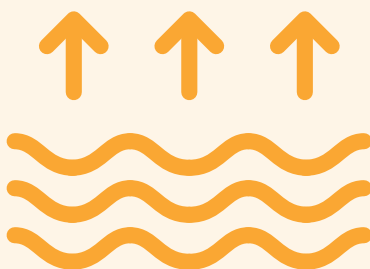
During cold months, our homes are at risk of condensation, mould and damp.











Understanding why this is can help us to avoid them and to handle small issues to stop them from getting worse. **This is important** because, if untreated, mould can cause serious health problems.

About condensation

Condensation happens when moisture in the air meets a cold surface, like our windows, tiles, and outside walls.

Lots of things we do every day add moisture to the air. For example:



Activity	Pints of water released into the air per day
Bathing or showering 	
Drying clothes indoors 	
Cooking 	
Breathing 	
Leaks 	 If you have a leak, contact us straight away.

About mould

A build-up of condensation can lead to mould because mould grows where there is excess moisture.

Mould forms in the coldest parts of the home, like windows, corners and edges of rooms, especially on outside walls, and in cupboards and wardrobes.

It can even form on clothes, shoes and bags, if they are put away when damp or tightly so that air cannot circulate.



Preventing condensation and mould

There are **3 main things** that we can do to lower the risk of condensation and mould in our homes:

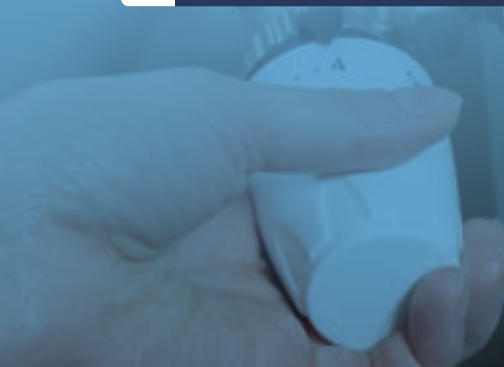
1 Reduce moisture



2 Help ventilation (air flow)



3 Improve heating



1 Reduce moisture

Why?

Mould is caused by and grows on excess moisture, so the more we do to avoid adding moisture to the air, the better.



Try...

- **Cover pans while cooking**
- **Turn down heat once things are boiling, and don't leave kettles boiling**
- **When you dry clothes:**
 - Don't dry them on radiators – an airer or clothes horse is best
 - Dry in one room, close the door, and open the window slightly. If too cold, choose a room with a fan, like a bathroom, and close the door
 - Whenever you can, dry clothes outside
- **When running a bath, run cold water in first to reduce steam**
- **Wipe condensation from your windows and sills in the morning**
- **If you use a tumble dryer, run the outlet pipe through an outside wall, not a window. Condenser tumble dryers are best.**



2 Help ventilation (air flow)

Why?

Condensation builds up when moisture in the air can't escape, so we need to help air to flow right through our home.



Try...

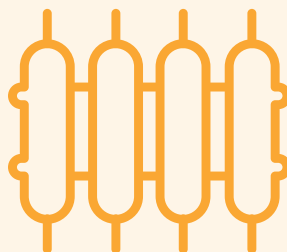
- Leave a small gap between furniture and walls and radiators
- Keep windows open a little each day where possible
- Opening two windows at the same time on different sides of your home, for about 30 minutes, is even better
- When you bath/shower:
 - Keep extractor fans running and windows shut or
 - Open bathroom windows
- When you cook:
 - Use your cooker hood or fan or
 - Open a window and close the door leading to the house
- Don't turn off the extractor fans or trickle vents in your home



3 Improve heating

Why?

Heating the home in certain ways can avoid warm air meeting very cold services.



Try...


- Use your thermostat to help keep temperature steady – 18-21°C is ideal
- If you have thermostatic radiators (see photo) put them on a low setting in rooms you don't use often
- In the kitchen and bathroom (rooms with lots of moisture) keep the heating on a constant low.
- If you use electric or storage heaters, get in touch with the Energy Buddies for advice.

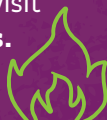


If you are struggling to heat your home, we can help.

Energy Buddies can find financial support available to you, and help keep your home warm by providing energy-saving advice and installing tools.

Contact them at energybuddies@southwayhousing.co.uk or ring **0161 448 4200**. To find out more visit southwayhousing.co.uk/energy-buddies.

 energy buddies



So what is damp?

Condensation is a type of damp.

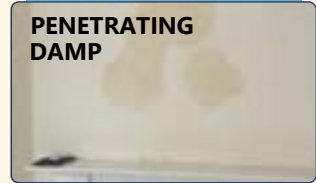
There are other types - see the photos on the right for examples.

Please report these to us. We will work with you to find and treat the cause. Look out for and report any issues like:

- Leaks in the roof, gutter, rainwater pipes or internal pipes
- Missing roof tiles or damaged flat roof coverings
- Rotten windowsills
- Blocked guttering or blocked or missing air bricks
- Crumbling or cracking brickwork or chimneystacks



You will see rising damp at a low level on the ground floor walls or on solid floors. Look out for tidemarks.



You will see penetrating damp around window or door frames or gutters.

Handling small issues yourself

Get in touch with us straight away if you have black mould or are concerned about the levels of mould at home.

But if you can, handling small cases of mould yourself can be straightforward, and help stop things getting worse.

BEFORE: Put on **protective gloves**.

DURING:

Wipe the surface with a **fungicidal wash, mould remover, or domestic cleaning product**. Follow the instructions carefully. **White vinegar** and water can also work well.



Don't brush or vacuum mould - this can spread spores.

Don't use bleach, which can make things worse, or washing up liquid, which is too weak.

AFTER: Clean and wipe other surfaces in the room, and dry all surfaces.



If the problem is too big to do this, or you can't, get in touch using the details on the next page - **we're here to help.**



Reporting condensation, mould and damp

If you have a problem with these in your home, please contact us on:



Website

www.southwayhousing.co.uk/contact-us



Phone

0161 448 4200 and select 2 for Repairs



DM

Send a direct message to any of our social media profiles (Facebook, Instagram, Twitter)

If you would like this information in another format or language, please contact us.

You can also translate this information, view it larger, and have it read aloud to you, online at southwayhousing.co.uk/damp-mould.