

GUIDE ON MANAGING DAMP, MOULD & CONDENSATION



Damp and mould in the home as well as being unsightly, can also be a health hazard, causing respiratory problems and exacerbating allergies.

We have co-created this useful guide with our tenants with useful tips and advice to

- explain how some everyday habits contribute to condensation and mould occurring indoors
- top tips to avoid, prevent and treat
- how to access further advice and help

Making sure your home is free of condensation and the unsightly mould it can cause is important for your health. Preventing damp and mould is much easier than you might think. This quick guide explains how some everyday living habits contribute to its appearance and offers simple solutions to minimise and deal with minor damp and mould issues. We also are here to swiftly inspect and act on any reports of more extensive damp issues that can arise.

How to Prevent Damp and Mould



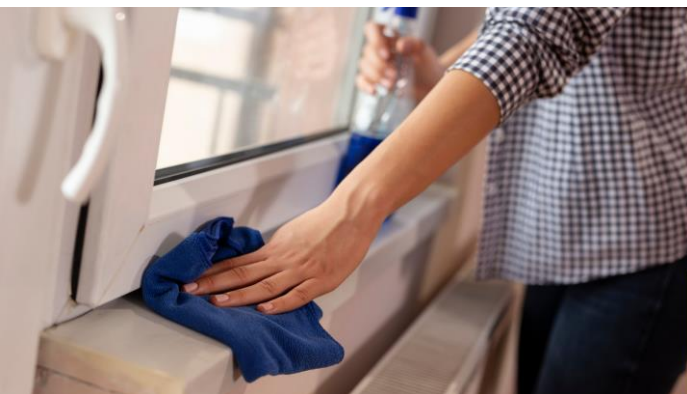
Air your property regularly

Windows should be opened for around 15 minutes at least once a day, if possible on opposite sides of your property to provide cross ventilation. Even when it's cold, moisture can gather in your home. Opening the window allows some of this moisture to escape and freshens your home with clean air. Vents should always be left open.



Keep doors closed

Keep bathroom or kitchen doors closed when having a shower or bath, or when cooking. Keep lids on saucepans when cooking as this also saves energy and cooking time. These simple changes will prevent moisture from spreading to other parts of your home.



Wipe away condensation

Cleaning any condensation from windows and frames every day will minimise the spread of black mould. You can use a rag or towel to wipe away condensation.



Turn your heating on

Heating your home well is important in reducing your chances of getting mould. **DO NOT** use gas heaters as they produce excess moisture, which can lead to big problems.



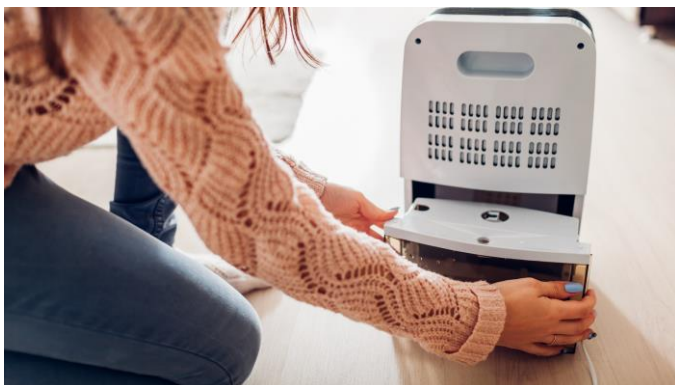
Keep an eye out for leaks

Leaky window frames, pipework, walls and doors are common sources of moisture. If you see a leak, you should report it to us as soon as possible so we can deal with the problem swiftly. This will also stop the issue from turning into more serious problems and cause further damage to the property. In the meantime, use a bucket or bowl to collect any drips and make sure to keep surfaces dry with a mop or towel.



