



CITY OF
Lincoln
COUNCIL

Condensation in your home

A guide to help manage moisture

A landlord services information leaflet



Condensation, what is it?

Condensation is when excess moisture in the air changes to a liquid.

Condensation - where does it occur?

Condensation can occur in kitchens, bathrooms, bedrooms and, in fact, any room where there is excess moisture combined with cold surfaces and little ventilation.

Typically it is found in places where there is little air movement, such as:

- In corners
- Behind large pieces of furniture
- On soft furnishings
- In and behind wardrobes
- Around windows
- On external walls

How can I reduce condensation?

Reduce steam and moisture: Every day, the average UK household puts about 12 litres (about 20 pints) of moisture into the air in their home. In homes where clothes are dried indoors, the total moisture can be over 20 litres (36 pints) a day. The main daily activities which produce a lot of water very quickly are: cooking, washing and drying clothes and having baths and showers.

Cooking: Reduce the amount of moisture given off by covering pans and do not leave kettles boiling.

Washing and drying clothes: Dry washing outside if possible. If drying washing indoors is unavoidable, then dry it in a heated and well ventilated room, such as a bathroom.

Wipe down windows and sills: If condensation appears on them, wring out the cloth rather than drying it on a radiator or in front of a heater.

Baths and showers: Keep the bathroom warm and well ventilated.

Don't use bottled gas heaters: City of Lincoln Council does not permit the use of bottled gas or paraffin heaters in our homes.

Ventilation

In occupied rooms some ventilation is needed all of the time to get rid of the moisture being produced, including that produced by breathing. Keep a small window or a trickle vent open. A trickle vent is a small background ventilator which is usually controllable i.e. open or shut. This vent is usually situated within the window frame. The vent is not designed to combat condensation alone but will help circulate air when used with other vents or systems.

In some buildings, bathrooms or toilets do not have windows. Ventilation will usually be provided by mechanical means (e.g. an extractor fan). It is important that all ventilation systems are used properly. They should not be obstructed or disabled. If they do not operate or they operate incorrectly you must tell us so that repairs can be carried out. Other rooms, such as storage rooms, may also be without windows or ventilation. These should only be used for storage. If condensation does occur it should be wiped away immediately and the door kept closed to prevent moisture entering.

Kitchens and bathrooms need more ventilation when you cook, wash up, bathe or dry clothes. You will need to open windows wider or use extractor fans, if fitted.

If you use a tumble dryer then make sure it is ventilated directly outside. Avoid tumble dryers that vent directly into the room.

Close kitchen and bathroom doors whilst these rooms are in use and for a while afterwards to allow the moisture to be vented to the outside. This will help to reduce condensation in other parts of your home.

Ventilate cupboards and wardrobes and do not overfill them as overfilling reduces air circulation. Cut slots into backs of shelves or use slatted shelves. If you can't do this yourself ask someone to do it for you. Leave enough space to allow air circulation between the backs of large furniture, beds and walls. Avoid locating wardrobes, beds and large furniture against external walls.

Do not cover airbricks or other permanent ventilators these are often carefully placed to ventilate vulnerable areas and gas appliances. Covering these can cause the gas appliance to give off carbon monoxide, which is toxic and can kill.

Heating your home properly

The best way to keep rooms warm enough to cut down on condensation is to keep low background heat on all day, even if you are out. The recommended temperature is 15°C. This will allow the structure of the building to warm up as well as the air. Short bursts of heat will only warm up the air, leaving surfaces cold. This method of heating is particularly important in homes where all of the rooms are on one level and do not benefit from heated rooms below. De-humidifiers can help to reduce condensation, but these are most effective in heated rooms.

Other things you can do to help cut down on condensation

Place condensation traps or sponge strips to windows to collect the condensation. These inexpensive items can be purchased from most DIY shops. Care must be taken to fit these properly.

Lofts within homes should be well insulated. This means during cold weather lofts are very cold. If warm moist air from the home enters the loft this may condense on the underside of the roof forming water droplets so it is therefore very important to ensure the loft hatch is fitted properly. Also if the loft insulation has been disturbed or removed this should be replaced immediately. All concerns regarding lofts should be reported to City of Lincoln Council.

If I already have mould in my home how do I get rid of it?

Mould is a fungus and grows where moist conditions exist. The spores of the mould are everywhere and are usually dormant and harmless. However given the right conditions the spores will germinate causing black mould. The mould spreads spores into the air usually giving off a musty smell.

Clothes, furniture and carpets can all be affected and it can aggravate asthma and other respiratory diseases. The mould spores can also affect food, which can in turn produce toxins. Mould spores have the potential to be harmful to both adults and children.

Walls and ceilings: Wash down mould affected walls, ceilings and paintwork with a fungicidal wash that carries a Health and Safety Executive approval number. Follow the manufacturer's instructions carefully. You may need to strip wall and ceiling paper from the mould affected areas. Re-decorate with a good quality fungicidal paint. Please note that the mould will most likely return if it is not appropriately treated before any redecoration is attempted.

Carpets and soft furnishings: Shampoo carpets and other soft furnishings, affected by mould, with a suitable cleaning agent. Brushing and vacuuming mould can release spores and create the risk of breathing problems.

