

# Maintain a Mould-Free Home



This leaflet explains how damp can cause mould on walls and furniture, make timber window frames rot, and increase the risk of respiratory illnesses. It focuses on damp caused by condensation and provides tips on how to minimize it to reduce the risk of dampness and mould growth.

## What is condensation?

There is always some moisture in the air, even if you cannot see it. Warmer air will hold more moisture. When warmer air touches a colder surface or gets colder, it cannot hold all the moisture and tiny drops of water appear. This is condensation. You notice it when you see your breath on a cold day, on a cold can of drink or when the mirror mists over when you have a bath, you can't always see it when it forms on absorbent surfaces like wallpaper or plaster.



## Is it condensation?

Condensation is not the only cause of damp. It can also come from things like:

- Leaking pipes, wastes, or overflows
- Rain seeping through the roof where a tile/slate is missing
- Water spilling from a blocked gutter
- Water getting in around window frames
- Leaking through a cracked pipe
- Rising damp due to defective dampcourse or no dampcourse

These causes of damp often leave a 'tidemark'. If you think any of these things affect your home, please contact us straight away for them to be repaired

## Ventilate to remove moisture

Ventilation is key to reducing condensation at home. Keeping a small window or trickle vent open helps to get rid of moisture produced by breathing. More ventilation is required in kitchens and bathrooms, especially when cooking, bathing, or drying clothes. Open windows wider or use an electric fan if available.



**If there is no extractor in the kitchen or bathroom, please let us know.**

## Don't forget these key points!

### Produce less moisture

- Cover saucepans when cooking
- Don't leave kettles boiling
- Dry clothes outside when possible
- Ensure your tumble dryer is vented to the outside



### Ventilate or remove moisture

- Open the windows when someone is in.
- When using the kitchen and bathroom, open the windows wider, use the fan and shut the door.
- Ventilate cupboards and wardrobes



### Heat your home

- If possible, keep low background heat on all day
- Ask at the Job Centre about benefits, rebates and help with fuel bills, ask us to put you in touch with professional advice on money matters or to contact the Fuel Poverty Officer.

### Venting a tumble dryer

If you need your tumble dryer venting to the outside, you can contact us and we will do the work free of charge as long as its practically possible.

Please report any necessary repairs, disrepair or concerns about damp, mould or condensation immediately to Housing Repairs team. You can report a repair to us in the following ways:

- By e-mailing [HousingRepairs@tendringdc.gov.uk](mailto:HousingRepairs@tendringdc.gov.uk); If you can, please take some photos of the item(s) that need repairing and attach these to your email.
- By telephoning us on 01255 686477.
- By calling in person into reception in our Pier Avenue office which is open every Monday, Tuesday and Wednesday (excluding Bank Holidays) from 10am to 1pm.
- For emergencies outside of normal office hours you can contact Careline on 01255 222022

**\*Please note that on-line requests and emails can be made at any time, will only be dealt with during working hours.**

**Please remember that the more accurately you can explain the issue the better able we will be to send the right help.**