



Condensation can occur in any room of the property, in cupboards, corners of rooms or behind furniture where air movement is restricted. Condensation will usually occur on a cold surface.

#### PREVENTING CONDENSATION

#### Stop moist air spreading through your home

- When cooking, bathing or washing/drying clothes, keep doors closed even after you have finished cooking or bathing.
- Cover pans with lids during cooking.
- Dry clothes outside if possible. Tumble dryers must be vented to outside.
- · Avoid using Calor gas heaters.

## **Ensure good ventilation**

- When cooking or bathing, ensure windows are opened and extractor fans are used. Ensure you leave the fan on or window open until the room is dry.
- If your windows have high level trickle vents, ensure these are left open all the time even during the night.
- If you are drying clothes inside, ensure the doors are left closed and provide sufficient natural and mechanical ventilation.
- Do not overfill cupboards and wardrobes and make space between furniture and walls.

Always keep air vents un-blocked as a lack of ventilation can also be very dangerous.

## Provide reasonable heating

- The provision of a constant temperature within your home will help to prevent condensation.
- The majority of council properties have a full central heating system installed. If you require further information on how to use the central heating system effectively, contact Housing Repairs to request advice on energy efficiency of your heating system.



wipe down walls and window **PROBLEMS WITH** frames with CONDENSATION a flungicidal Condensation often manifests itself in mould growth within the areas affected. Mould is a living organism and needs killing to get rid of it. To kill and remove the mould, wipe down walls and window frames with a fungicidal wash, which carries a Health and Safety Executive approval number, following the

 Once treated with a fungicidal wash, redecorate using a good fungicidal paint to prevent the mould recurring.

manufacturer's instructions. Mildewed clothes should be

dry-cleaned and carpets shampooed.

## **DAMP**

**Rising damp** is very rare as all properties are provided with a damp proof course, which prevents the dampness rising from the ground above the floor levels of your home. It is usually evident when a tide mark is seen above the skirting board.

**Penetrating damp** is where rainwater or ground water gets through the fabric of the building. Rainwater can cause dampness if it gets through the walls, roof, windows or doors of your property. Prior to reporting problems with dampness, please try and establish whether it is being caused by a fault in the fabric of the building.

Dampness can also be caused within your property if the external ground levels are higher than the internal floor level. This will allow ground water to penetrate the wall causing dampness internally. Please ensure that the levels of your garden are kept at least 150mm below the internal ground floor level. Do not store items of furniture etc. against the outside wall as this can also lead to penetrating dampness.



# LEAKING PLUMBING OR BROKEN PIPES

Dampness can also appear due to a leak from a plumbing or heating pipe. Small leaks are often the cause of major repairs if left and must be reported immediately.

If your property is being affected by rising damp, penetrating damp, leaking plumbing or broken pipes, please contact **Housing Repairs.** 



केरत इमी दिए तीहरेटट बिमी देत जर में हंठकेट हिंच तेट करूरि है जो बिप बड़ने (11) 5 91 77777 है प्रदे तर प्रीप्ता नहें।

短果你需要此停單用其他的形式或文字寫成。請接電話 01:15 917 7777 與我們 聯絡

اگرآپ چاہے میں کردیاف ایٹ آپ کوأرد دنوان میں میا کیا جائے قرراه مریانی فون فبر: - 0115917777 داہلاکریں ۔

If you need this leaflet in other formats or languages contact us on 0115 917 7777

### **TYPETALK - TEXT DIRECT**

Typetalk's purpose is to bring the benefits of the telephone network to deaf, deafblind, deafened, hard of hearing and speech-impaired people.

Managed from a state-of-the-art centre, Typetalk's highly trained operators understand the special requirements of its customers and provide a warm, friendly service in complete confidentiality.

For Broxtowe Borough Council telephone 18001 0115 917 7777.

Follow Broxtowe with social media www.broxtowe.gov.uk/socialmedia











Sign up for the latest news, events, updates and more, all direct to your inbox by subscribing to our Email Me Service at

www.broxtowe.gov.uk/emailme



Broxtowe Borough Council Foster Avenue, Beeston, Nottingham, NG9 1AB Tel 0115 917 7777 www.broxtowe.gov.uk