Dry clothes in a ventilated room

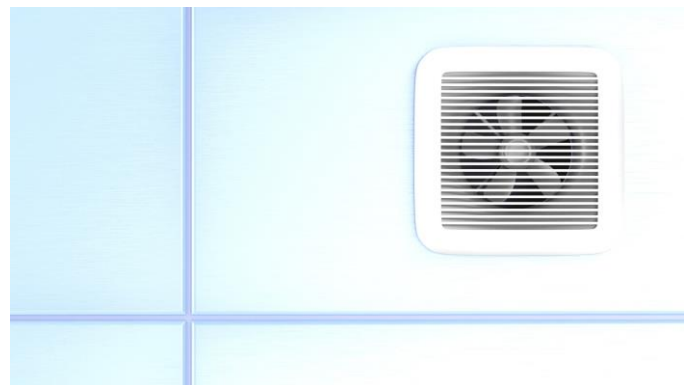
Where possible DO NOT dry clothes indoors. Don't dry clothes on radiators as it adds excess moisture in the air with nowhere for it to escape to. This damp air then gathers on walls, windows and other fabrics in the home and can be a mould risk. Instead, dry clothes on a clothes airer in a well-ventilated room or use a vented tumble dryer. Open a window or use a dehumidifier to minimise the spread of moisture indoors.



Dehumidifiers and damp traps

Using a dehumidifier is a great way to take the moisture out of the air, especially if you dry your clothes indoors. You can buy an inexpensive one from a local hardware store or online.

Disposable damp traps can be cheaper, but over time, you might find it more economical (and environmentally friendly!) to use an electric dehumidifier.



Use extractor fans

If you have an extractor fan in the bathroom, always make sure it is running when you're having a shower or bath. If you have an extractor fan in the kitchen, you should also use it to remove moisture and cooking smells.

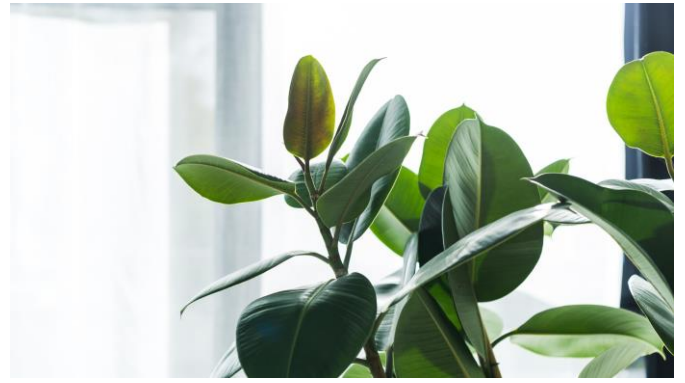
If you don't have an extractor fan, open a window when you cook to allow the moisture to escape.



Don't overfill your home

Avoid pushing furniture against the wall, or overstuffing wardrobes as it stops air circulating and can cause damp and mould to grow and spread. Check behind furniture regularly for signs of damp or mould developing.

Please note that we will not insure against damage to any furniture or belongings.



Grow moisture absorbing plants

Some plants can absorb moisture and pollution from the air and are a great addition to your damp prevention arsenal. Peace lilies, tillandsia, palms and ferns are all moisture absorbers — some ferns actually thrive in damper rooms such as kitchens and bathrooms, just make sure you also give them some indirect sunlight.

How to Clean Damp and Mould Spots

Damp commonly occurs in the bathroom, on exterior facing walls and around window and door frames. Keep an eye on these problem areas and clean the moisture and damp regularly to minimise your chances of getting black mould or mildew.

If you do see mildew or mould forming, be sure to use gloves and a face mask before cleaning. Ventilate the room well when cleaning mould spots. When working with chemicals, you must always follow manufacturers' instructions. Dispose of any rags that you have used to clean mould after using.

Most black mould spots can simply be wiped off with a damp cloth. Be sure to dry the affected area after and open windows after for the room to ventilate.

If there is a more ingrained mould problem, such as in a bathroom or exterior wall, follow these simple steps:



Make a bleach solution. Carefully mix bleach and water according to the instructions on the bottle.



Use a stiff bristle brush to scrub the area.




Clean off the area then dry it, then leave a window or door open to ventilate.



Reporting a Concern

If you notice any condensation, damp or mould please report it as soon as possible to any member of staff so we can arrange for the correct advice to be given on how it is to be addressed. That might include for example advice on how to avoid condensation re-occurring or the arrangement of a further survey if for example a problem is suspected due to a maintenance or repair issue e.g. water from missing roof tile or inadequate insulation. Try to provide as much information as possible so we can get to the root of the problem. Together we can ensure that your home is a healthy and happy place to be.

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