



# Condensation, Damp and Mould

A guide to the effects of damp  
and how to prevent it.

Approved  
by  
Involved  
Tenants



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## How to avoid condensation

Some everyday activities produce lots of moisture. Here are some tips on how to reduce condensation:

- Covering pans and do not leave kettles boiling. When cooking or bathing keep doors closed and utilise extractor fans to remove steam rather than allowing it to spread to the rest of the property. Wipe wet windows dry
- Dry your washing outdoors on a line, or put it in the bathroom with the door closed and a window open – **DO NOT DRY IT ON THE RADIATORS!** If clothes are to be dried indoors using a clothes horse the occupant should dry clothes in one room with the window open slightly to allow water vapour to be removed from the property
- In cold weather keep heating on low all day to keep a constant temperature in your home. Turning your heating on for a short time makes condensation worse



- Open small windows to air rooms, but remember to close ground floor windows when you go out
- Vent tumble dryers to the outside
- Regularly check guttering and downpipes after heavy rainfall. You can do this by doing a visual inspection please do not use a ladder to do so. Report any leaks or overflows directly to Wokingham Borough Council. Please call or email, contact information can be found on the back of the page
- Clean off mould and re-decorate areas affected by mould
- Ventilate cupboards and wardrobes and avoid putting too many things in them as this can stop the air circulating
- Avoid locating large items of furniture against cold external walls. If this cannot be avoided then a gap should be left between the furniture and the wall to allow air circulation
- Do not draught-proof rooms where there is condensation or mould and do not draught-proof windows in the kitchen or bathroom.





## **Do you have condensation in your home?**

Condensation can cause mould on walls and furniture and make timber window frames rot. Some damp is caused by condensation, which can affect both new and old homes.

A family of four in a three-bedroom house can generate as much as 18 gallons of water vapour a week from activities such as cooking, bathing, sleeping and keeping house plants.

## **What is condensation?**

There is always some moisture in the air, even if you cannot see it. If the air gets colder, it cannot hold all the moisture in it and tiny drops of water form, this is condensation. This is why condensation mainly occurs during cold weather. It usually appears on cold surfaces such as bathroom mirrors, or in places where there is little movement of air such as corners, near windows, in or behind wardrobes and cupboards.



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## Condensation facts

- Condensation can occur on any surface that is cold enough to cause moisture, it is especially common in places where there is little air movement.
- Too much moisture encourages rot in wooden objects like doors and window frames and spoils decorations, it can provide ideal conditions for mould which causes black patches on walls and fabric.
- Bathrooms and kitchen are especially prone, due to activities such as cooking and bathing.

## Causes of damp

Damp can be caused by:

- Leaking pipes, wastes or overflows
- leaking roofs, e.g. where a tile is missing
- Overflow from blocked gutters
- Rising damp
- These causes of damp often leave a tidemark.

## Steps to avoid:

**Don't let this...**



**Turn to this...**



**Think...** activities such as: washing, drying and cooking create moisture within your home.



**DO:** open windows, use extractor fans, keep home heated & wipe down windows.



**Don't:** dry clothes inside without opening a window.

## Contact information

Please contact **0800 515 287** if you think you may have condensation or damp within your home, or if it is a non emergency please email **[housingrepairs@wokingham.gov.uk](mailto:housingrepairs@wokingham.gov.uk)**