



Broxtowe  
Borough  
COUNCIL

# A guide to help with Condensation and Dampness

If you find dampness within your home, the main causes may be condensation, rising damp, penetrating damp plumbing faults or broken pipes.



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.





## PROBLEMS WITH CONDENSATION

- 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 manufacturer's instructions. Mildewed clothes should be dry-cleaned and carpets shampooed.
- Once treated with a fungicidal wash, redecorate using a good fungicidal paint to prevent the mould recurring.



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## 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.

