

What you can do to treat mould in your home:

Use a fungicidal wash which carries a Health & Safety Executive approval number and follow the manufacturers instructions precisely. Do not disturb mould by brushing or vacuum cleaning as this can increase the risk of respiratory problems.

When decorating, use fungicidal paints. Although not capable of curing condensation, they will greatly reduce and often prevent unsightly mould growth occurring.

Working together:

By working together, we can reduce the effects of condensation. Within Housing, there are ongoing programmes to carry out top-up loft insulation, upgrading and installing central heating, replacing single glazed windows and timber doors and fitting trickle vents where none exist. Most properties already have cavity wall insulation.

If, after following the advice in this leaflet, you have any queries, please contact us on 01793 445503.

This information about Damp and Condensation is available on the internet at

www.swindon.gov.uk/housing-repairs 

It can be produced in a range of languages and formats (such as large print, Braille or other accessible formats) by contacting the Customer Services Department.

Tel: 01793 445500 Fax: 01793 463982

E-mail: customerservices@swindon.gov.uk



www.swindon.gov.uk/housing

Damp and condensation

One of the most common complaints received from tenants is that the home they live in is damp



Housing

 **SWINDON**
BOROUGH COUNCIL

Damp & Condensation

One of the most common complaints received from tenants is that the home they live in is 'damp'.

There are 3 main reasons for damp:

- ◆ **Rising Damp** – normally occurs in properties which have not been built with a damp proof course (DPC) or where the DPC has failed. The most obvious sign of rising damp is a **brown** "tidemark" on the wall usually not exceeding 1 metre (3 feet) from the floor. If you feel that your home is suffering from rising damp, a professional contractor is required to carry out the work to remedy the situation. Please contact the Call Centre on 01793 445503.
- ◆ **Penetrating Damp** – is usually the result of a building or plumbing fault allowing water to enter the property. A **brown** stain normally occurs on the affected surface, which grows in size as more water penetrates. Again if you feel your home is affected in this way, please contact the Call Centre on 01793 445503.
- ◆ **Condensation** – is caused by excessive moisture that cannot escape from the building. It can also occur on cold surfaces, such as concrete floors, especially when they are covered with vinyl type flooring.

The first sign of condensation is **black** pinpricks of mould appearing on walls, ceilings and even furnishings. If not treated, the mould growth will become more severe and can even affect clothes and shoes in cupboards. Condensation is most likely to become a problem during cold weather, but it can occur all year round.

Action that you can take to reduce condensation:

- ◆ Wipe down windows and sills every morning.
- ◆ Open windows slightly when rooms steam up and leave trickle vents (if fitted) open at all times.
- ◆ Use extractor fans where fitted.
- ◆ Don't dry washing indoors.
- ◆ When cooking, cover pans and don't leave kettles to keep boiling.
- ◆ Ensure tumble driers are vented to the outside unless it is of the condensing type.
- ◆ Close kitchen and bathroom doors when in use.
- ◆ Do NOT use portable gas heaters, which produce substantial amounts of water vapour that condense on colder surfaces.
- ◆ In winter, try to ensure that all rooms receive at least a low level of heat throughout the day. Cold rooms, which receive only short bursts of high heat each day, are more likely to be affected by condensation.
- ◆ Where possible, position wardrobes and furniture against internal walls.
- ◆ Do NOT cover radiators with furniture, clothes, etc.

Words of advice and warning:

- ◆ Do not block permanent vents.
- ◆ Do not draught proof rooms where there is condensation, mould or where there is a cooker or fuel burning heater, for example a gas fire or boiler.
- ◆ Do not draught proof windows in bathrooms or kitchens.

