

CONDENSATION, MOULD AND DAMP



Our approach to condensation, mould and damp

As an Octavia tenant, you are responsible for managing any condensation, mould or damp issues that develop in your home. This factsheet provides tips on how to prevent these problems from happening and where to go for more advice if you need it.

What we mean by condensation, mould and damp

Condensation is moisture from the air which has cooled and formed tiny droplets of water on cold surfaces, such as mirrors, glass, metal window frames, cold pipes and on the inside surface of external walls. It can cause damage to your home, for example by spoiling paintwork, wallpaper and plaster. Condensation usually occurs during cold weather. If condensation occurs regularly and is not wiped off, it will lead to mould growth which appears as black spots.

Reducing condensation

The most important step you can take to avoid condensation is to make sure your home is well ventilated. This means keeping a window ajar or a trickle vent open when there are people in the room, even in cold weather and overnight. You can also reduce moisture levels in the air by:

- ▶ using extractor fans and opening windows in bathrooms and kitchens when cooking, showering or drying clothes
- ▶ placing lids on saucepans and turning down the heat while cooking
- ▶ keeping areas around tumble driers ventilated



- ▶ drying clothes outside whenever possible, or drying them indoors in a well ventilated room with the door shut
- ▶ allowing air to circulate in cupboards and wardrobes by cutting small holes in the back of each shelf and at low and high levels in doors, and not overfilling shelves.

Redecorating after a damp or mould problem

After you have treated an area of mould growth, you should redecorate using a fungicidal paint to prevent mould regrowth. If there is severe staining from mould or damp, you may need to use a specialist 'stain block' paint first. You can seek further advice from a paint supplier or decorator.

Other causes of damp and mould

Condensation is not the only cause of damp and mould growth. Other possible causes include:

- ▶ leaking pipes and overflows
- ▶ rain seeping through the roof due to missing tiles, slates or other faulty materials
- ▶ blocked gutters or faulty rain water pipes
- ▶ rotten or faulty windows
- ▶ rising damp, which often leaves a 'tide mark'.

If damp occurs for any of these reasons, you may need advice from your area building surveyor.

How to contact us about condensation, mould and damp

If you would like more advice about these issues, please contact your area building surveyor on 020 8354 5500.

Please contact us if you need any part of this information in Braille, on audio tape or explained in a different language.

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