Clothing: Dry clean mould affected clothing.

How can I recognise whether I have a condensation problem or a damp problem?

Condensation is often accompanied by mould growth, which means that often you can see it and sometimes even smell it. Condensation tends to be worse in **cold** weather. Other forms of dampness tend to be worse in **wet** weather (except for plumbing leaks which can happen at any time). Other forms of damp such as rising damp, leaks from plumbing and structural leaks often leave a line or mark called a 'tidemark', whereas condensation does not leave a 'tidemark'.



Mould can also accompany dampness caused by leaks, but mould rarely appears with rising damp.

If all the above guidelines have been followed in this guide and you still have a problem with Damp and Mould please contact the following:

Customer Services
City Hall
Beaumont Fee
Lincoln
LN1 1DF

Tel: 01522 873333

Email: customer.services@lincoln.gov.uk

Once the call is received from you, the process of investigating the root cause to the alleged damp/mould begins. The first action is for a trained operative from the maintenance team to attend an appointment to ascertain whether the property is suffering from extreme condensation and if so advise on the actions required.

Obtaining copies in alternative formats

This publication can also be made available in large print, or electronically.

Please call 01522 873333 for more information.

The City of Lincoln

Council is passionate about promoting equality and diversity. If you have difficulty in understanding anything in this document, please go to City Hall, Beaumont Fee, Lincoln or any other Council office, where we can call in an interpreter for you through the Big Word Services.

Polish

Rada Miasta Lincoln (z ang. City of Lincoln Council) jest w pełni zaangażowana w promowanie równości i różnorodności. W razie jakichkolwiek trudności ze zrozumieniem niniejszego dokumentu, prosimy udać się do ratusza - City Hall, Beaumont Fee w Lincoln lub do innego urzędu rad miasta, gdzie będziemy mogli zorganizować dla Państwa tłumacza z Big Word Services.

Russian

Городской совет Линкольна является убежденным сторонником в борьбе за равноправие и этнокультурное разнообразие. Если в данном документе вам что-нибудь неясно, пожалуйста, обратитесь в City Hall, Beaumont Fee в Линкольне или в любое другое бюро городского совета, где мы сможем вызвать для вас переводчика, пользуясь услугами агентства Big Word Services.

Bengali

সাম্যতা ও বহুমুখতা উন্নয়নে দ্য খসটি অফ খড়িক্বে কাউথালি অত্যন্ত সনেষ্টে। এই খেরি ককাে খকছু বুঝনত আপনোর অসুখবধা হনরি অণ্ণেরহ পুবক খসটি হরি, খবমন্ট খফ, খড়িক্বে এ বা কাউখনিরি অযে ককাে অখফনস য়াে কয়ানিে খবগ ওয়ারুব সাখডবনসনসর মাধয়নম্ আম্রা আপনোর জযে একজ্বে কদাভায়ীর বনদাবস্তু করনত পারনবা।

Lithuanian

Lincolno miesto savivaldybė skiria daug dėmesio lygybės ir įvairovės skatinimui. Jei šio dokumento nesuprantate, eikite į Miesto rotušę - City Hall, Beaumont Fee, Lincoln, arba į bet kokį kitą savivaldybės skyrių, kur Big Word vertimų agentūra jums padės susisiekti su vertėju.

Czech

Rada města Lincoln intenzivně podporuje rovnost a diverzitu. Pokud něčemu v tomto dokumentu nerozumíte, dostavte se, prosím, do městského úřadu City Hall, Beaumont Fee, Lincoln nebo do jiné kanceláře tohoto úřadu, kde pro Vás prostřednictvím služeb společnosti Big Word můžeme zajistit tlumočnicka.

Latvian

Linkolnas pilsētas padome dedzīgi veicina vienlīdzību un daudzveidību. Ja jums ir grūti saprast kaut ko šajā dokumentā, lūdz, dodieties uz City Hall, Beaumont Fee, Linkolnā vai arī uz jebkuru citu Padomes biroju, kur mēs ar aģentūras Big Word palīdzību varēsim piedāvāt jums tulka pakalpojumus.

Slovak

Mestský úrad mesta Lincoln so zariadením podporuje rovnocennosť a rozmanitosť. Pokiaľ niečomu v tomto dokumentu nerozumiete, dostavte sa, prosím, do mestského úradu City Hall, Beaumont Fee, Lincoln alebo do inej kancelárie tohto úradu, kde pre Vás prostredníctvom Big Word Services môžeme zaistiť tlmočnicka.

Chinese (Simplified)

林肯市议会(City of Lincoln Council)致力于促进平等和多样化。如果你有困难理解本文件中的任何内容, 请前去位于林肯市(Lincoln)Beaumont Fee 的市政厅(City Hall), 或者是任何其他其他的市议会办公室, 我们可以在那里通过 Big Word 为你找来一位口译员。

Further information

If you have any comments on what you read in this guide, or any service that you receive from the City of Lincoln Council, please let us know. Equally, we are interested in any suggestions that you have on how to make this a more user-friendly document.

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write to: Directorate of Housing
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